

Gerhold Family Properties LLC

Oconee Pasture

135.23 Acres +/-

Legal Description

A tract of land located in Section 17 and Section 18, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Beginning at the northwest corner of Section 17, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence N88°19'51"E on the north line, NW ¼ of Section 17, T17N, R1W, 1327.50 feet to the northeast corner, W ½ NW ¼ of Section 17; thence S 01°33'35"E, 2000.00 feet; thence S 47°41'52" W, 75.00 feet, to point on the thread of the stream of the Loup River; thence on the thread of the Loup River N42°18'08" W, 557.94 feet, thence on the thread of the Loup River N85°01'05" W, 254.68 feet; thence on the thread of the Loup River N 57°36'01" W, 525.01 feet; thence on the thread of the Loup River N 86°53'19" W, 13.74 feet; thence on the thread of the Loup River S 56°16'08" W, 493.45 feet; thence on the thread of the Loup River S 57°42'19" W, 430.95 feet; thence on the thread of the Loup River S 63°40'58" W, 422.48 feet; thence on the thread of the Loup River S 57°10'56" W, 250.41 feet; thence on the thread of the Loup River S 76°37'17" W, 645.02 feet; thence N 13°22'43" W, 533.05 feet; thence N 01°33'45" W, 651.70 feet; thence N 89°50'03" E, 478.21 feet; thence N 01°53'48" W, 992.29 feet, to a point on the north line of Section 18, T17N, R1W; thence N 88°21'46" E, on the north line, NE ¼ of Section 18, 1964.37 feet to the point of beginning, containing 135.23 acres, more or less

General Description

Located just east of Lake Oconee, this pasture has a carrying capacity of 30 cow calf pairs. Water source is a sand pit located in the southeast corner of the property. Approximately 3,900 feet of Loup River frontage makes this property very appealing to today's outdoorsman.

2018 Real Estate Taxes

\$1,516.80

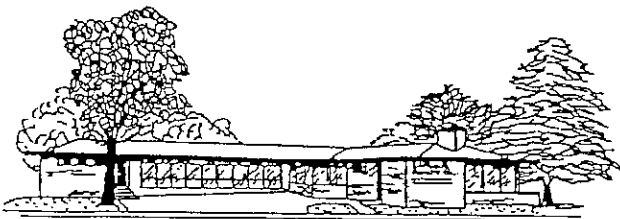
Price

\$4,000 per acre

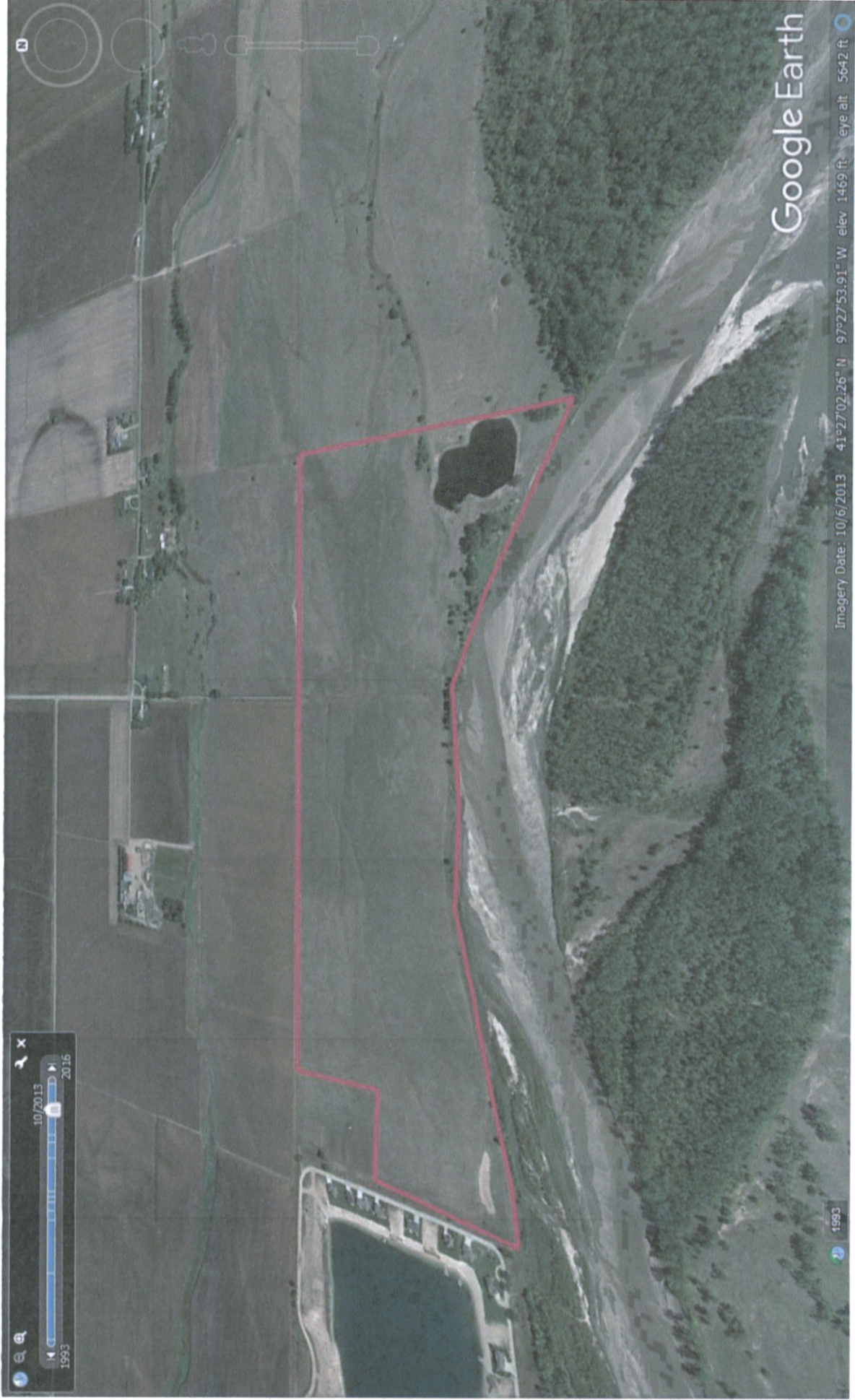
Offered Exclusively By:

Rambour Realty Co.

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



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1993 10/20/13 2015

Imagery Date: 10/6/2013 41°27'02.26" N 97°27'53.91" W elev 1459 ft eye alt 5642 ft

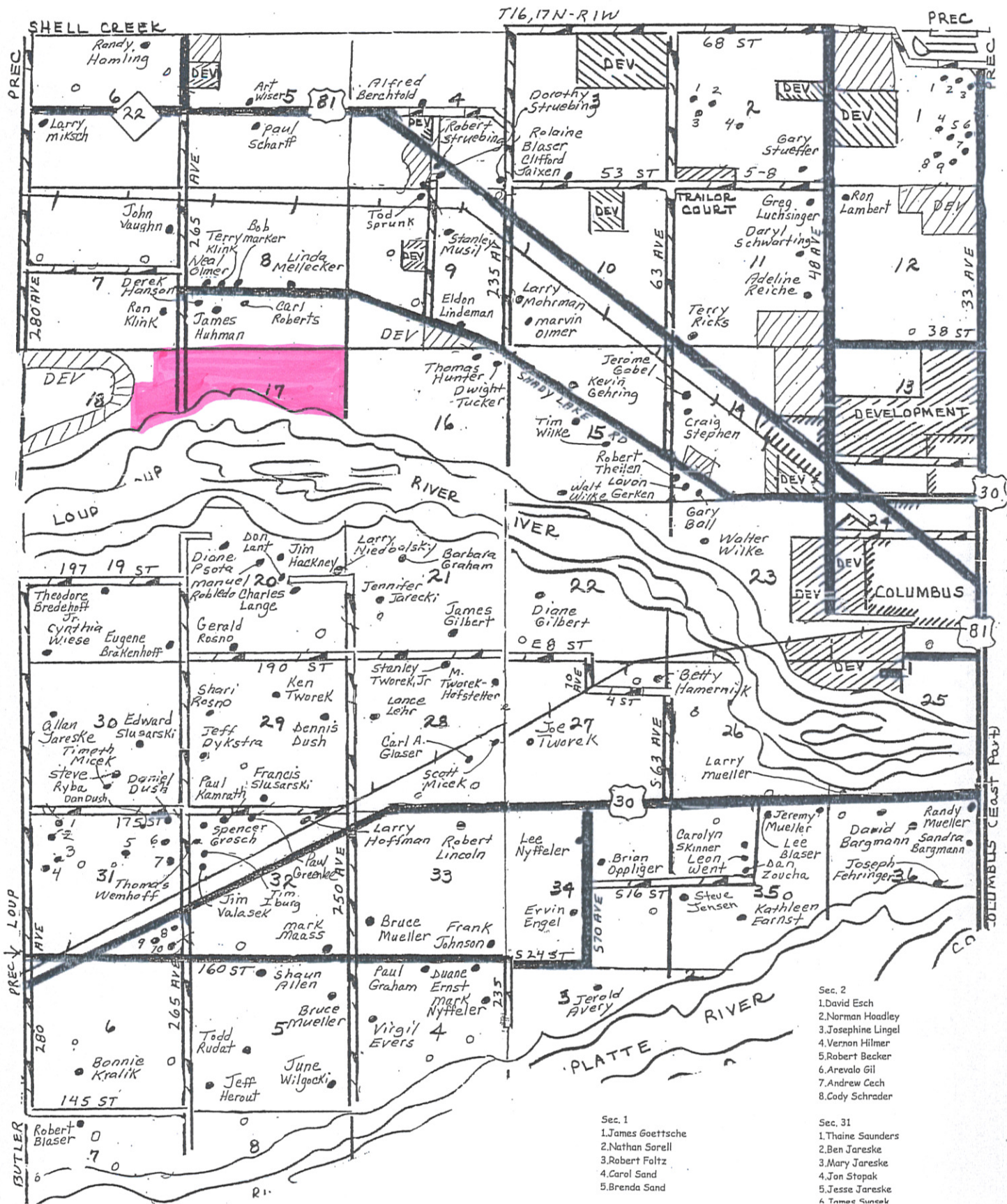
Google Earth

BUTLER

(East Part)

COLUMBUS

(West Part)



1/9/2019

Platte County Assessor



Parcel Information

Parcel ID:	710023541
Map Number	17-1W0-18-0000-00210
State Geo Code	2407-18-1-00005-000-0210
Cadastral #	1W-33
Images	
Current Owner:	GERHOLD FAMILY PROPERTIES LLC % REMBOUR REALTY PO BOX 6 COLUMBUS, NE 68602-0006
Situs Address:	
Tax District:	19
School District:	LAKEVIEW COMMUNITY 5, 71-0005
Account Type:	Agricultural
Legal Description:	18 17 1W NE NE & SE NE
Lot Width:	N/A
Lot Depth:	N/A
Lot Size:	N/A

Assessed Values

<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Outbuilding</u>	<u>Dwelling</u>
2018	\$97,785	\$97,785	\$0	\$0
2017	\$97,785	\$97,785	\$0	\$0

Yearly Tax Information

<u>Year</u>	<u>Amount</u>	<u>Levy</u>
2018	\$913.38	1.037885
2017		1.0395783

2018 Tax Levy

<u>Description</u>	<u>Rate</u>
PLATTE COUNTY	0.20708400
LAKEVIEW COMMUNITY 5	0.58285000
COUNTY LIBRARY	0.00327400
AG SOCIETY	0.01100900
LAKEVIEW COMMUNITY 5 BOND	0.05479500
ESU #7	0.01500000
CENTRAL COMMUNITY COLLEGE	0.09595600
COLUMBUS TWP	0.02098000
MONROE RFD	0.01746100
LOWER LOUP NRD	0.02947600

Agricultural Land Information

<u>Soil Symbol</u>	<u>Landuse</u>	<u>LVG</u>	<u>Unit Value</u>	<u>Acres</u>
0100	CRAG	CC	\$1,000.00	10.0000

1/9/2019

Platte County Assessor



2331	GRAS	3G	\$1,650.00	2.770
8420	GRAS	3G	\$1,650.00	16.250
2100	RGGRAS	3GRG	\$500.00	0.100
8420	RGGRAS	3GRG	\$500.00	1.370
9999	RGGRAS	4GRG	\$500.00	0.020
ROW-NORD	ROW-NORD	ROW-NORD	\$0.00	1.430
2100	RTGRT1	3GT1RT	\$500.00	0.080
8420	RTGRT1	3GT1RT	\$500.00	1.260
9903	RTGRT1	4GT1RT	\$500.00	0.300
9999	RTGRT1	4GT1RT	\$500.00	0.790
WW	WASTE	WW	\$100.00	0.470
			Total:	63.27

Sales Information

<u>Sale Date</u>	<u>Sale Price</u>	<u>Book & Page</u>	<u>Grantor</u>
10/05/2017	\$0.00	238 / 955	
01/26/2017	\$0.00	236 / 1185	SIGMA DEVELOPMENT L L C

Property Classification

<u>Status:</u>	Unimproved	<u>Location:</u>	Rural
<u>Property Class:</u>	Agricultural	<u>City Size:</u>	No Population
<u>Zoning:</u>		<u>Lot Size:</u>	40.01-160.00 ac.

Residential Datasheet

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

1/9/2019

Platte County Assessor



Parcel Information

Parcel ID: 710023499
Map Number 17-1W0-17-0000-00750
State Geo Code 2407-17-2-00005-000-0750
Cadastral # 1W-33
Images
Current Owner: GERHOLD FAMILY PROPERTIES LLC % RAMBOUR REALTY
 PO BOX 6
 COLUMBUS, NE 68602-0006
Situs Address:
Tax District: 18
School District: LAKEVIEW COMMUNITY 5, 71-0005
Account Type: Agricultural
Legal Description: 17 17 1W NW NW
Lot Width: N/A
Lot Depth: N/A
Lot Size: N/A

Assessed Values

<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Outbuilding</u>	<u>Dwelling</u>
2018	\$64,820	\$64,820	\$0	\$0
2017	\$64,820	\$64,820	\$0	\$0

Yearly Tax Information

<u>Year</u>	<u>Amount</u>	<u>Levy</u>
2018	\$603.42	1.03474
2017		1.0362623

2018 Tax Levy

<u>Description</u>	<u>Rate</u>
PLATTE COUNTY	0.20708400
LAKEVIEW COMMUNITY 5	0.58285000
COUNTY LIBRARY	0.00327400
AG SOCIETY	0.01100900
LAKEVIEW COMMUNITY 5 BOND	0.05479500
ESU #7	0.01500000
CENTRAL COMMUNITY COLLEGE	0.09595600
COLUMBUS TWP	0.02098000
COLUMBUS RFD	0.01431600
LOWER LOUP NRD	0.02947600

Agricultural Land Information

<u>Soil Symbol</u>	<u>Landuse</u>	<u>LVG</u>	<u>Unit Value</u>	<u>Acres</u>
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1/9/2019

Platte County Assessor

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8420	GRAS	3G	\$1,650.00	9.940
9999	GRAS	4G	\$1,600.00	0.890
ROW-NORD	ROW-NORD	ROW-NORD	\$0.00	0.540
8420	RTGRT1	3GT1RT	\$500.00	1.590
8425	RTGRT1	4GT1RT	\$500.00	0.960
WATER	WATER	WATER	\$500.00	4.020
Total:				44.43

Sales Information

<u>Sale Date</u>	<u>Sale Price</u>	<u>Book & Page</u>	<u>Grantor</u>
10/05/2017	\$0.00	238 / 955	SIGMA FARM LIMITED PARTNERSHIP
01/26/2017	\$0.00	236 / 1185	SIGMA DEVELOPMENT L L C

Property Classification

<u>Status:</u>	Unimproved	<u>Location:</u>	Rural
<u>Property Class:</u>	Agricultural	<u>City Size:</u>	No Population
<u>Zoning:</u>		<u>Lot Size:</u>	20.00-40.00 ac.

Residential Datasheet

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