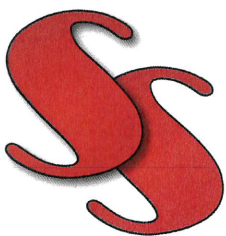


TRACT I – 80 +/- ACRES



SCHULTIS FAMILY TRUST, OWNER

ADDITIONAL INFORMATION AND PICTURES FOR ALL TRACTS AT WWW.SCHULTIS.COM



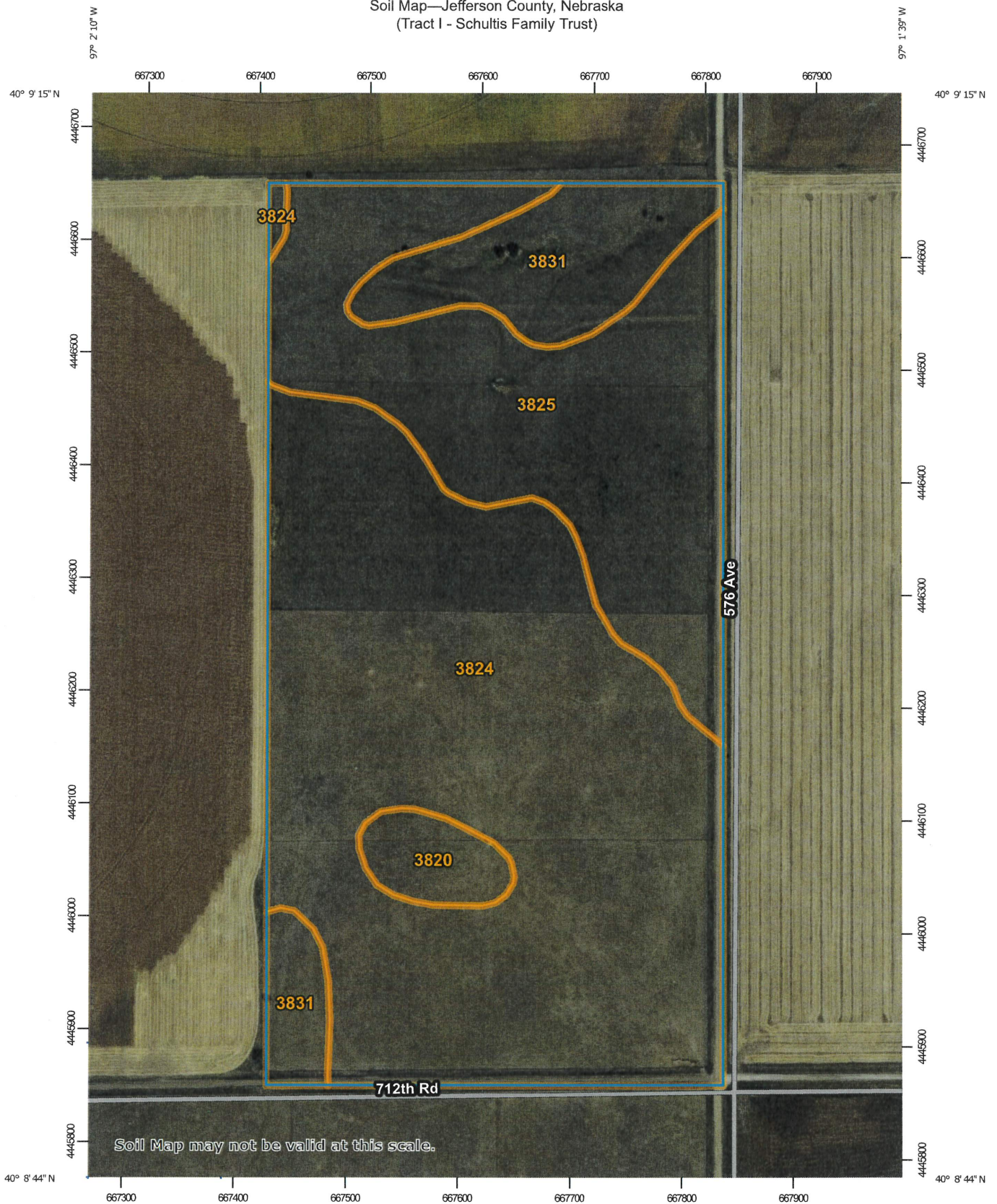
SCHULTIS & SON, INC.
REAL ESTATE & AUCTION SERVICE
— SINCE 1936 —



AUCTIONEER & BROKER

Justin Schultis
402-300-1230

Soil Map—Jefferson County, Nebraska
(Tract I - Schultis Family Trust)

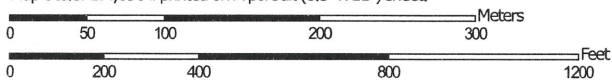


Soil Map may not be valid at this scale.

97° 2' 10\"/>



Map Scale: 1:4,690 if printed on A portrait (8.5\"/>



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84


















































Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/17/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area	
Soils		Soil Map Unit Polygons		Stony Spot	
		Soil Map Unit Lines		Very Stony Spot	
		Soil Map Unit Points		Wet Spot	
		Special Point Features		Other	
		Water Features		Special Line Features	
		Blowout		Streams and Canals	
		Borrow Pit		Transportation	
		Clay Spot		Rails	
		Closed Depression		Interstate Highways	
		Gravel Pit		US Routes	
		Gravelly Spot		Major Roads	
		Landfill		Local Roads	
		Lava Flow		Background	
		Marsh or swamp		Aerial Photography	
		Mine or Quarry			
		Miscellaneous Water			
		Perennial Water			
		Rock Outcrop			
		Saline Spot			
		Sandy Spot			
		Severely Eroded Spot			
		Sinkhole			
		Slide or Slip			
		Sodic Spot			

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, Nebraska
Survey Area Data: Version 23, Sep 8, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 2, 2022—Oct 3, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3820	Butler silt loam, 0 to 1 percent slopes	2.2	2.7%
3824	Crete silt loam, 0 to 1 percent slopes	46.7	57.6%
3825	Crete silt loam, 1 to 3 percent slopes	23.2	28.7%
3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	8.8	10.9%
Totals for Area of Interest		80.9	100.0%

Registration No. G-28171 County of Jefferson Date Filed October 11, 1967

STATE OF NEBRASKA
IRRIGATION WELL REGISTRATION

I, Marvin Schultis of Fairbury
(Name of Person registering well) (Postoffice Address)

County of Jefferson State of Nebraska, being first duly sworn upon my oath say:

1st. That the name of the owner of the land upon which the irrigation well is located is Marvin Schultis, of Fairbury Street, Fairbury County of Jefferson,
(City or Village)
State of Nebraska.

2nd. That the irrigation well is located on the E 1/2 Quarter of the SE 1/4 Quarter of Section 12,
Township 2, Range 3 of the Sixth P. M., Jefferson County, and is
feet from the _____ line and _____ feet from the _____ line of said tract.

3rd. That the well was installed with the intention of irrigating all or parts of the following described
land: E 1/2 of SE 1/4 Section 12-2-3
(Give Quarter, Section, Township and Range)

amounting in all to approximately 70 acres.

(If installation consists of a battery of wells with one outlet, give details on a sheet to be attached hereto.)

4th. That the capacity of said well under normal operating conditions is 1200 gallons per minute.

5th. That the depth of the well is 194 1/2 feet, measured from the surface of the ground.

6th. That the inside diameter of the casing is 18 inches.

7th. That the static water level in the well is 124 feet below ground surface.

8th. That the depth to water under normal pumping conditions is 148 feet below ground
(Pumping Level)

9th. That the diameter of the pump column is 8 inches. That the diameter of the 4
(Give number of bowls)
bowl or bowls is 12KH inches.

10th. That the type and size of impeller is as follows:
Layne-Bowler, 17" ACS Discharge head, 170' 8 x 2 x 1 3 16" Col. assy., 4 Stage
12 KH (3-IM, 1-MM) Bowl assy., U.S. GP-72 Gear Drive, 5:1 ratio, W137 x 36"
Watson spicer shaft

11th. That the well was completed on or about the 10 day of July, 1967.

12th. That attached hereto are three copies of the log of the well certified to by the driller of the well.

13th. That the driller of this well is LAWRENCE WILLIAMS, whose address is BELVIDERE, NEBRASKA

14th. That the name of the tenant or operator, if other than the owner, is _____, whose address is _____

15th. That the relation which the subscriber to this instrument bears to said registrant is that of

Owner - Marvin Schults
(State whether owner, tenant or agent for land on which well is located)

and that he is authorized to sign this instrument in behalf of the interest affected.

Signed: Marvin Schults

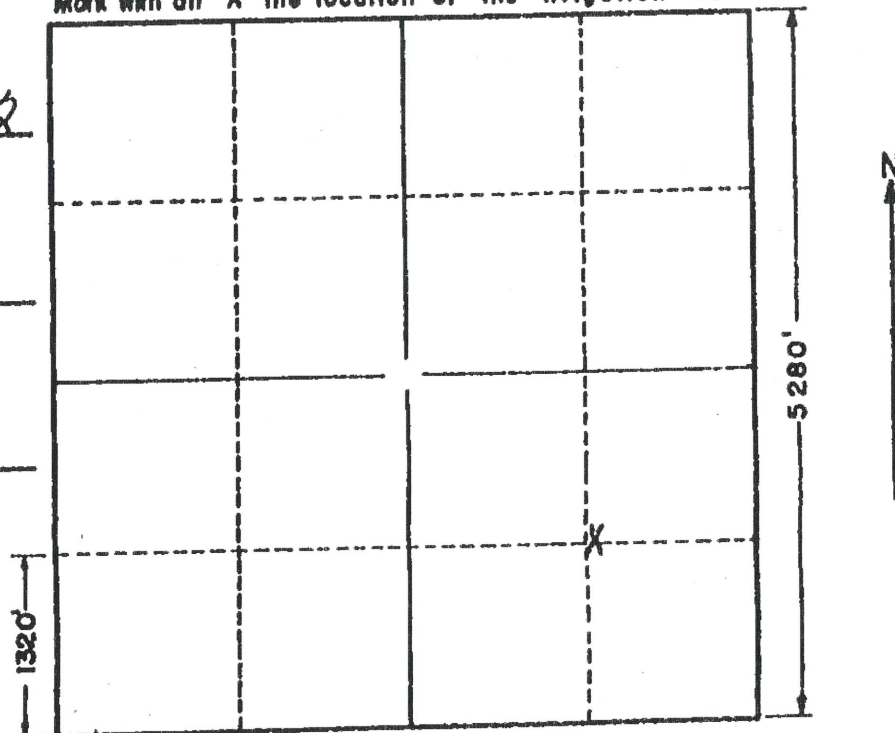
Dated: Oct. 5, 1967

This drawing represents one Section
Mark with an "X" the location of the irrigation well

Section No. 12

Township 2

Range 3



Each small subdivision is a 40-acre tract.

State of Nebraska

Department of Water Resources

This instrument was filed for record at 2:00 o'clock P.M., on the 11th day of October 19 67.

Don J. Jones, Jr.
Director of Water Resources

Registration No. G-28171 County of Jefferson Date Filed October 11, 1967

STATE OF NEBRASKA
CERTIFICATE OF WELL DRILLER

I, LAWRENCE WILLIAMS of BELVIDERE
(Name of Driller) (Postoffice Address)

County of THAYER State of NEBRASKA, do hereby certify that:

1. I am the driller of an irrigation well located on the.....Quarter, Section No.....
Township.....North, Range....., owned by Marvin Schultis

whose postoffice address is Fairbury State of Nebraska

2. That the drilling was begun on the 30th day of March, 1967, and completed on
the 4th day of April, 1967.

3. That the well is cased and screened in the following manner: W-22" O.D. Concrete casing,
(Give kind of casing, lengths and position of plain and
40' Screen, 154 1/2' plain
screen casing, weight of metallic casing, etc.)

4. That the diameter of drilled hole is 34 inches.

5. That Reverse Hydraulic type of drilling machinery was used.

6. That the drilled hole is/was sealed, as follows: W-12" Gravel pack

7. That the following is an accurate log of the depth, thickness and character of the different strata penetrated, and the location of water-bearing strata:

DEPTH IN FEET FROM	TO	MATERIAL DRILLED
0	10	Top soil & clay
10	30	Brown clay
30	40	Joint clay
40	65	Yellow clay, sandy
65	100	Sugar fine sand, & clay layers
101	102	Limestone
102	157	Sugar fine sand & clay layers
157	197	Fine sand, sand & Gravel
197	210	Mixed clay

Date Signed July 10, 1967

Lawrence Williams
Driller

USDA Certified Wetland Determination

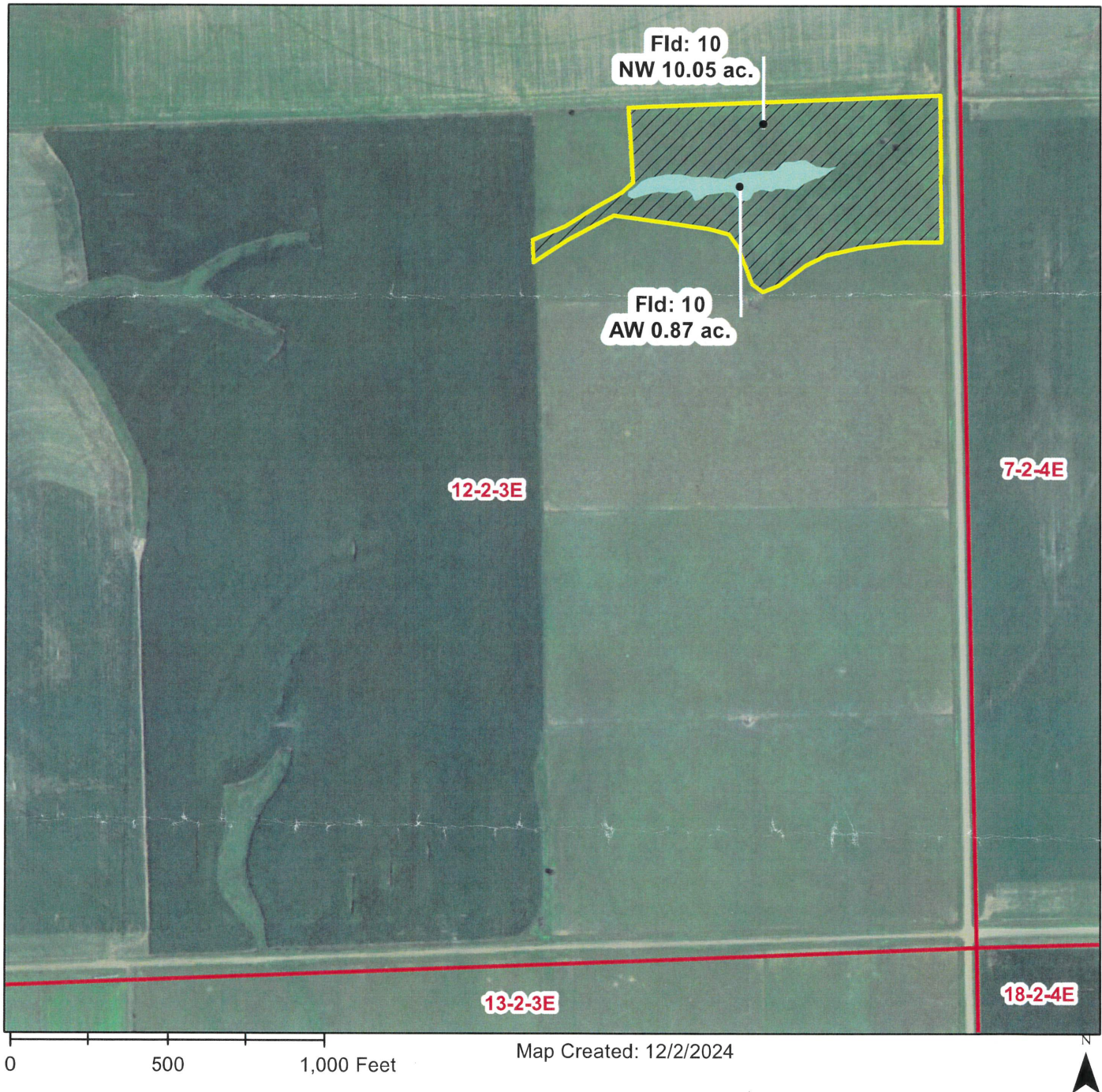
Customer Name: Schultis Family Irrevocable Trust

NRCS Admin. Office: Fairbury

Farm: 5287 **Tract:** 4368 **Fields:** 10

Finalized By: Katherine Wojcik

Legal Description: 12-2-3E Jefferson County



Legend

- Field Boundaries
- Section Boundaries
- AW
- NW



Some fields or portions of fields may not have certified wetland determinations completed.

Map 1 of 1

HIGHLY ERODIBLE LAND (HEL) DETERMINATION

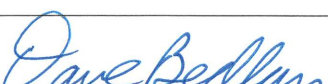
1. Name:	Schultis Family Irrev Trust	2. Location	Jefferson
3. Address:	222 W 14th St. Fairbury, Ne 68352-1423	County:	
4. Admin.	Jefferson	County:	
5. Request Form:	AD-1026	6. Farm	5287
7. Request Date:	08/26/2024	Number:	
8. Tract	4368	Number:	
9. Are there HEL soil map units on this Tract?:		Yes	

If a field is not listed, no determination was made at this time. Contact the Farm Service Agency for previously determined HEL status of fields not listed below. In order to be eligible for most USDA program benefits, a person must be implementing a conservation plan or using an approved conservation system on all HEL fields. Fields that are not highly erodible (NHEL) do not require implementation of an approved conservation system.

Field(s)	HEL/NHEL	Sodbust (Y/N)	Field Acreage
9	NHEL	Yes	42.65
10	NHEL	Yes	10.92
12	HEL	Yes	99.80

10. The HEL determination was completed in:	Office
11. Remarks:	FSA requested a HEL determination on these fields as producer states he is Installing applicable conservation practices, current land use is grass and trees, field 9 is not native sod, and fields 10 & 12 are native sod.

The above HEL determination is correct and conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

12. Signature Designated Conservationist	13. Date:
	9-3-24

Definitions of Wetland Labels and Uses

Label/Name	Criteria for Determination	Authorized Uses	Authorized Maintenance
AW (Artificial Wetland)	An area that was formerly a non-wetland area under natural conditions but now exhibits wetland characteristics because of the influence of human activities. These areas are exempt from the Food Security Act of 1985, as amended. This label includes irrigation induced wetlands.	No restrictions.	No restrictions.
CPD (Corps of Engineers (USACE) Permit with Mitigation)	A converted wetland authorized by a permit issued under Section 404 of the Clean Water Act by USACE.	Per USACE permit conditions.	Per USACE permit conditions.
CW (Converted Wetland)	A wetland converted between December 23, 1985, and November 28, 1990.	Planting of agricultural commodities or additional manipulation will cause ineligibility.	Maintenance allowed to scope and effect of original manipulation.
CW (Wetland converted by county, drainage district, or similar entity)	A wetland converted between December 23, 1985, by a county, drainage district, or similar entity and beyond a person's direct control, but not considered third party (TP).	Production of an agricultural commodity or forage for mechanical harvest or additional manipulation will cause ineligibility for USDA program benefits.	Maintenance allowed to original scope and effect of system before conversion.
CW+Year (Converted Wetland)	A wetland converted after November 28, 1990. "Year" indicates the year the wetland was converted, and ineligibility begins.	USDA program participant and their affiliated persons are ineligible for benefits (regardless of whether ag commodity planting occurred) until the wetland is restored or mitigated. Planting of agricultural commodities is also prohibited.	Not applicable
CWTE (Converted Wetland Technical Error)	An area converted after December 23, 1985, where the conversion or production of an agricultural commodity was a consequence of an incorrect NRCS determination.	May be used for production of agricultural commodities or forage provided no manipulation is done beyond what existed on the date of the CWTE determination.	May be maintained to the extent that existed on date of the CWTE determination.
FWP (Farmed Wetland Pasture and Hayland)	Manipulated and used for pasture or hay before December 23, 1985 and in most years, is inundated for at least 7 consecutive days or saturated for 14 days during the growing season.	Area may be farmed and maintained as existed before December 23, 1985, as long as area is not abandoned (cessation for five consecutive years of management or maintenance operations related to the use of a farmed wetland).	May be maintained to the extent that existed before December 23, 1985.

Farm: 5287
Tract: 4368
Geographic County: Jefferson
Administrative County: Jefferson
Customer: Schultis Family Irrev Trust

HEL Determination



Map Creation Date: 8/29/2024

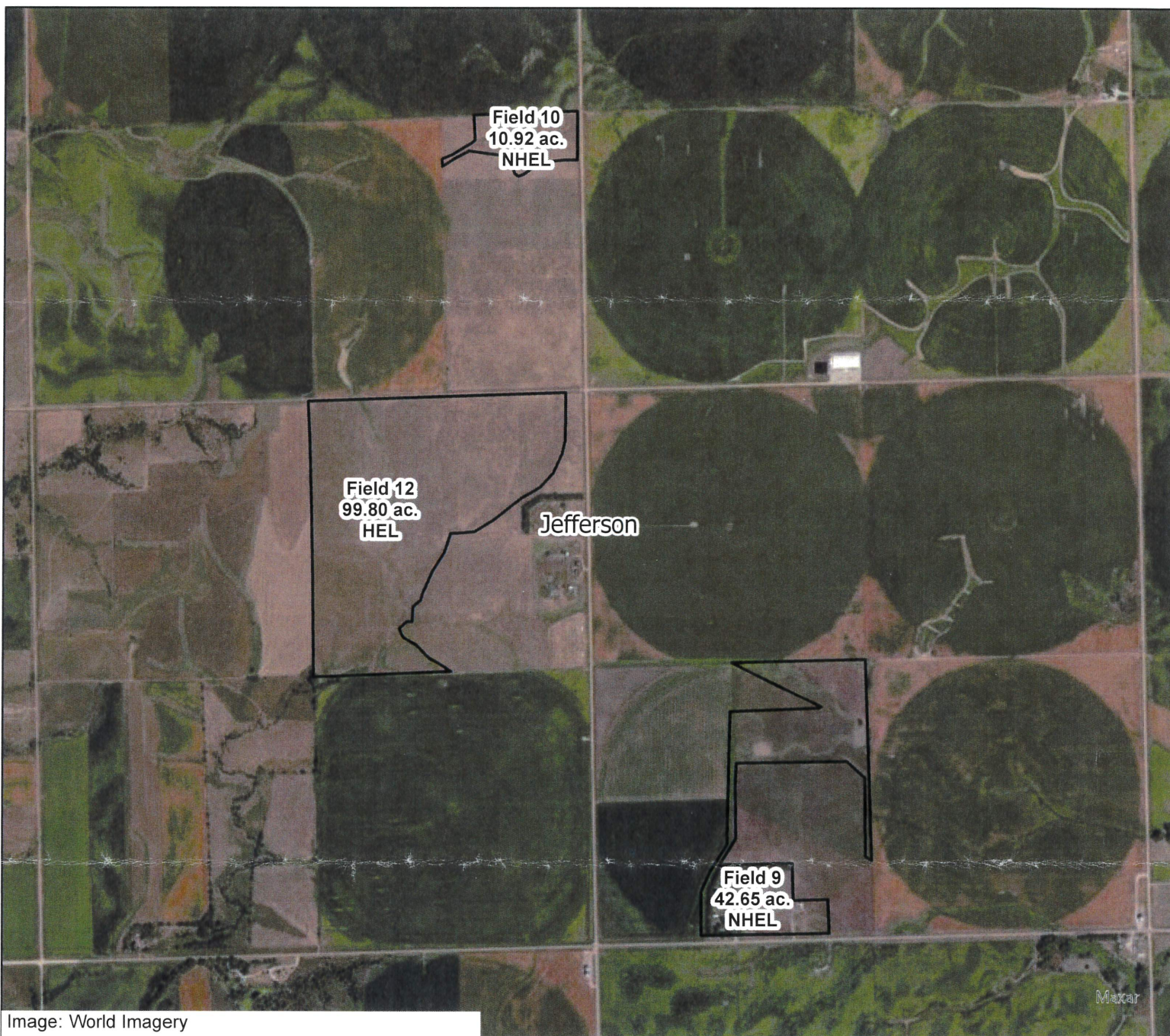
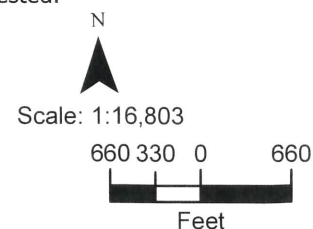


Image: World Imagery

-  Field_Determination
-  Counties

This HEL determination has been conducted for the purpose of implementing the HEL conservation provisions of the Food Security Act of 1985, as amended. No determination is made or implied in the unlabeled portions of the map. If land manipulations are planned in unlabeled areas which do not have previous determinations, a new determination should be requested.



Farm: 5287
Tract: 4368
Geographic County: Jefferson
Administrative County: Jefferson
Customer: Schultis Family Irrev Trust

HEL Determination



Map Creation Date: 8/29/2024

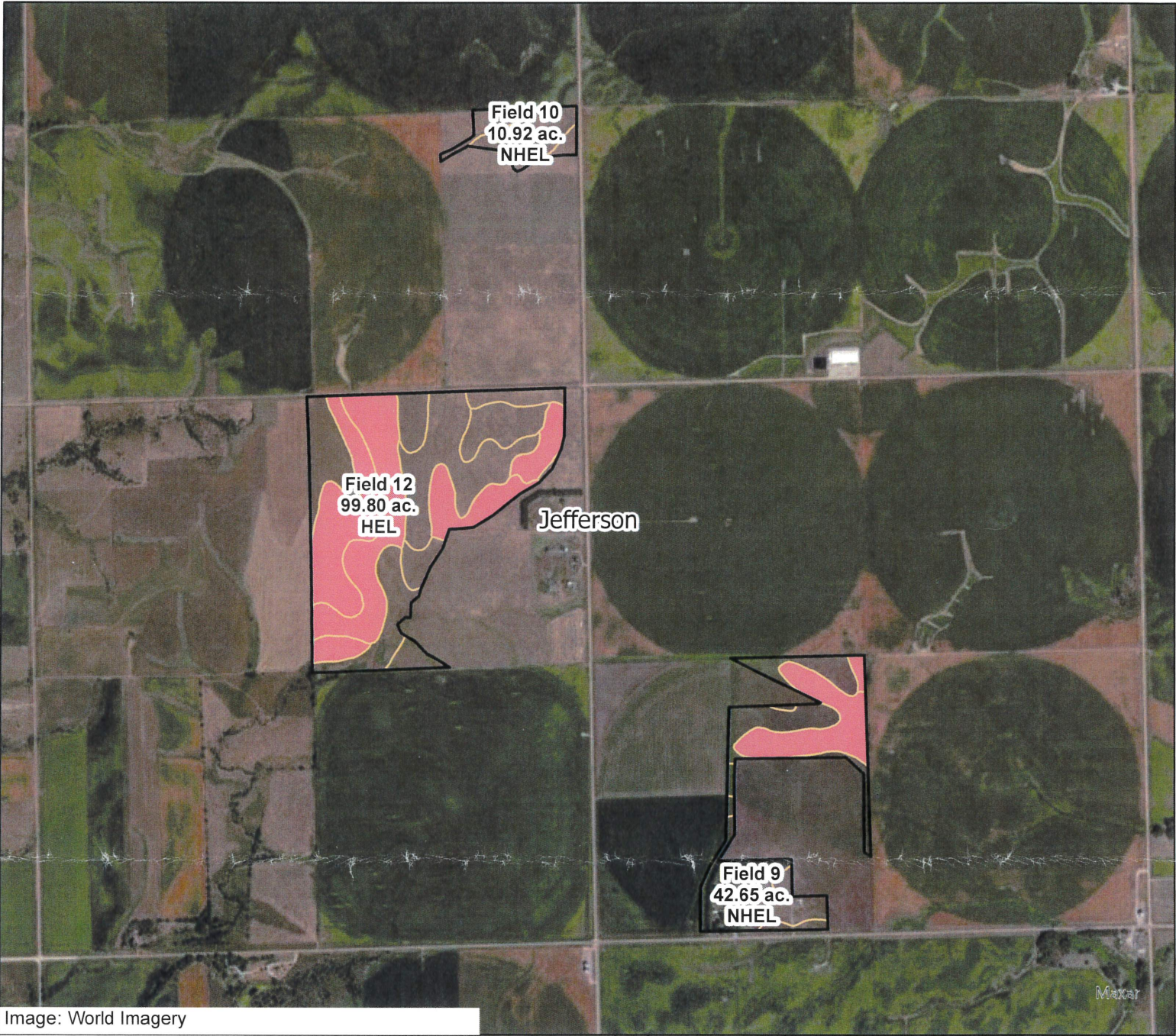
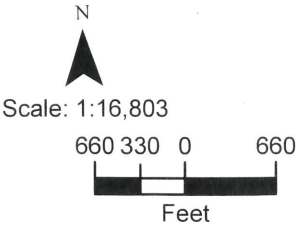


Image: World Imagery

- Field_Determination
- Final_HEL_Summary
 - HEL
 - NHEL
- Counties

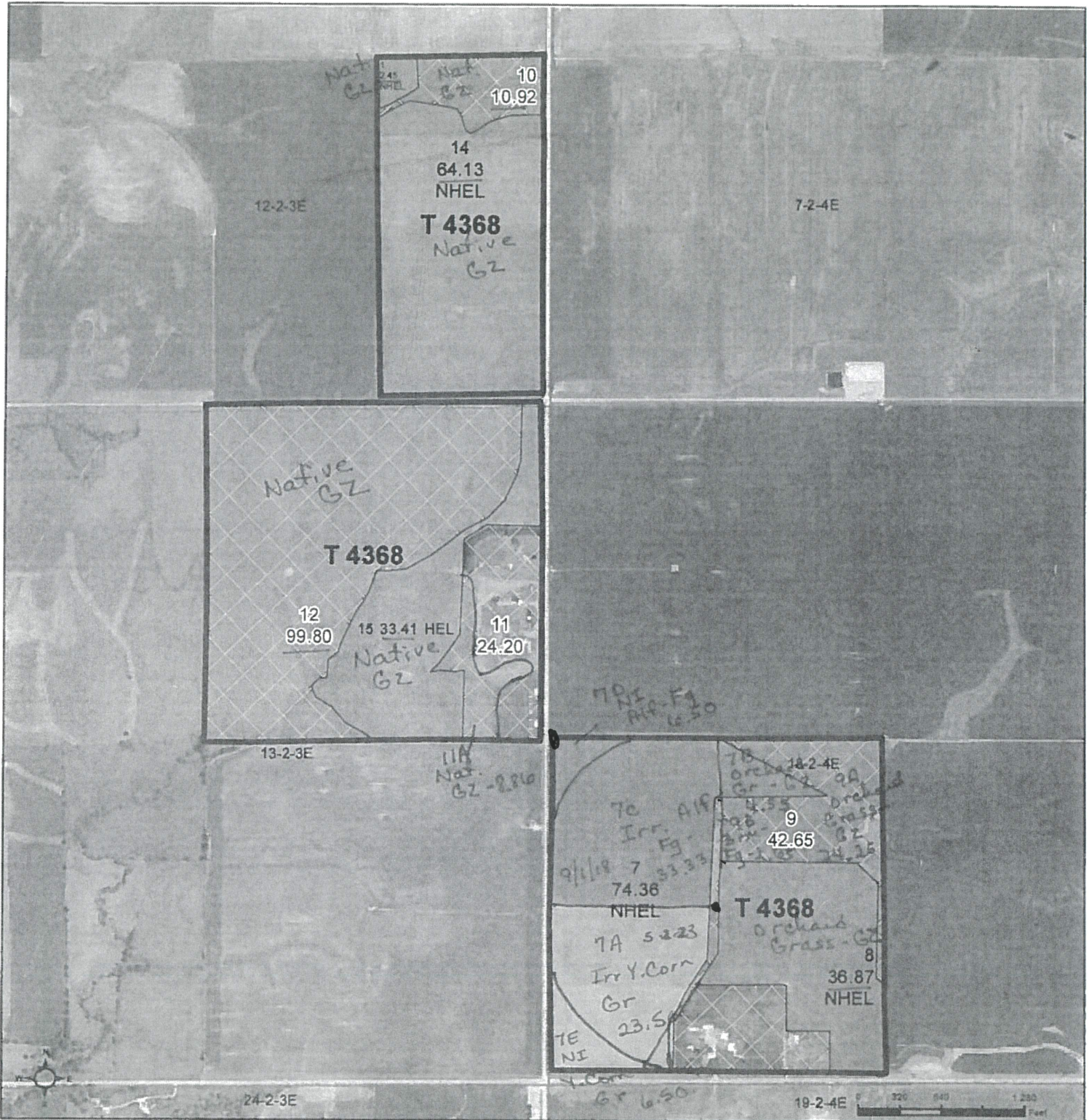
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United States
Department of
Agriculture

Jefferson County, Nebraska



Common Land Unit

	Tract Boundary
	PLSS
	Non-Cropland
	Cropland

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Wetland Provisions

100% Schultis Family Tr 2023 Program Year
2022 NAIP Ortho Imagery

Map Created April 17, 2023

fields 12, 15 + 11A: 100% Tim Koch

Farm 5287
Tract 4368

Tract Cropland Total: 211.22 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

CERTIFIED WETLAND DETERMINATION

1. Name:	Schultis Family Irrevocable Trust	3. Location County:	Jefferson
2. Address:	% Justin Schultis 222 W 14th St Fairbury, NE 68352	4. Admin County:	Jefferson
5. Request Form:	AD-1026	6. Farm Number:	5287
7. Request Date:	8/27/2024	8. Tract Number:	4368

This certified wetland determination identifies areas subject to the wetland conservation provisions of the 1985 Food Security Act, as amended. See the attached Definitions of Wetland Labels and Uses for additional information and currently authorized activities under the Act.

Field	Label	Occurrence Year (CW+YR)	Acreage
9	AW		0.87
9	NW		41.78
10	AW		0.87
10	NW		10.05
12	AW		0.72
12	NW		99.08

9. Remarks: This form only covers Wetland Determinations. A separate CPA-026 will address any HEL Determinations that are pending. Areas identified as Potential Jurisdictional Waters (PJW) are not subject to the Food Security Act but are potentially subject to the Clean Water Act. You should contact the U.S. Army Corps of Engineers local district office prior to performing work in areas which may be subject to the Clean Water Act. Areas identified as PJW are for informational purposes only and are not appealable to USDA. Additional areas, not identified by NRCS, might also be subject to the Clean Water Act.
--

I certify that the above determinations are sufficient for the purpose of making a determination of eligibility for program benefits and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

10. Signature Designated Conservationist: KATHERINE WOJCIK <small>Digitally signed by KATHERINE WOJCIK Date: 2024.12.02 16:32:11 -06'00'</small>	Date:
---	--------------

Highly Erodible Land (HEL) Determination Summary Sheet

For Tract #: 4368

Fields that are Highly Erodible Land

Field(s) 12

Quick Summary: Erosion control required on these fields to participate in the Farm Program

Longer Explanation: These fields have been determined to have a combination of soils and slopes that leaves them vulnerable to significant erosion by wind or water. Under the Food Security Act of 1985 participants in the farm program are required to control sheet & rill erosion and ephemeral gullies on these fields. If you have any questions about how you can control erosion on these fields, please contact us for more information. We can work with you to develop a conservation plan to fully protect your fields.

Fields that are NOT Highly Erodible Land

Field(s) 9 & 10

Quick Summary: Erosion control not required on these fields to participate in the Farm Program

Longer Explanation: These fields have been determined to have a combination of soils and slopes that are resistant to erosion. While erosion is still possible on fields like these, the amount of soil eroded and frequency of erosion events is lower. Therefore, these fields do not have erosion control requirements under the Food Security Act of 1985. If you do have any concerns regarding erosion on these fields, we would be very happy to assist you. Please feel free contact us for more information. We can work with you to develop a conservation plan to fully protect your fields.