

USDA FSA *PORTFOLIO*

MULTI-STATE PORTFOLIO FEATURING PROPERTIES IN NEBRASKA, IOWA AND KANSAS



U.S. GOVERNMENT GUARANTEED 13-UNIT FSA PORTFOLIO

ESTABLISHED LOCATIONS | AVERAGE 25+ YEAR TENANCY

■ **CAP RATE: 8.50%**

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SECTION 1

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

CONSOLIDATED RENT ROLL

CASH FLOW STATEMENT

INVESTMENT OVERVIEW

This portfolio offers a unique opportunity to acquire 13 USDA Farm Service Agency (FSA) office properties located in Iowa, Kansas, and Nebraska, with the majority concentrated in Nebraska. The portfolio is being offered at a 8.50% cap rate, providing a reliable government-backed tenant base and consistent cash flow, making them an attractive option for investors seeking steady, dependable returns. Most of these locations boast an operating history of 25 to 30 years, underscoring their critical role in supporting local agricultural economies.




The portfolio is well-distributed, with ten properties in Nebraska, two in Iowa, and one in Kansas, all situated in vital farming regions that drive the local economies. These offices serve as essential hubs for USDA programs, ensuring consistent tenant demand in areas where agriculture dominates. Their strict requirements for building specs and close ties to the communities they serve make relocation a rare occurrence. The Nebraska properties anchor the portfolio, positioned in thriving agricultural communities, while the Iowa and Kansas locations enhance the investment’s geographic stability and mitigate localized risk. With government-backed leases and a long history of reliability, this portfolio offers dependable rental income with minimal turnover concerns.

While the leases are full-service, requiring the landlord to handle certain operating expenses, this arrangement fosters tenant satisfaction, making long-term occupancy more likely. The portfolio appeals to investors seeking predictable income with the backing of a federal tenant and exposure to vibrant agricultural markets. The combination of reliable cash flow, attractive yield, and strategic locations makes this offering a standout investment opportunity.

PORTFOLIO SUMMARY

Number of Properties	13
Total SF	±61,497 SF
Occupancy	100%
Average Lease Term Remaining	2.87 Years

THE OFFERING

 LISTING PRICE \$6,716,964	 NOI \$570,942	 CAPITALIZATION RATE 8.50%
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INVESTMENT HIGHLIGHTS

#1

LONG-TERM COMMITMENT TO SITES

- Boasting an average tenant history of over 25 years, these locations reflect the USDA's long-term dedication and continued investment in these essential, mission-critical facilities

#2

FEDERAL GOVERNMENT LEASE GUARANTOR

- All properties are leased to the USDA, backed by the full faith and credit of the U.S. government, providing investors with lease security and consistent income

#3

CRITICAL PROXIMITY TO AGRICULTURAL COMMUNITIES

- The USDA offices included in this portfolio provide support to over 7,850 farms and 4.8 million acres of farmland. These sites provide essential face-to-face support for farmers and agricultural operations, underscoring their vital role in the agricultural economy

#4

AGRICULTURAL POWERHOUSE REGION

- Nebraska, Kansas, and Iowa collectively account for 20-25% of the U.S. agricultural economy, reflecting the significant economic importance of the regions where these properties are located

#5

ESSENTIAL SUPPORT FOR AGRICULTURAL PROGRAMS

- These USDA FSA offices are the primary interface for delivering federal programs, subsidies, and guidance to farmers, making them indispensable to the agricultural economy and ensuring consistent tenant utility

#6

TENANT INVESTMENT IN CUSTOM BUILDOUTS

- Many properties feature tenant-specific improvements and custom buildouts required to meet USDA operational needs, further enhancing tenant commitment

#7

STRATEGIC PROXIMITY

- Each property is strategically located near key farming areas, ensuring proximity to the farmers and stakeholders who rely on USDA services

CONSOLIDATED RENT ROLL

ADDRESS	SQ. FT.	% OF GLA	YEAR BUILT	LEASE START	LEASE END	BASE RENT/SF	TOTAL RENT/YR	TERM REMAINING
503 & 507 W 7th Street, Atlantic, IA	12,653	20.6%	1995	11/30/95	11/30/28	\$15.50	\$196,121.50	3.9 years
321 Oakland Avenue, Oakland, IA	4,740	7.7%	1993	1/1/93	12/31/32	\$19.41	\$91,991.36	8 years
313 Cross Street, Burlington, KS	3,481	5.7%	1990	3/1/90	2/28/26	\$19.78	\$68,854.18	1.2 years
731 E 4th St, Ainsworth, NE	3,924	6.4%	1993	5/1/93	4/30/25	\$15.00	\$58,860.00	0.3 years
2581 State Hwy 14, Albion, NE	4,484	7.3%	1998	10/1/98	9/30/28	\$17.00	\$76,228.00	3.7 years
1527 3rd Street, Aurora, NE	4,402	7.2%	2004	2/1/04	12/31/24	\$13.52	\$59,533.50	In Negotiation
1708 31st Street, Central City, NE	3,395	5.5%	2004	11/1/04	10/31/24	\$16.52	\$56,085.40	In Negotiation
3276 53rd Ave, Columbus, NE	5,570	9.1%	2002	10/1/02	9/30/27	\$23.00	\$128,110.00	2.7 years
502 E 14th Street, Falls City, NE	3,860	6.3%	1981	11/1/14	10/31/24	\$20.92	\$80,751.20	In Negotiation
1105 S Street, Neligh, NE	4,138	6.7%	2003	4/1/03	3/31/29	\$17.25	\$71,380.56	4.2 years
108 W North Street, Spencer, NE	2,100	3.4%	1991	6/1/91	5/31/27	\$14.29	\$30,009.00	2.4 years
106 S Costello Street, Walthill, NE	4,750	7.7%	1993	1/1/93	12/31/28	\$14.50	\$68,878.80	4 years
451 E Deere Street, West Point, NE	4,000	6.5%	2002	10/1/02	9/30/27	\$18.44	\$73,760.00	2.7 years
TOTAL	61,497	100.0%				\$17.32	\$1,060,563	2.87 YEARS

TERMINATION RIGHTS:

As is common with government-backed leases, the government retains the right to terminate this lease with 120 days' advance notice to the lessor. For any questions, please contact the listing broker.

CASH FLOW STATEMENT

TOTAL PORTFOLIO	
ANALYSIS YEAR	Current
POTENTIAL GROSS REVENUE	
Potential Base Rental Revenue	\$1,060,563
Effective Gross Revenue	\$1,060,563
OPERATING EXPENSES	
Maintenance/Supplies	(\$26,491)
Contract Supply Services	(\$39,212)
Janitorial	(\$92,961)
Snow Removal	(\$30,252)
Pest Control	(\$8,615)
Utilities	(\$100,990)
Insurance	(\$31,843)
Real Estate Taxes	(\$95,623)
Management Fee (6% of EGI)	(\$63,634)
Total Operating Expenses	(\$489,621)
Net Operating Income	\$570,942



SECTION 2

PORTFOLIO OVERVIEW

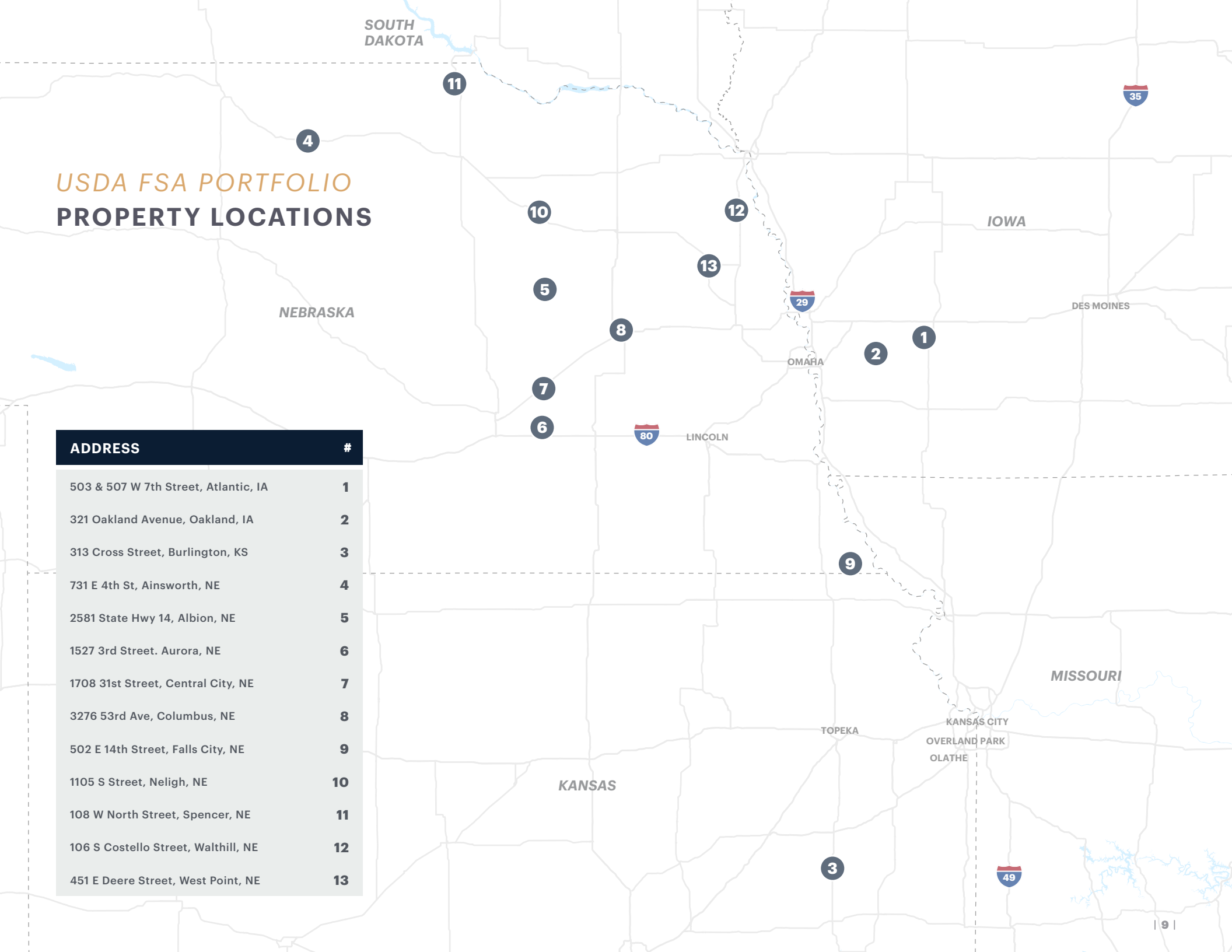
REGIONAL MAP

PROPERTY OVERVIEWS

TENANT SUMMARY

USDA FSA PORTFOLIO PROPERTY LOCATIONS

ADDRESS	#
503 & 507 W 7th Street, Atlantic, IA	1
321 Oakland Avenue, Oakland, IA	2
313 Cross Street, Burlington, KS	3
731 E 4th St, Ainsworth, NE	4
2581 State Hwy 14, Albion, NE	5
1527 3rd Street, Aurora, NE	6
1708 31st Street, Central City, NE	7
3276 53rd Ave, Columbus, NE	8
502 E 14th Street, Falls City, NE	9
1105 S Street, Neligh, NE	10
108 W North Street, Spencer, NE	11
106 S Costello Street, Walthill, NE	12
451 E Deere Street, West Point, NE	13



PROPERTY OVERVIEW

ATLANTIC, IOWA

LEASE SUMMARY

Address	503 & 507 W 7th Street, Atlantic, IA
Tenant	United States Department of Agriculture
Building Size	12,653 SF
Lease Type	Full Service
Lease Start	11/30/1995
Lease Expiration	11/30/2028
Term Remaining	3.9 years



CASS COUNTY IOWA USDA PRODUCTION STATISTICS

Number of Farms <i>in County</i>	485
Total Acres of Farmland <i>in County</i>	300,521 Acres
Average Size of Farm (Acres)	437 Acres
Total Market Production <i>in County</i>	\$371,233,000
Net Cash Farm Income	\$142,766,000
Percentage of Crop Sales	55%
Percentage of Livestock, Poultry, and Product Sales	45%

LOCATION SUMMARY

The Atlantic, Iowa site consists of two buildings that serve as critical hubs for USDA operations, housing the offices of USDA Rural Development, the Natural Resource Conservation Service (NRCS), the USDA Farm Service Agency (FSA), and local Water and Soil management teams. These departments provide essential services to farmers and landowners, including program administration, conservation planning, and rural economic support. Positioned in a prime agricultural region, these facilities are integral to the area's farming operations and support the broader agricultural economy. With long-term federal tenancy and a strategic location, the Atlantic site underscores the stability and mission-critical nature of the portfolio. This support enables farmers to adapt to market changes and manage costs, strengthening Cass County's agricultural economy.

PROPERTY OVERVIEW
OAKLAND, IOWA

LEASE SUMMARY

Address	321 Oakland Avenue, Oakland, IA
Tenant	United States Department of Agriculture
Building Size	4,740 SF
Lease Type	Full Service
Lease Start	01/01/1993
Lease Expiration	12/31/2032
Term Remaining	8 years

POTTAWATTAMIE COUNTY IOWA USDA PRODUCTION STATISTICS	
Number of Farms <i>in County</i>	1,203
Total Acres of Farmland <i>in County</i>	563,574 Acres
Average Size of Farm (Acres)	468 Acres
Total Market Production <i>in County</i>	\$605,310,000
Net Cash Farm Income	\$240,745,000
Percentage of Crop Sales	81%
Percentage of Livestock, Poultry, and Product Sales	19%

UNITED STATES DEPARTMENT OF AGRICULTURE - 2022 CENSUS FOR AGRICULTURE



LOCATION SUMMARY

This site features a new parking lot and interior remodel, including new carpet and painting completed in 2024. Oakland, Iowa, benefits from a strong agricultural base, with local farmers primarily focused on corn, soybeans, and livestock, including cattle and hogs. Agriculture plays a central role in the town’s economy, supporting jobs in farming as well as in industries like processing and equipment supply. The USDA Service Center in the region provides crucial resources to farmers, including financial aid, crop insurance, and risk management tools that are essential, particularly during natural disasters. Additionally, USDA conservation programs help support sustainable practices, such as soil health initiatives, which are key to maintaining long-term productivity on the land. These programs enable farmers to manage operational costs, stay resilient through market fluctuations, and continue contributing to the agricultural economy in Oakland and surrounding areas.

PROPERTY OVERVIEW

BURLINGTON, KANSAS

LEASE SUMMARY

Address	313 Cross Street, Burlington, KS
Tenant	United States Department of Agriculture
Building Size	3,481 SF
Lease Type	Full Service
Lease Start	03/01/1990
Lease Expiration	02/28/2026
Term Remaining	1.2 years

COFFEY COUNTY KANSAS USDA PRODUCTION STATISTICS	
Number of Farms <i>in County</i>	644
Total Acres of Farmland <i>in County</i>	314,123 Acres
Average Size of Farm (Acres)	488 Acres
Total Market Production <i>in County</i>	\$85,673,000
Net Cash Farm Income	\$23,144,000
Percentage of Crop Sales	58%
Percentage of Livestock, Poultry, and Product Sales	42%

UNITED STATES DEPARTMENT OF AGRICULTURE - 2022 CENSUS FOR AGRICULTURE



LOCATION SUMMARY

Burlington, Kansas, is located in an agricultural region where farming plays a significant role in the local economy. Farmers in the area focus on crops like corn, soybeans, wheat, and alfalfa, alongside livestock, particularly cattle and hogs. Agriculture is a key driver of employment and supports other industries, including food processing and equipment supply. The USDA Service Center in Burlington offers valuable support to local farmers, providing financial assistance, crop insurance, and risk management resources, which are especially important during challenging weather events like droughts or floods. USDA conservation programs help improve soil health, water quality, and sustainable farming practices, ensuring the long-term viability of the land. These services enable farmers to manage costs, adapt to market shifts, and remain resilient, strengthening the agricultural foundation of Burlington and surrounding areas.

PROPERTY OVERVIEW

AINSWORTH, NEBRASKA

LEASE SUMMARY

Address	731 E 4th St, Ainsworth, NE
Tenant	United States Department of Agriculture
Building Size	3,924 SF
Lease Type	Full Service
Lease Start	05/01/1993
Lease Expiration	04/30/2025
Term Remaining	0.3 years

BROWN COUNTY NEBRASKA USDA PRODUCTION STATISTICS	
Number of Farms <i>in County</i>	291
Total Acres of Farmland <i>in County</i>	774,981 Acres
Average Size of Farm (Acres)	2,663 Acres
Total Market Production <i>in County</i>	\$327,657,000
Net Cash Farm Income	\$70,549,000
Percentage of Crop Sales	15%
Percentage of Livestock, Poultry, and Product Sales	85%

UNITED STATES DEPARTMENT OF AGRICULTURE - 2022 CENSUS FOR AGRICULTURE



LOCATION SUMMARY

Ainsworth, Nebraska, is located in the heart of a rich agricultural region where farming is a major economic driver. Local farmers primarily focus on crops such as corn, soybeans, wheat, and hay, with livestock, including cattle and hogs, also playing an important role in the economy. Agriculture supports local employment and industries, including grain processing and farm equipment sales. The USDA Service Center in Ainsworth is a key resource for farmers, offering access to vital programs such as financial assistance, crop insurance, and risk management, which are especially beneficial in times of drought or other extreme weather events. USDA conservation programs, aimed at improving soil health and water quality, help ensure the sustainability of farming practices in the region. The USDA’s support allows farmers in Ainsworth to manage operational costs, adapt to market conditions, and maintain resilience, strengthening the agricultural foundation of the community and surrounding area.

PROPERTY OVERVIEW

ALBION, NEBRASKA

LEASE SUMMARY

Address	2581 State Hwy 14, Albion, NE
Tenant	United States Department of Agriculture
Building Size	4,484 SF
Lease Type	Full Service
Lease Start	10/01/1998
Lease Expiration	09/30/2028
Term Remaining	3.7 years

BOONE COUNTY NEBRASKA USDA PRODUCTION STATISTICS

Number of Farms <i>in County</i>	291
Total Acres of Farmland <i>in County</i>	409,932 Acres
Average Size of Farm (Acres)	845 Acres
Total Market Production <i>in County</i>	\$674,763,000
Net Cash Farm Income	\$153,635,000
Percentage of Crop Sales	42%
Percentage of Livestock, Poultry, and Product Sales	58%

UNITED STATES DEPARTMENT OF AGRICULTURE - 2022 CENSUS FOR AGRICULTURE



LOCATION SUMMARY

Albion, Nebraska, is situated in a region where agriculture plays a vital role in the local economy. Farmers in the area primarily focus on crops like corn, soybeans, and wheat, as well as livestock, particularly cattle. These sectors are essential not only for food production but also for providing local jobs and sustaining industries such as processing and equipment supply. The USDA Service Center in Albion supports the agricultural community by offering critical resources, including financial assistance, crop insurance, and risk management programs, which help farmers weather unpredictable conditions like droughts or floods. USDA conservation initiatives also focus on soil health, water quality, and sustainable farming practices, which help ensure the long-term viability of agriculture in the area. With the help of USDA services, farmers in Albion can manage operational costs, adapt to market fluctuations, and continue contributing to the region's agricultural economy.

PROPERTY OVERVIEW

AURORA, NEBRASKA

LEASE SUMMARY

Address	1527 3rd Street, Aurora, NE
Tenant	United States Department of Agriculture
Building Size	4,402 SF
Lease Type	Full Service
Lease Start	02/01/2004
Lease Expiration	12/31/2024
Term Remaining	Lease Extension in Progress

HAMILTON COUNTY NEBRASKA USDA PRODUCTION STATISTICS	
Number of Farms <i>in County</i>	507
Total Acres of Farmland <i>in County</i>	298,232 Acres
Average Size of Farm (Acres)	588 Acres
Total Market Production <i>in County</i>	\$433,414,000
Net Cash Farm Income	\$179,977,000
Percentage of Crop Sales	78%
Percentage of Livestock, Poultry, and Product Sales	22%

UNITED STATES DEPARTMENT OF AGRICULTURE - 2022 CENSUS FOR AGRICULTURE



LOCATION SUMMARY

Aurora, Nebraska, is located in a prime agricultural region where farming significantly contributes to the local economy. The area’s farmers primarily focus on corn, soybeans, and wheat, with livestock, particularly cattle, also playing a key role. Agriculture not only sustains local jobs but also supports industries like grain processing and farm equipment sales. The USDA Service Center in Aurora offers valuable support through programs like crop insurance, financial assistance, and risk management, which are critical during weather events like droughts or floods. Additionally, USDA conservation programs, such as soil health and water quality initiatives, help promote sustainable farming practices that ensure the long-term productivity of the land. Through these resources, farmers in Aurora can manage costs, navigate market shifts, and maintain resilience, strengthening the agricultural economy in the community and surrounding region.

PROPERTY OVERVIEW
CENTRAL CITY, NEBRASKA

LEASE SUMMARY	
Address	1708 31st Street, Central City, NE
Tenant	United States Department of Agriculture
Building Size	3,395 SF
Lease Type	Full Service
Lease Start	11/01/2004
Lease Expiration	10/31/2024
Term Remaining	Lease Extension in Progress

MERRICK COUNTY NEBRASKA USDA PRODUCTION STATISTICS	
Number of Farms <i>in County</i>	482
Total Acres of Farmland <i>in County</i>	208,714 Acres
Average Size of Farm (Acres)	433 Acres
Total Market Production <i>in County</i>	\$283,749,000
Net Cash Farm Income	\$58,056,000
Percentage of Crop Sales	53%
Percentage of Livestock, Poultry, and Product Sales	47%

UNITED STATES DEPARTMENT OF AGRICULTURE - 2022 CENSUS FOR AGRICULTURE



LOCATION SUMMARY

Central City, Nebraska, is in a region where agriculture is the backbone of the local economy. Farmers in the area focus on crops like corn, soybeans, and wheat, with cattle farming also playing a major role. Agriculture supports not only local employment but also industries such as food processing and farm equipment sales. The USDA Service Center in Central City provides essential support to farmers, offering financial assistance, crop insurance, and risk management programs to help manage costs and mitigate the impact of weather-related challenges. Additionally, USDA conservation programs help improve soil health, water quality, and promote sustainable farming practices. These resources enable farmers in Central City to adapt to market shifts, manage operational costs, and maintain resilience, ensuring the continued strength of the agricultural economy in the region.

PROPERTY OVERVIEW
COLUMBUS, NEBRASKA

LEASE SUMMARY

Address	3276 53rd Ave, Columbus, NE
Tenant	United States Department of Agriculture
Building Size	5,570 SF
Lease Type	Full Service
Lease Start	10/01/2002
Lease Expiration	09/30/2027
Term Remaining	2.7 years

PLATTE COUNTY NEBRASKA USDA PRODUCTION STATISTICS	
Number of Farms <i>in County</i>	902
Total Acres of Farmland <i>in County</i>	430,831 Acres
Average Size of Farm (Acres)	478 Acres
Total Market Production <i>in County</i>	\$1,042,211,000
Net Cash Farm Income	\$263,803,000
Percentage of Crop Sales	32%
Percentage of Livestock, Poultry, and Product Sales	68%

UNITED STATES DEPARTMENT OF AGRICULTURE - 2022 CENSUS FOR AGRICULTURE



LOCATION SUMMARY

Columbus, Nebraska, is located in an agricultural area where farming plays a crucial role in the local economy. The region primarily produces corn, soybeans, and wheat, along with livestock, particularly cattle and hogs. Agriculture supports numerous local jobs, as well as industries like food processing and farm equipment sales. The USDA Service Center in Columbus offers essential resources to farmers, including crop insurance, financial aid, and risk management programs, which help mitigate the impacts of unpredictable weather and market fluctuations. Conservation initiatives from the USDA, focusing on soil health, water quality, and sustainable farming practices, are also vital for maintaining long-term agricultural productivity. With the assistance of these USDA programs, farmers in Columbus can adapt to challenges, reduce operational risks, and contribute to the area’s vibrant agricultural economy.

PROPERTY OVERVIEW
FALLS CITY, NEBRASKA

LEASE SUMMARY

Address	502 E 14th Street, Falls City, NE
Tenant	United States Department of Agriculture
Building Size	3,860 SF
Lease Type	Full Service
Lease Start	11/01/2014
Lease Expiration	10/31/2024
Term Remaining	Lease Extension in Progress

RICHARDSON COUNTY NEBRASKA USDA PRODUCTION STATISTICS	
Number of Farms <i>in County</i>	707
Total Acres of Farmland <i>in County</i>	314,864 Acres
Average Size of Farm (Acres)	445 Acres
Total Market Production <i>in County</i>	\$232,024,000
Net Cash Farm Income	\$81,395,000
Percentage of Crop Sales	84%
Percentage of Livestock, Poultry, and Product Sales	16%

UNITED STATES DEPARTMENT OF AGRICULTURE - 2022 CENSUS FOR AGRICULTURE



LOCATION SUMMARY

Falls City, Nebraska, is an agricultural hub in the southeastern part of the state, where farming is a key driver of the local economy. The area primarily grows corn, soybeans, and wheat, with significant contributions from livestock farming, including cattle and hogs. These sectors provide essential employment opportunities and support local industries, such as food processing and agricultural equipment sales. The USDA Service Center in Falls City offers vital assistance to farmers through programs like crop insurance, financial aid, and risk management tools. These resources help farmers manage the risks associated with unpredictable weather patterns and market fluctuations. Additionally, USDA conservation programs focusing on soil health, water quality, and sustainable farming practices are crucial for maintaining long-term agricultural productivity. By providing these resources, the USDA helps farmers in Falls City maintain stability, adapt to challenges, and strengthen the region’s agricultural economy.

PROPERTY OVERVIEW
NELIGH, NEBRASKA

LEASE SUMMARY

Address	1105 S Street, Neligh, NE
Tenant	United States Department of Agriculture
Building Size	4,138 SF
Lease Type	Full Service
Lease Start	04/01/2003
Lease Expiration	03/31/2029
Term Remaining	4.2 years

ANTELOPE COUNTY NEBRASKA USDA PRODUCTION STATISTICS	
Number of Farms <i>in County</i>	664
Total Acres of Farmland <i>in County</i>	525,448 Acres
Average Size of Farm (Acres)	791 Acres
Total Market Production <i>in County</i>	\$772,839,000
Net Cash Farm Income	\$205,570,000
Percentage of Crop Sales	48%
Percentage of Livestock, Poultry, and Product Sales	52%

UNITED STATES DEPARTMENT OF AGRICULTURE - 2022 CENSUS FOR AGRICULTURE



LOCATION SUMMARY

Neligh, Nebraska, located in Antelope County, is part of a thriving agricultural region where farming is a cornerstone of the local economy. The area’s farmers primarily grow crops such as corn, soybeans, and wheat, while also raising livestock, including cattle and hogs. Agriculture provides substantial employment and supports related industries, such as grain processing and equipment sales. The USDA Service Center in Neligh offers essential support to farmers, providing resources such as crop insurance, financial assistance, and risk management tools, which are particularly valuable in times of adverse weather or fluctuating market conditions. In addition, USDA conservation programs focused on soil health, water quality, and sustainable farming practices help ensure the long-term productivity of the land. These services empower farmers in Neligh to manage operational costs, adapt to market shifts, and maintain resilience, thereby strengthening the agricultural economy of the region.

PROPERTY OVERVIEW

SPENCER, NEBRASKA

LEASE SUMMARY

Address	108 W North Street, Spencer, NE
Tenant	United States Department of Agriculture
Building Size	2,100 SF
Lease Type	Full Service
Lease Start	06/01/1991
Lease Expiration	05/31/2027
Term Remaining	2.4 years

BOYD COUNTY NEBRASKA USDA PRODUCTION STATISTICS	
Number of Farms <i>in County</i>	218
Total Acres of Farmland <i>in County</i>	227,518 Acres
Average Size of Farm (Acres)	1,044 Acres
Total Market Production <i>in County</i>	\$81,405,000
Net Cash Farm Income	\$21,897,000
Percentage of Crop Sales	34%
Percentage of Livestock, Poultry, and Product Sales	66%

UNITED STATES DEPARTMENT OF AGRICULTURE - 2022 CENSUS FOR AGRICULTURE



LOCATION SUMMARY

Spencer, Nebraska, is situated in a rural area where agriculture plays a vital role in the local economy. Farmers in the region primarily grow corn, soybeans, and wheat, with livestock farming, especially cattle and hogs, also contributing significantly. The agricultural sector provides essential jobs and supports related industries, such as food processing and farm equipment sales. The USDA Service Center in Spencer offers valuable resources to local farmers, including crop insurance, financial assistance, and risk management programs to help manage the risks associated with unpredictable weather and market fluctuations. Additionally, USDA conservation programs that focus on soil health, water quality, and sustainable farming practices are essential for ensuring the long-term viability of farming in the region. These resources help farmers in Spencer remain resilient, adapt to changing conditions, and continue contributing to the agricultural economy in the area.

PROPERTY OVERVIEW

WALTHILL, NEBRASKA

LEASE SUMMARY

Address	106 S Costello Street, Walthill, NE
Tenant	United States Department of Agriculture
Building Size	4,750 SF
Lease Type	Full Service
Lease Start	01/01/1993
Lease Expiration	12/31/2028
Term Remaining	4 years



THURSTON COUNTY NEBRASKA USDA PRODUCTION STATISTICS

Number of Farms <i>in County</i>	238
Total Acres of Farmland <i>in County</i>	155,821 Acres
Average Size of Farm (Acres)	655 Acres
Total Market Production <i>in County</i>	\$190,222,000
Net Cash Farm Income	\$48,294,000
Percentage of Crop Sales	52%
Percentage of Livestock, Poultry, and Product Sales	48%

LOCATION SUMMARY

Walthill, Nebraska, is located in a primarily agricultural area where farming is the backbone of the local economy. The region’s farmers primarily grow crops such as corn, soybeans, and alfalfa, along with raising livestock like cattle and hogs. Agriculture not only supports local farms but also provides employment in related industries such as grain processing and equipment sales.

The USDA Service Center in Walthill plays a vital role in supporting local farmers by offering access to financial assistance, crop insurance, and risk management programs. These resources are especially valuable in times of unpredictable weather events or market fluctuations. Additionally, USDA conservation programs focusing on sustainable farming practices, soil health, and water quality help maintain the long-term viability of the land. Through these resources, the USDA helps farmers in Walthill remain resilient, manage costs, and continue to contribute to the region’s agricultural economy.

PROPERTY OVERVIEW

WEST POINT, NEBRASKA

LEASE SUMMARY

Address	451 E Deere Street, West Point, NE
Tenant	United States Department of Agriculture
Building Size	4,000 SF
Lease Type	Full Service
Lease Start	10/01/2002
Lease Expiration	09/30/2027
Term Remaining	2.7 years

CUMING COUNTY NEBRASKA USDA PRODUCTION STATISTICS	
Number of Farms <i>in County</i>	832
Total Acres of Farmland <i>in County</i>	362,361 Acres
Average Size of Farm (Acres)	436 Acres
Total Market Production <i>in County</i>	\$1,583,912,000
Net Cash Farm Income	\$286,908,000
Percentage of Crop Sales	15%
Percentage of Livestock, Poultry, and Product Sales	85%

UNITED STATES DEPARTMENT OF AGRICULTURE - 2022 CENSUS FOR AGRICULTURE



LOCATION SUMMARY

West Point, Nebraska, is located in an agricultural region where farming is integral to the local economy. Farmers in the area primarily produce corn, soybeans, and wheat, alongside livestock, particularly cattle and hogs. These industries are essential to the local economy, providing jobs and supporting related sectors such as food processing, farm equipment, and ag-related services. The USDA Service Center in West Point offers critical support to local farmers, providing resources like crop insurance, financial aid, and risk management tools. These programs are especially valuable in managing the risks associated with weather events and market volatility. Additionally, USDA conservation programs aimed at improving soil health, water quality, and promoting sustainable practices help ensure the long-term viability of farming in the region. By offering these resources, the USDA helps farmers in West Point maintain productivity, adapt to changing conditions, and strengthen the agricultural economy in the area.

TENANT DESCRIPTION



UNITED STATES DEPARTMENT OF AGRICULTURE (USDA)

Offices Nationwide	2,300
Operational States	50
Employees	±100,000

[USDA Website](#)

The United States Department of Agriculture (USDA) is a federal agency responsible for creating and implementing policies related to agriculture, forestry, food, and rural development. Established in 1862, the USDA plays a key role in ensuring the nation's food supply is safe, nutritious, and accessible while also supporting the agriculture industry. It provides services like crop insurance, subsidies, and technical assistance to farmers, as well as programs for rural economic development. The USDA works to protect natural resources, promote sustainable farming practices, and support research in agricultural science.

One of its key responsibilities is overseeing food assistance programs, including the Supplemental Nutrition Assistance Program (SNAP) and school meal programs, which aim to alleviate hunger and improve nutrition, especially for low-income families. Additionally, the USDA enforces food safety standards through agencies like the Food Safety and Inspection Service (FSIS) to ensure meat, poultry, and egg products meet federal guidelines. The USDA also supports conservation initiatives, aiming to protect the environment and address climate change challenges through sustainable practices. With its broad scope, the USDA significantly impacts the U.S. food system, rural communities, and the agricultural economy, shaping food and farm policies both domestically and internationally.



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