

McCoy Farm
Nauman Farm
182.23 Acres

Legal Length legal see attached

Location The farm is located 2 miles east of Monroe on Highway 22, south side of the road.

General Description This is a highly productive gravity irrigated farm located on the north side of the Loup River. There are 126.79 acres that are irrigated and 55.44 acres of trees and Loup River frontage. Along with excellent crop yields this farm offers some excellent deer and turkey hunting.

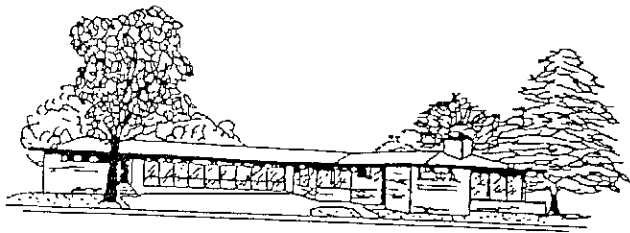
Water Supply Two irrigation wells are located on the farm and both have electric motors. Irrigation pipe has new gates and gaskets and is included in the sale.

ASCS Information

Farmland	135.85 acres
Effective DCP Cropland	126.79 acres
Corn Base	122.58 acres
PLC Corn Yield	154

2017 Real Estate Taxes \$9,661.90

Price \$1,235,718



Offered Exclusively By:

Rambour Realty Co.

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

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Nauman

Part of the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of Section 4, Township 17, Range 2 West of the 6th P.M., Platte County, Nebraska, except the following tracts:

A tract of land and all improvements thereon, if any, for highway right of way purposes located in the SW $\frac{1}{4}$ of Section 4, Township 17 North, Range 2 West of the 6th P.M., Platte County, Nebraska, being more particularly described as follows: Beginning at the northwest corner of said quarter section; thence easterly a distance of 2633.76 feet along the north line of said quarter section to the northeast corner of said quarter section; thence southerly deflecting 089 $^{\circ}$ 33' Right, a distance of 76.48 feet along the east line of said quarter section; thence westerly deflecting 090 $^{\circ}$ 07' Right, a distance of 2633.45 feet to a point on the west line of said quarter section; thence northerly deflecting 089 $^{\circ}$ 44' Right, a distance of 91.75 feet along the west line of said quarter section to the point of beginning containing 5.09 acres, more or less, which includes 3.89 acres, more or less previously occupied as public highway; and

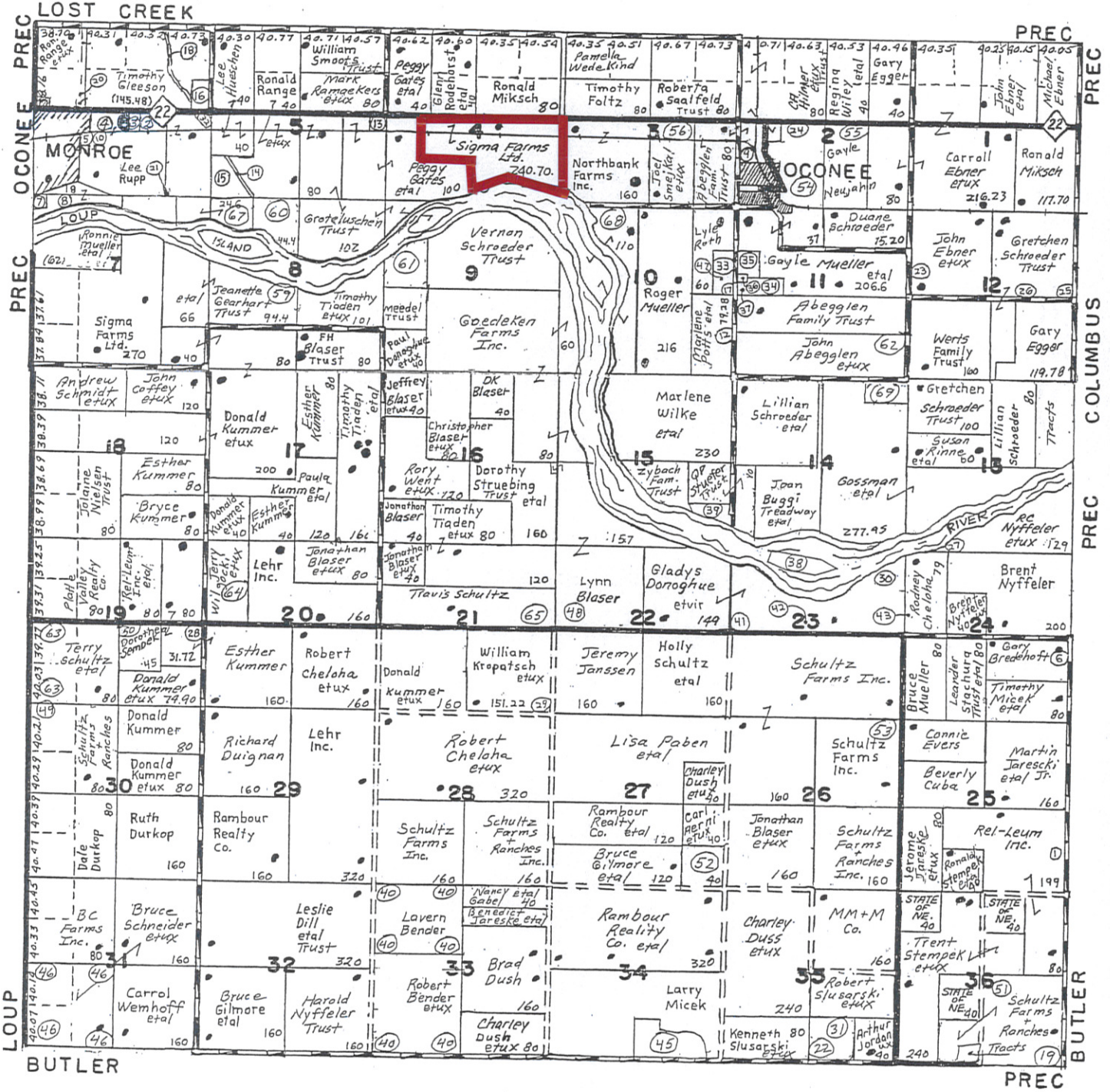
A tract of land and all improvements thereon, if any, for highway right of way purposes located in the SE $\frac{1}{4}$ of Section 4, Township 17 North, Range 2 West of the 6th P.M., Platte County, Nebraska, being more particularly described as follows: Beginning at the northeast corner of said quarter section; thence westerly a distance of 2633.65 feet along the north line of said quarter section to the northwest corner of said quarter section; thence southerly deflecting 090 $^{\circ}$ 29' Left, a distance of 76.48 feet along the west line of said quarter section; thence easterly deflecting 089 $^{\circ}$ 53' Left, a distance of 1028.25 feet; thence easterly deflecting 000 $^{\circ}$ 54' Right, a distance of 1605.35 feet to a point on the east line of said quarter section; thence northerly deflecting 090 $^{\circ}$ 52' Left, a distance of 85.18 feet along the east line of said quarter section to the point of beginning, containing 4.59 acres, more or less, which includes 3.03 acres, more or less previously occupied as public highway

OCONEE EAST PART

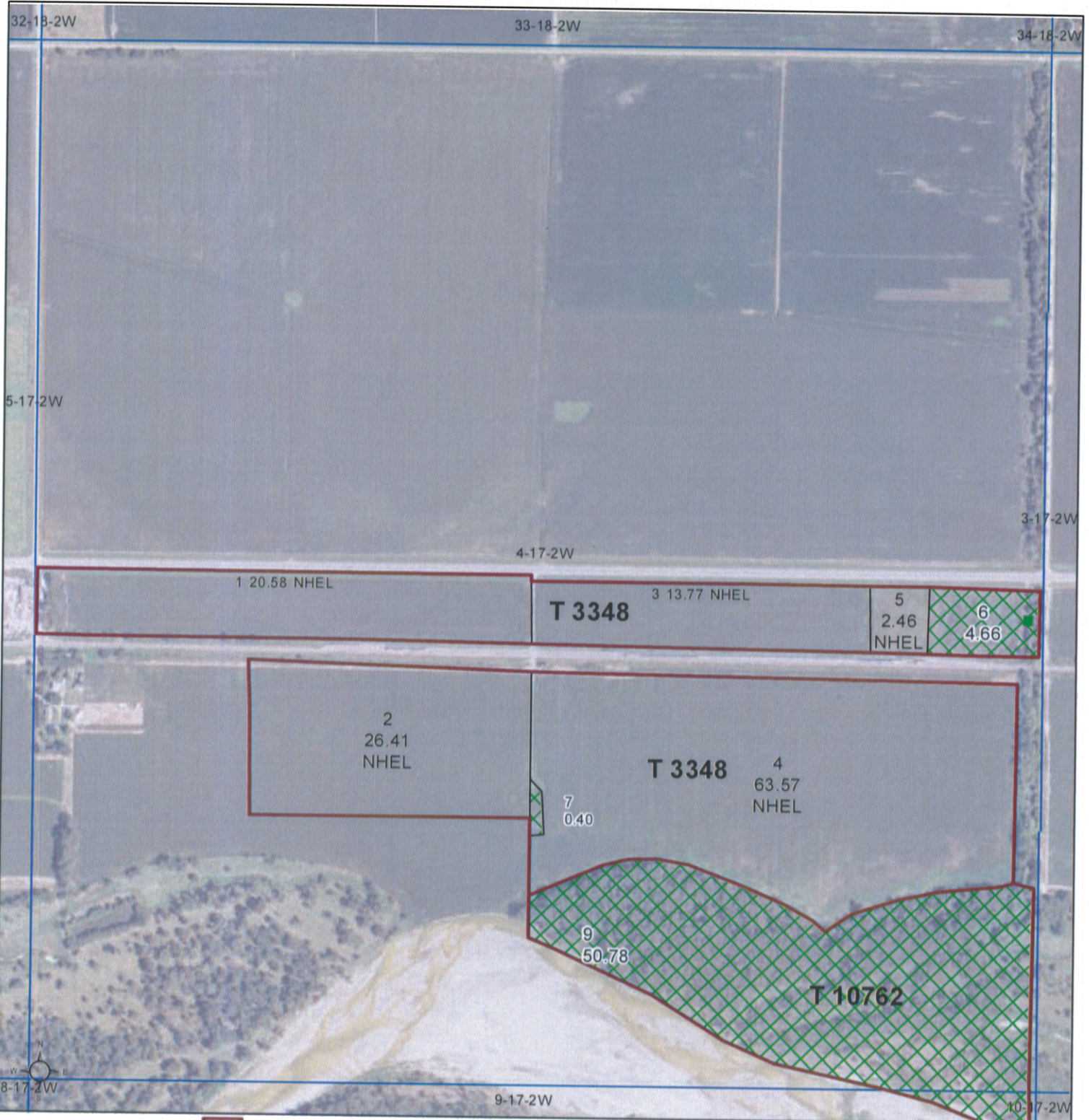
LOUP EAST PART

TOWNSHIP 17N - RANGE 2W

1. Sec.25 Ronald Micek-1.06
2. Sec.6 Central Valley Ag Coop-8.75
3. Sec.6 Central Valley Service-5.33
4. Sec.6 Central Valley Ag Coop
5. Sec.6 Susan Fricke-0.43
6. Sec.24 Steven Abegglen, etux-4
7. Sec.7 Phyllis Laudenklos-2
8. Sec.7 John Gerhold Trust-40
9. Sec.2 Abegglen Family Trust-6.91
10. Sec.6 Craig Gertsch, etux-4.31
11. Sec.35 Robert Slusarski-1
12. Sec.10 Marlene Potts-0.72
13. Sec.5 K. C. Nelsen, Jr.-2.77
14. Sec.5 Loup River PPD-3.50
15. Sec.5 Michael Gottsch, etal-29.80
16. Sec.6 R. A. Slusarski, etux-5.07
17. Sec.10 Gail Channer, etal-1
18. Sec.6 Platte County-7.25
19. Sec.36 Cherry Hill Land & Cattle Inc.
20. Sec.6 Edwin Fricke, Jr.-2.21
21. Sec.6 Rockford Plettner, etux-4.82
22. Sec.35 Alan Scudder-5.99
23. Sec.12 Timothy Held, etux-0.66
24. Sec.2 Dept. of Roads-4.14
25. Sec.12 Cornhusker PPD-1.49
26. Sec.12 L. M. Schroeder-0.58
27. Sec.13 Rodney Cheloha-9
28. Sec.19 German Reformed Congregation-8.28
29. Sec.21 Robert Cheloha, etux-8.78
30. Sec.23 K&H Hideaway LLC-
31. Sec.35 Mark Dahlberg, etux
32. Sec.6 State -1.76
33. Sec.10 John Abegglen
34. Sec.11 Abegglen Family Trust -14.54
35. Sec.11 Brandon Finkral-14.77
36. Sec.11 Michael O'Hearn, etal-2
37. Sec.11 Walter Kittrell, etux-1
38. Sec.23 Mike Haskovic-22.9
39. Sec.15 Lee Seda, etux-23.2
40. Sec.33 Sandy Pine Systems Inc.
41. Sec.23 David Donoghue, etux-2.24
42. Sec.23 John Donoghue, etux-4.36
43. Sec.24 Rodney Cheloha-1
44. Sec.9 Goedecken Farms Inc.-0.76
45. Sec.34 CSS Potato Farms LLC-48.54
46. Sec.31 Lost Island Inc.-18.5
47. Sec.10 Gregory Wemhoff-1.62
48. Sec.22 Timothy Taden, etux-27.74
49. Sec.30 Richard Fisher Jr.-18.97
50. Sec.19 Cletus Sempke-2.64
51. Sec.36 Mickey Jarecki Trust, etal-4.87
52. Sec.27 Schultz Farms & Ranches Inc.-40
53. Sec.26 Terry Schultz, etux
54. Sec.2 Jon Abegglen, etux
55. Sec.2 Bryan Dietrich, etux
56. Sec.3 John Stires, etux
57. Sec.6 William Smoots
58. Sec.7 Steven Lloyd, etux
59. Sec.8 Lynn Blaser
60. Sec.8 Stacey Brookhaus, etal
61. Sec.9 Soulliere Property Mgmt. LLC
62. Sec.11 Michael Kruse, etux
63. Sec.19 Richard Fisher Jr.
64. Sec.20 Roger Yrkaski
65. Sec.21 Tracy McBride
66. Sec.24 Cynthia Wiese
67. Sec.8 Randy Johnson
68. Sec.10 Timothy Held
69. Sec.14 Gary Kruse



BUTLER PREC



Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

2016 NAIP Ortho Imagery

2018 Program Year
 Map Created January 29, 2018

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Wetland Provisions

4-17-2W

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).

Abbreviated 156 Farm Record

Tract 3347 Continued ...

NOTES

★ Tract Number : 3348

Description : Pt S2 4-17-2W
 FSA Physical Location : NEBRASKA/PLATTE
 ANSI Physical Location : NEBRASKA/PLATTE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : ANNE M MCCOY
 Other Producers : None
 Recon ID : 31-141-2016-270

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
131.85	126.79	126.79	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	126.79	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	122.58	0.00	0	154
TOTAL	122.58	0.00		

NOTES

Tract Number : 10762

Description : S2SE4 4-17-2W
 FSA Physical Location : NEBRASKA/PLATTE
 ANSI Physical Location : NEBRASKA/PLATTE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : ANNE M MCCOY
 Other Producers : None
 Recon ID : 31-141-2016-270

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
50.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Parcel Information	
Parcel ID:	710028861
Map Number	17-2W0-04-0000-00010
State Geo Code	2409-04-0-00006-000-0010
Cadastral #	2W-29
Images	
Current Owner:	MCCOY/ANNE M % RAMBOUR REALTY PO BOX 6 COLUMBUS, NE 68602-0006
Situs Address:	
Tax District:	125
School District:	TWIN RIVER 30, 63-0030
Account Type:	Agricultural
Legal Description:	4 17 2W PT N1/2 SW & SE
Lot Width:	N/A
Lot Depth:	N/A
Lot Size:	N/A

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2018	\$1,050,995	\$1,050,995	\$0	\$0
2017	\$1,081,985	\$1,081,985	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2017	\$9,661.90	0.998538
2016		1.031532

2017 Tax Levy	
Description	Rate
AG SOCIETY	0.01047300
TWIN RIVER 30	0.61707900
OCONEE TWP	0.01844100
LOWER LOUP NRD	0.03008300
PLATTE COUNTY	0.19157400
COUNTY LIBRARY	0.00326000
ESU #7	0.01557100
CENTRAL COMMUNITY COLLEGE	0.09430200
MONROE RFD	0.01775500

Agricultural Land Information				
Soil Symbol	Landuse	LVG	Unit Value	Acres
1438	GRAS	1G1	\$1,800.00	1.250
8476	GRAS	4G1	\$1,600.00	3.860
9986	GRAS	4G	\$1,600.00	0.040

7/25/2018

Platte County Assessor



1438	GRT1	1G1T1	\$1,800.00	0.960
PE	PE	PE	\$0.00	3.380
1438	REG-IRRG	1A1	\$8,675.00	102.740
8476	REG-IRRG	4A1	\$5,840.00	21.230
8425	RGGRAS	4GRG	\$500.00	4.100
9903	RGGRAS	4GRG	\$500.00	2.650
9999	RGGRAS	4GRG	\$500.00	1.180
RO	ROAD	RO	\$0.00	0.230
ROW-NORD	ROW-NORD	ROW-NORD	\$0.00	0.780
1438	RTGRT1	1G1T1RT	\$500.00	1.580
8425	RTGRT1	4GT1RT	\$500.00	30.850
9903	RTGRT1	4GT1RT	\$500.00	6.090
9999	RTGRT1	4GT1RT	\$500.00	3.900
WW	WASTE	WW	\$100.00	3.450
			Total:	188.27

Sales Information			
Sale Date	Sale Price	Book & Page	Grantor
10/05/2017	\$0.00	238 / 959	GERHOLD FAMILY PROPERTIES LLC
10/05/2017	\$0.00	238 / 955	SIGMA FARMS LTD

Property Classification			
Status:	Unimproved	Location:	Rural
Property Class:	Agricultural	City Size:	No Population
Zoning:		Lot Size:	>160.00 ac.

Residential Datasheet			
Zoning:		Quality:	
Year Built:	0	Style:	
Exterior:		Bathrooms:	0.00
Bedrooms:	0	Heating/Cooling:	
Plumbing Fixtures:	0	Min Finish:	0 sq. ft
Basement Size:	0 sq. ft	Part Finish:	0 sq. ft
Building Size:	0 sq. ft		