

McCoy Farm

Butler County

80 Acres

Legal Description

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ Section 12, Township 16 North, Range 1 East of the 6th P.M., Butler County, Nebraska

Location

The farm is located one half mile east and two miles north of Bellwood. Located on the north side of county Road 43.

General Description

This farm is a highly productive gravity irrigated 80 with close proximity to Bellwood. Located at the intersection of county Rd. G and Rd. 43 the farm is on the north side of the road.

Water Supply

Two irrigation wells located along the south boundary. Both wells have a pumping rate of 750 gallons per minute and have 15 HP US electric motors.

ASCS Information

West 48.82 acres

Farmland	48.82 acres
Effective DCP Cropland	48.82 acres
Corn Base	34.75 acres
Soybean Base	3.25 acres
PLC Corn Yield	161
PLC Soybean Yield	35

East 28.4 acres

Farmland	28.4 acres
Effective DCP Cropland	28.4 acres
Corn Base	22.2 acres
PLC Corn Yield	185

2017 Real Estate Taxes

\$5,184.02

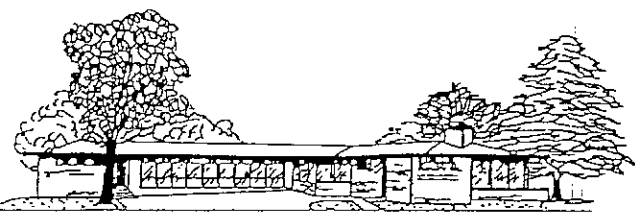
Price

\$792,000

Offered Exclusively By:

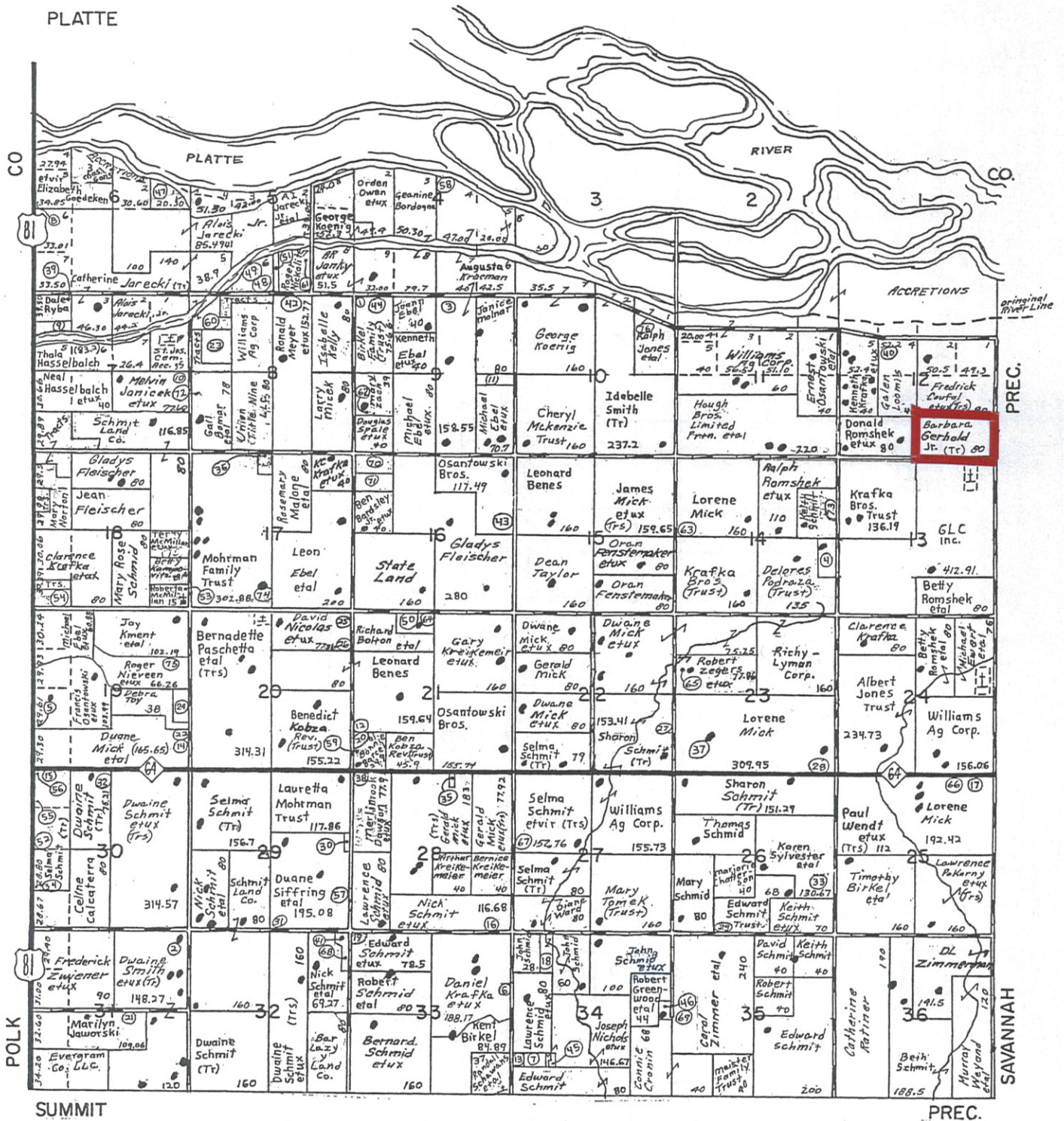
Rambour Realty Co.

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



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PLATTE





United States
Department of
Agriculture

Farm Service Agency
Butler County, Nebraska

Farm 6296





Common Land Unit  PLSS



2016 NAIP Ortho Imagery

2018 Program Year

Map Created January 18, 2018

-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Wetland Provisions

12-16-1E

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



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2016 NAIP Ortho Imagery

2018 Program Year

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-  Cropland
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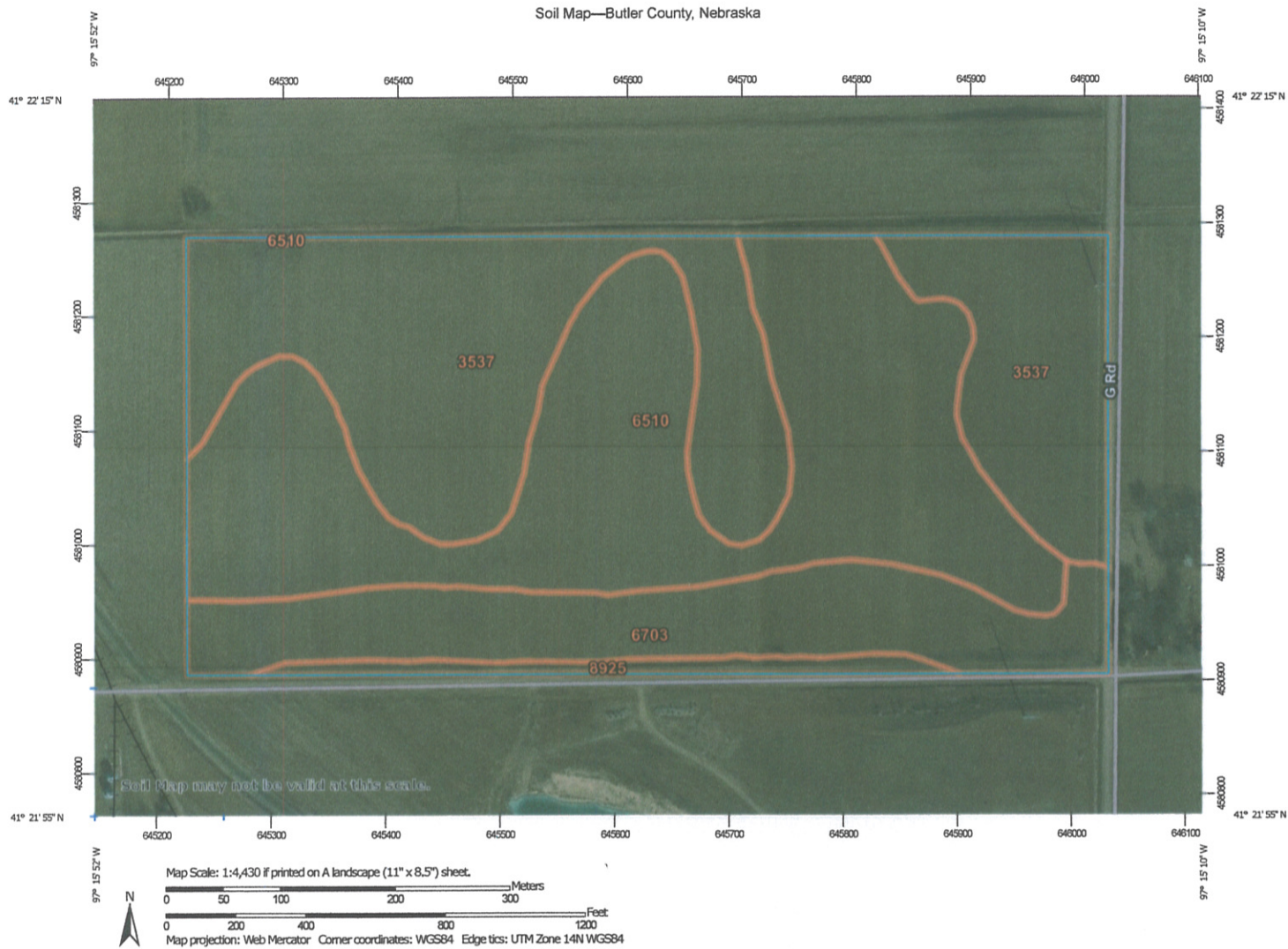
Wetland Determination

-  Restricted Use
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Soil Map—Butler County, Nebraska



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3537	Gibbon silty clay loam, occasionally flooded	29.5	38.5%
6510	Blendon fine sandy loam, 2 to 6 percent slopes	31.7	41.4%
6703	Thurman loamy fine sand, 2 to 6 percent slopes	13.5	17.6%
8925	Simeon loamy sand, 0 to 3 percent slopes	1.9	2.5%
Totals for Area of Interest		76.6	100.0%

NEBRASKA

BUTLER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6297

Prepared : Jul 26, 2018

Crop Year : 2018

Operator Name : JOHN KRAFKA
 Farms Associated with Operator : 31-023-6297, 31-023-7316
 CRP Contract Number(s) : None
 Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
28.40	28.40	28.40	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	28.40	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	22.20	0.00	0	185	100

TOTAL 22.20 0.00

NOTES

Tract Number : 4767

Description : E 30 ac of the S2SE4 12-16-1
 FSA Physical Location : NEBRASKA/BUTLER
 ANSI Physical Location : NEBRASKA/BUTLER
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : ANNE M MCCOY IRREVOCABLE TRUST, JOHN P GERHOLD IRREVOCABLE TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
28.40	28.40	28.40	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	28.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	22.20	0.00	0	185

TOTAL 22.20 0.00

NEBRASKA

BUTLER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

FARM : 6296

Prepared : Jul 26, 2018

Crop Year : 2018

Abbreviated 156 Farm Record

Operator Name : ANTHONY CONRAD KRAFKA
 Farms Associated with Operator : 31-023-105, 31-023-5099, 31-023-5754, 31-023-5792, 31-023-6296, 31-023-6728, 31-023-7361, 31-141-7819, 31-141-7820, 31-141-9771, 31-141-9826, 31-141-9827, 31-141-9828
 CRP Contract Number(s) : None
 Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
48.82	48.82	48.82	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	48.82	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Com	34.75	0.00	0	161	100
Soybeans	3.25	0.00	0	35	100

TOTAL 38.00 0.00

NOTES

Tract Number : 4766

Description : W 50 ac. of the S2SE4 12-16-1
 FSA Physical Location : NEBRASKA/BUTLER
 ANSI Physical Location : NEBRASKA/BUTLER
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : JOHN P GERHOLD IRREVOCABLE TRUST, ANNE M MCCOY IRREVOCABLE TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
48.82	48.82	48.82	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	48.82	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	34.75	0.00	0	161

NEBRASKA

BUTLER

Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

FARM : 6296

Prepared : Jul 26, 2018

Crop Year : 2018

Abbreviated 156 Farm Record

Tract 4766 Continued ...

Soybeans	3.25	0.00	0	35
TOTAL	38.00	0.00		

NOTES

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