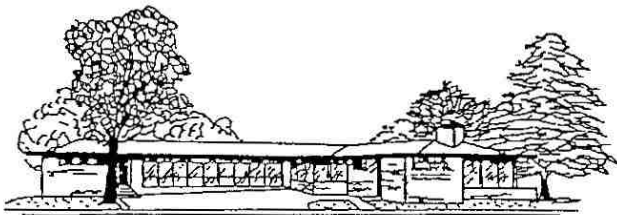


**Kyle Farm**  
**Platte County**  
**370 Acres**

<b>Legal Description</b>	Lengthy see attached								
<b>Location</b>	One mile south of Monroe on 370 <sup>th</sup> Ave								
<b>General Description</b>	The farm has roughly 162.64 acres of pasture/recreational ground/river frontage. 157.01 acres of irrigated crop ground, of which approximately 132 acres irrigated by center pivot with the balance being gravity irrigated. The remaining 16.79 acres is dryland crop ground.								
<b>Water Supply</b>	Two irrigation wells are located on the farm. The well for the center pivot has a 16 inch casing with an 8 inch pump column and has a depth of 75 feet. This equipment was installed in 2006 and produces 1000 gallons per minute. The gravity well is set up to produce 1200 gallons per minute and has a depth of 73 feet.								
<b>ASCS Information</b>	<table><tr><td>Farmland</td><td>343.44 acres</td></tr><tr><td>Effective DCP Cropland</td><td>180.80 acres</td></tr><tr><td>Corn Base</td><td>176.32 acres</td></tr><tr><td>PLC Yield</td><td>154</td></tr></table>	Farmland	343.44 acres	Effective DCP Cropland	180.80 acres	Corn Base	176.32 acres	PLC Yield	154
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Effective DCP Cropland	180.80 acres								
Corn Base	176.32 acres								
PLC Yield	154								
<b>2016 ARC County Payment</b>	\$14,004								
<b>2016 Real Estate Taxes</b>	\$10,166.70								
<b>Price</b>	\$1,540,090								



Offered Exclusively By:

**Rambour Realty Co.**

1554 26th Avenue • Columbus, Nebraska 68601  
Phone (402) 564-2724

THE INFORMATION CONTAINED HEREIN HAS EITHER BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OBTAINED FROM SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY THE ITEMS OF INCOME AND EXPENSE AND ALL OTHER INFORMATION CONTAINED HEREIN.

Kyle:

The N $\frac{1}{2}$ SW $\frac{1}{4}$  and the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 17 North, Range 2 West of the 6<sup>th</sup> P.M., and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ , the SW $\frac{1}{4}$ SE $\frac{1}{4}$  and Lot 7 in Section 7, Township 17 North, Range 2 West of the 6<sup>th</sup> P.M., and all accretions thereto, all in Platte County, Nebraska, except the following described tracts:

Book 73, Page 175 (1930): A parcel of land 26 feet in width bounded on the west by the east right of way line of the J.B.Kummer road, No. 473, as shown on a Platte County Road survey, made in March 1913, and recorded in the Platte County Road Record. This strip of land contains 1.67 acres, more or less, and is all located in the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 7, Township 17 North, Range 2 West of the 6<sup>th</sup> P.M., Platte County, Nebraska

Book 77, Page 47 (1934): Beginning at a point on the east right of way line of the Monroe Bridge Road, as shown on Road Plat. This point being 1423.00 feet north and 98.40 feet east of the SW corner of Section 7, Township 17 North, Range 2 West, running thence in a northeasterly direction for a distance of 1223.60 feet to a point on the north line of the N $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 7, Township 17 North, Range 2 West and 222.60 feet east of the NW corner of said N $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 7, running thence w'ly along the north line of said N $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 7 for a distance of 128.60 feet to the east right of way line of the Monroe Bridge Road as shown on the Road Map. Running thence in a southerly direction along the east right of way line of the Monroe Bridge Road as shown on the Road Plat to the place of beginning, containing 2  $\frac{3}{4}$  acres, more or less, all being located in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 17 North, Range 2 West of the 6<sup>th</sup> P.M., Platte County, Nebraska

Book 121, Page 357 (1961): That part of the SW $\frac{1}{4}$  of Sec. 7 T17N-R2W of the 6<sup>th</sup> P.M., Platte County, Nebraska, lying between the east ROW line of the Monroe bridge road #473 as described in the Platte Co. road records and the following described line; commencing at a point on the center line and at the south end of the Loup River bridge in Section 7 T17N-R2W; thence northeasterly 40.0 feet (said line forming a 90 deg. angle to the left with the center line of said bridge); thence southeasterly at a 90 deg. angle to the right 114.2 feet; thence continuing southeasterly around a 450.28 ft. curve to the right 631.7 ft.; thence southwesterly on a tangent 214.2 ft; thence continuing southwesterly around a 1870.08 ft. radius curve to the left 526.4 ft.; thence west to the said east ROW line; containing 2.0 acres, more or less; and That part of Lot #5 in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 7 T17N-R2W of the 6<sup>th</sup> P.M., Platte County, Nebraska lying between the east ROW line of the Monroe bridge road #473 as described in the Platte Co. road records and the deed record, book 77, page 407, and the following described line; commencing at a point on the center line and at the south end of the Loup River bridge in Lot 5 NW $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 7 T17N-R2W; thence northeasterly 40.0 ft. (said line forming a 90 deg. angle to the left with the centerline of said bridge); thence southeasterly at a 90 deg. angle to the right of said bridge); thence southeasterly at a 90 deg. angle to the right 114.2 feet; thence continuing southeasterly around a 450.28 ft. radius curve to the right to the south line of said Lot #5, containing 0.75 acres, more or less

Book 170, Page 437 (1979): A tract of land located in Lots 5 and 6 of Section 12, Township 17 North, Range 3 West and SW¼, Section 7, Township 17 North, Range 2 west of the 6<sup>th</sup> P.M., Platte County, Nebraska, more particularly described as follows: An 80.00 ft. strip of land with the centerline beginning at a point on the east line of said Section 12, a distance of 1,000.00 ft. north of the SE corner of said Section 12; thence northerly along and upon the east line of said Section 12, a distance of 262.58 ft.; thence continuing northerly with a 100 ft. strip of land along a 1145.92 ft. radius curve to the left, a distance of 650.00 ft.; thence northwesterly 187.42 ft.; thence continuing northwesterly with a 128.00 ft. strip of land, a distance of 235.00 ft. to the thread of stream of the Loup River, said point being 406.42 ft. west and 2234.49 ft. north of the southeast corner of said Section 12, except 0.44 acres of previously described ROW, containing 2.66 acres, more or less

Kyle west of road

The SE¼SE¼ and Lots 5 and 7 in Section 12, Township 17 North, Range 3 West of the 6<sup>th</sup> P.M., Platte County, Nebraska, and all accretions thereto, except the following described tracts:

Book 73, Page 175 (1930): A parcel of land 26 feet in width bounded on the west by the east right of way line of the J.B.Kummer road, No. 473, as shown on a Platte County Road survey, made in March 1913, and recorded in the Platte County Road Record. This strip of land contains 1.67 acres, more or less, and is all located in the W½SW¼ of Section 7, Township 17 North, Range 2 West of the 6<sup>th</sup> P.M., Platte County, Nebraska

Book 77, Page 47 (1934): Beginning at a point on the east right of way line of the Monroe Bridge Road, as shown on Road Plat. This point being 1423.00 feet north and 98.40 feet east of the SW corner of Section 7, Township 17 North, Range 2 West, running thence in a northeasterly direction for a distance of 1223.60 feet to a point on the north line of the N½SW¼ of Section 7, Township 17 North, Range 2 West and 222.60 feet east of the NW corner of said N½SW¼ of Section 7, running thence w'ly along the north line of said N½SW¼ of Section 7 for a distance of 128.60 feet to the east right of way line of the Monroe Bridge Road as shown on the Road Map. Running thence in a southerly direction along the east right of way line of the Monroe Bridge Road as shown on the Road Plat to the place of beginning, containing 2 3/4 acres, more or less, all being located in the NW¼SW¼ of Section 7, Township 17 North, Range 2 West of the 6<sup>th</sup> P.M., Platte County, Nebraska

Book 170, Page 437 (1979): A tract of land located in Lots 5 and 6 of Section 12, Township 17 North, Range 3 West and SW¼, Section 7, Township 17 North, Range 2 west of the 6<sup>th</sup> P.M., Platte County, Nebraska, more particularly described as follows: An 80.00 ft. strip of land with the centerline beginning at a point on the east line of said Section 12, a distance of 1,000.00 ft. north of the SE corner of said Section 12; thence northerly along and upon the east line of said Section 12, a distance of 262.58 ft.; thence continuing northerly with a 100 ft. strip of land along a 1145.92 ft. radius curve to the left, a distance of 650.00 ft.; thence northwesterly 187.42 ft.; thence continuing northwesterly with a 128.00 ft. strip of land, a distance of 235.00 ft. to the thread of stream of the Loup River, said point being 406.42 ft. west and 2234.49 ft. north of the southeast corner of said Section 12, except 0.44 acres of previously described ROW, containing 2.66 acres, more or less