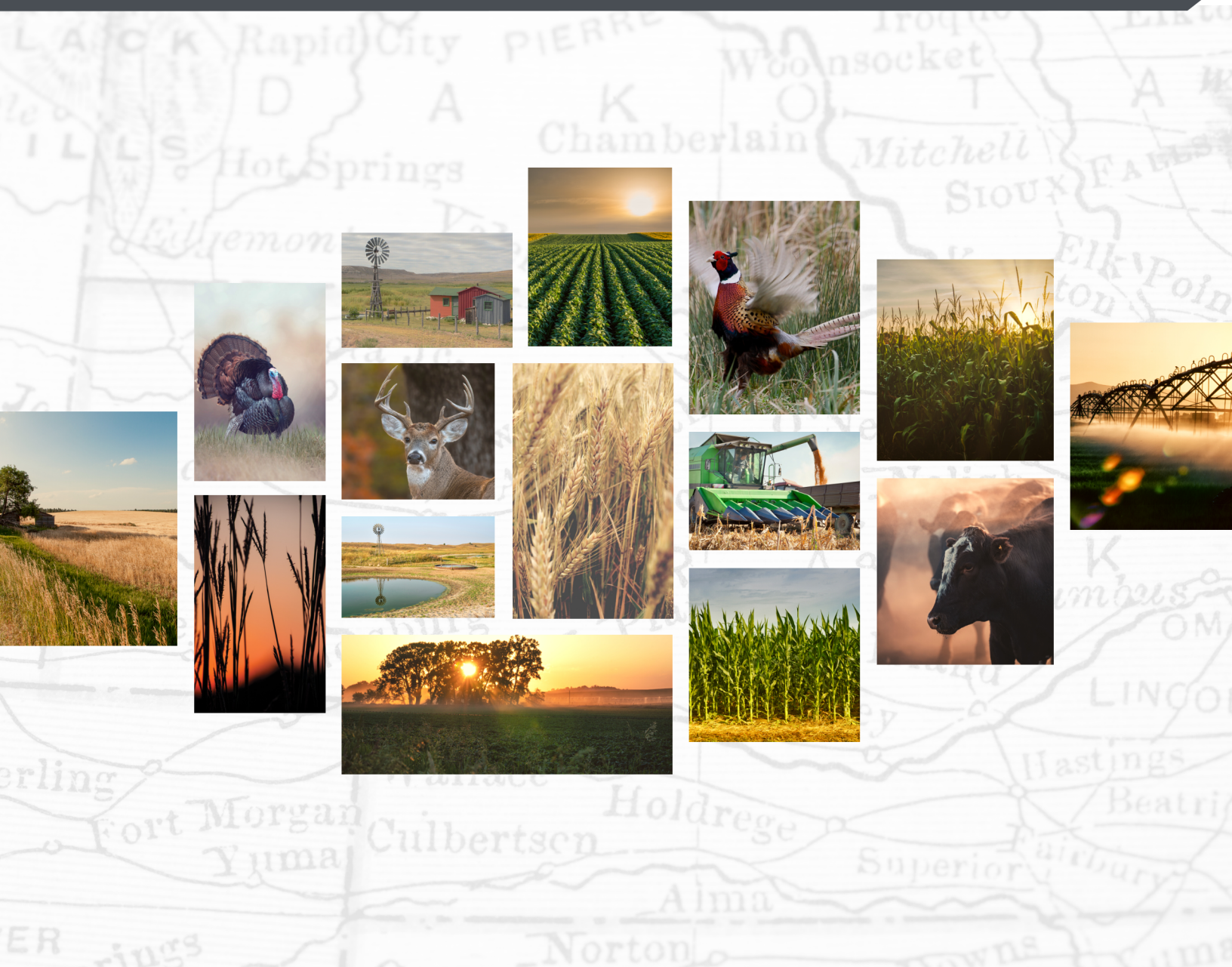




EDGEWATER

Insurance + Real Estate

PROFESSIONAL FARM, RANCH & RECREATIONAL LAND MANAGEMENT



EDGEWATER FARM MANAGEMENT

NEBRASKA | IOWA | KANSAS | COLORADO

Farming has changed significantly over the years with volatile grain markets, the complexity of technology, increasing crop input costs and record high land prices. The experience and knowledge of the land managers at Edgewater Insurance + Real Estate will provide what it takes to make sure your property is successful.

THE EDGEWATER DIFFERENCE



We maximize
your profit.



We keep you
up to date.



We treat your
farm like our own.

Edgewater Insurance + Real Estate works closely with their clients to understand the individual goals and needs of their farm. Our management services are specifically tailored to each individual property. We keep close communication with our clients, and take pride in the personal level of service that we provide.

The land managers with Edgewater handle all of the day-to-day operations of your farm. We provide regular 'boots on the ground' inspections of your property throughout the year. After each farm inspection we provide a written farm report to keep our clients up to date of any changes. We create specific farm reports for each landowner based on the needs for that individual client. We take care of the grain inventory and marketing throughout the growing season. The land manager will make recommendations for any property improvements to help increase the value and profit for each farm. We manage the farm as if it was our own.

Edgewater Insurance + Real Estate is dedicated to providing outstanding and personable services. We do our best to pay attention to the small details and work closely to earn the trust of each landowner.

OUR TEAM



STEVE MANNING

Steve was born in Concordia, KS, and was actively involved in his family farming operation in North-Central Kansas until the real estate sold in 1984. He has two children, Nichole and Michelle, and five grandchildren. Steve has served on several nonprofit boards, and attended Basic Trust School in Minnesota in the early 1980's. He is a licensed Real Estate Broker in Nebraska. Steve has over 43 years as a farm manager with experience in Nebraska, Kansas, Colorado, and Iowa. Steve started his career with Edgewater Insurance + Real Estate in January of 2016.



DEREK VRTISKA

Derek is the managing broker of Edgewater Insurance + Real Estate. He has over nine years of experience and is a real estate broker in Nebraska, Kansas & Colorado. Derek graduated from the University of Nebraska with a bachelor's degree in Agricultural Economics and then began his career with Edgewater Insurance + Real Estate. Derek is experienced in managing a wide range of properties including irrigated and dryland farms, pasture and other grasslands, and recreational hunting properties. In addition to his experience in land management, he also specializes in farm and recreational sales. Derek's passion for the land and the outdoors has enabled him to provide the best possible service for his clients.



CURTIS MORRISCAL

Curtis is a licensed Real Estate Broker in Nebraska and Iowa and is the firm's designated broker for the state of Iowa. Curtis grew up on a farm in Mills County, Iowa where he owns farmland. He attended Iowa State University to receive his bachelor's degree in Agriculture Systems Technology. He has a strong practical and educational background in farming and has worked professionally in the agriculture industry for over 11 years. Curtis enjoys building personal relationships with his clients to help them achieve their goals with their properties and investments. He specializes in agriculture land sales, farm auctions, and farm and land management. He manages thousands of acres of irrigated and non-irrigated farmland across Iowa and Nebraska.

LAND MANAGEMENT

SERVICES

- Regular visits to the farms throughout the growing season with additional visits as needed.
- Consult and assist the owner in identifying feasible objectives.
- Develop a detailed program for the farm that can reasonably achieve client's objectives.
- Pay invoices and market the owners share of grain including the collection of rents where applicable.
- Oversee construction, development, maintenance and repair of buildings, fences, irrigation systems, drainage, terraces, and other improvements.
- Provide written reports to the owner following farm inspections.
- Provide quarterly & annual financial reports.
- Select & lease the property to the most capable farm operator in the area and under lease terms improving the farms profitability.

Tailored to the individual needs of each owner and their properties.

- Work closely with tenants to maximize profits.
- Preserve farmland values for the owner.
- Provide farm valuations upon request for an additional fee.
- Work with the owner in the sale of their real estate.
- Advise owner on liability personal property and crop insurance.
- Yearly meeting with tenants to discuss current year's crop production and the following years lease terms.
- Represent the owner in adjusting crop or improvement losses.
- Monitor current and future Farm Programs that may enhance the farms profitability.
- Provide ACH transfers to the institution of the owner's choice.
- Invest idle or excess funds in a Money Market Account until disbursed.



***Local Farm Management
Experienced in Central
Nebraska***

LAND MANAGEMENT

CROP REPORTS & FINANCIAL STATEMENTS



QUARTERLY & YEARLY
FINANCIAL REPORTS

INCOME & EXPENSES

FARM REPORTS

FIELD CONDITIONS

MANAGERS NOTES

GRAIN MARKETING

PRODUCTION & CROP INVENTORY

LAND MANAGEMENT

LEASING OPTIONS

STANDARD CROP SHARE LEASES

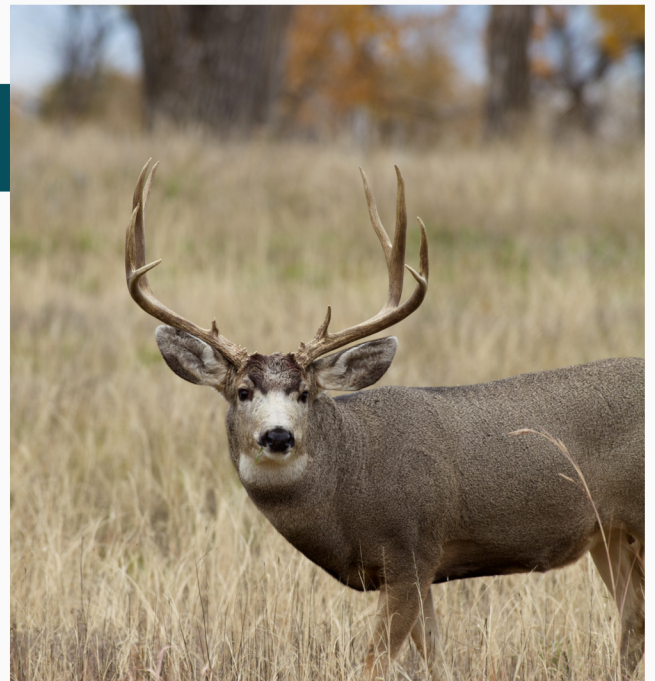
CROP SHARE NET LEASES

CASH RENT FLEX LEASES

STANDARD CASH RENT LEASES

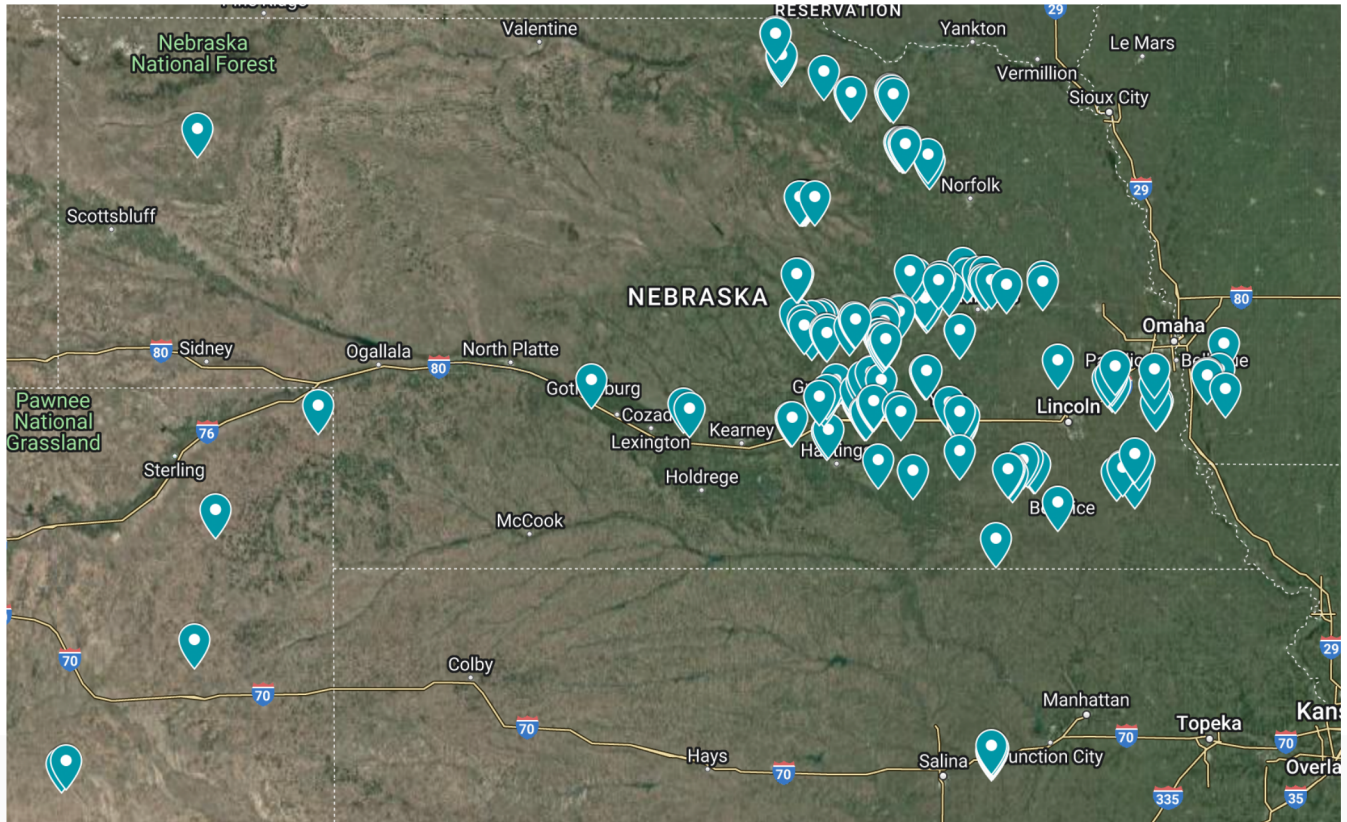
BUSHEL RENT LEASES

HUNTING LEASES



LAND MANAGEMENT

OUR CURRENT PORTFOLIO



LAND MANAGEMENT

TESTIMONIALS

REFERENCES & CONTACT INFORMATION:

ERIC HRUZA
LINCOLN, NEBRASKA
(612)-817-8934

JEFF THIMGAN
KANSAS CITY, MO
(816)-645-7806

"My mom loves Derek. She just received the most recent statement, and saw that he got Joe to pay for the hay. I think she finally figured out what Edgewater does for us. She no longer has to run around counting hay bales or worry about paying all of the bills on the farm."

— Howard County Land Owner

EDGEWATER

DIFFERENCE



Our dedicated land managers/real estate agents have 50+ years of combined experience in the real estate profession.

Our land management services are tailored to the individual needs of the owners and their properties.

Local farm management company specializing in Central Nebraska land.

Regular communication with owners, their attorneys, CPA's and their representative's, as directed.

Longevity. Experience.

“Steve Manning has managed our farm for 43 years. Smart, business savvy and personable. He has been instrumental in increasing our corn yield and profits.”
— Adams County Land Owner

