

Gerhold Family Properties LLC

Houser Pasture

145 Acres +/-

Legal Description

A tract of land in Lot 5, Section 12, T16N, R1W of the 6th P.M., Polk County, Nebraska, more particularly described as follows: Beginning at a point 2405' north of the SE corner of said Section 12 and 50' west at a right angle with the east line of said Section 12; thence north 8614' west a distance of 727.5'; thence south along a line parallel to the east line of Section 12 a distance of 747.5'; thence south 900' west to the west line of Lot 5; thence south along the west line of Lot 5 a distance of 66'; thence east to a point 1640' north of the SE corner of Section 12 and 710' west at a right angle with the east line of Section 12; thence north parallel with the east line of Section 12 a distance of 715.1'; thence east to a point 50' west of said east line of Section 12 and 2311' north of said SE corner of Section 12 a distance of 661.5'; thence north parallel to said east line a distance of 94' to point of beginning; and

Also, a tract of land located in Lot 5, Section 12, T16N, R1W of the 6th P.M., Polk County, Nebraska, more particularly described as follows: Starting from a point 2405' north and 50' west of the SE corner of Section 12; thence north 8614' west a distance of 1100' to point of beginning; thence south 4816' west to the west line of Lot 5; thence north on the west line of Lot 5 to the center line of south channel of Platte River; thence north 5730' east to a point on the center line of said channel; thence south 004' west to the point of beginning; and

All of Lot 6, Section 12, T16N, R1W of the 6th P.M., Polk County, Nebraska; and

A tract of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, T16N, R1W of the 6th P.M., Polk County, Nebraska, more particularly described as: Beginning at a point 1436' west of the SE corner of said Section 12; thence west to the SW corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence north to the NW corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence east to a point on the north line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ at a distance of 1370' west of the east line of said Section 12; thence south to a point 641' north of the south line of Section 12; thence west 66'; thence south 641' to point of beginning; and

All of Lot 4 in Section 12, T16N, R1W of the 6th P.M., Polk County, Nebraska, except a tract more particularly described as: Beginning at point on the south line of Lot 4 at a distance of 1370' west of the east line of Section 12; thence north to a point 1631.4' north of the south line of Section 12; thence east to the east line of Lot 4; thence south to the SE corner of Lot 4; thence west to point of beginning, and except a second tract more particularly described as beginning at a point 1697.4' north of the south line and 1370' west of the east line of Section 12 and thence north a distance of 624.7'; thence north 4152' east to the east line of Lot 4; thence south along the east line of Lot 4 to a point 1697.4' north of the south line of Section 12; thence west to point of beginning

2018 Real Estate Taxes

\$3,130.24

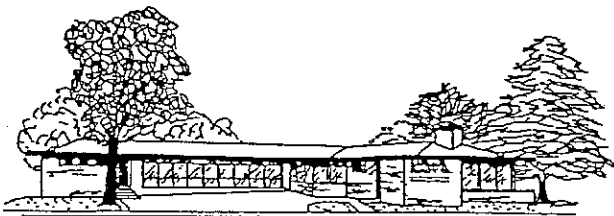
Price

\$3,000 per acre

Offered Exclusively By:

Rambour Realty Co.

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

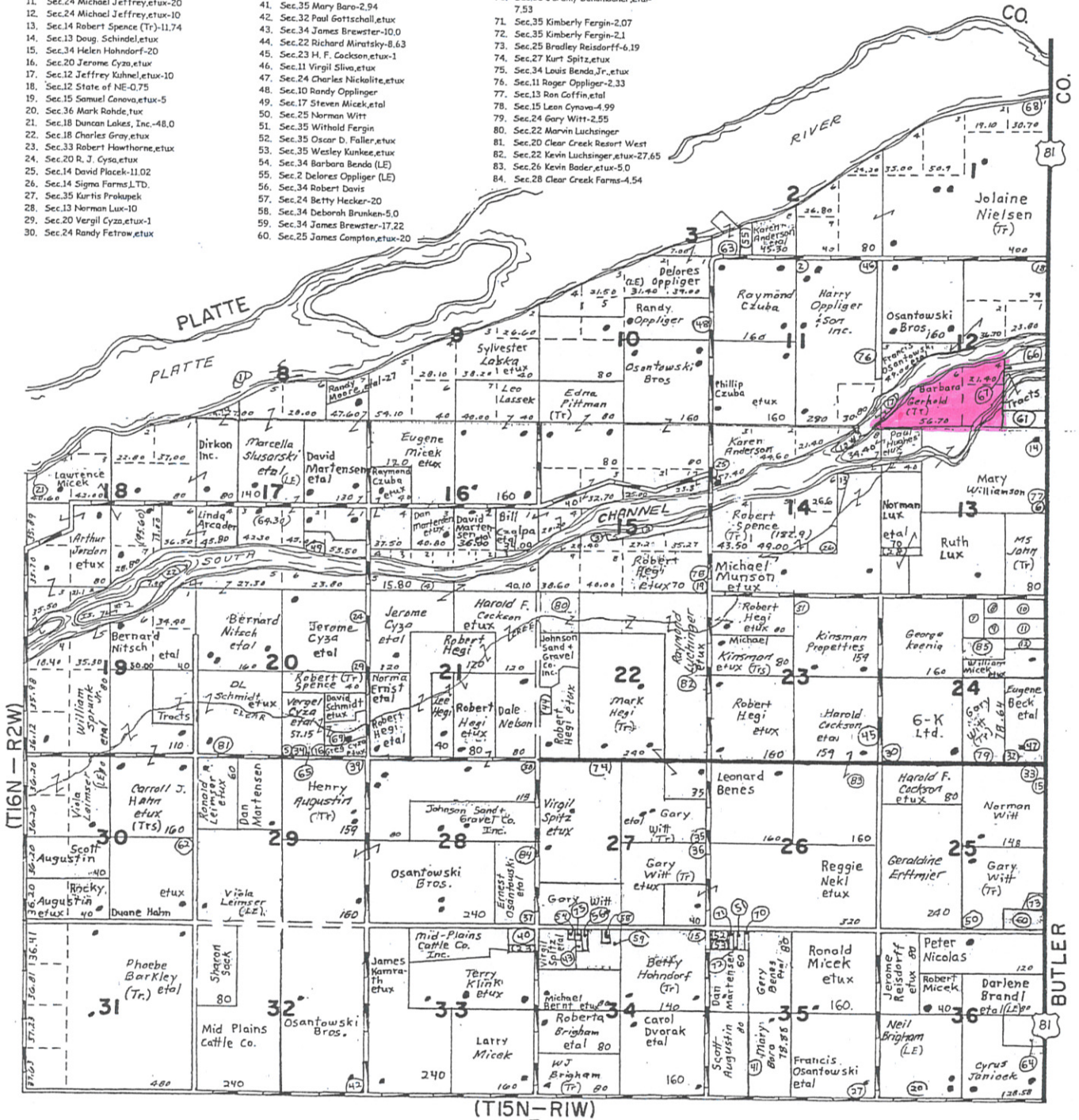


THE INFORMATION CONTAINED HEREIN HAS EITHER BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OBTAINED FROM SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY THE ITEMS OF INCOME AND EXPENSE AND ALL OTHER INFORMATION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

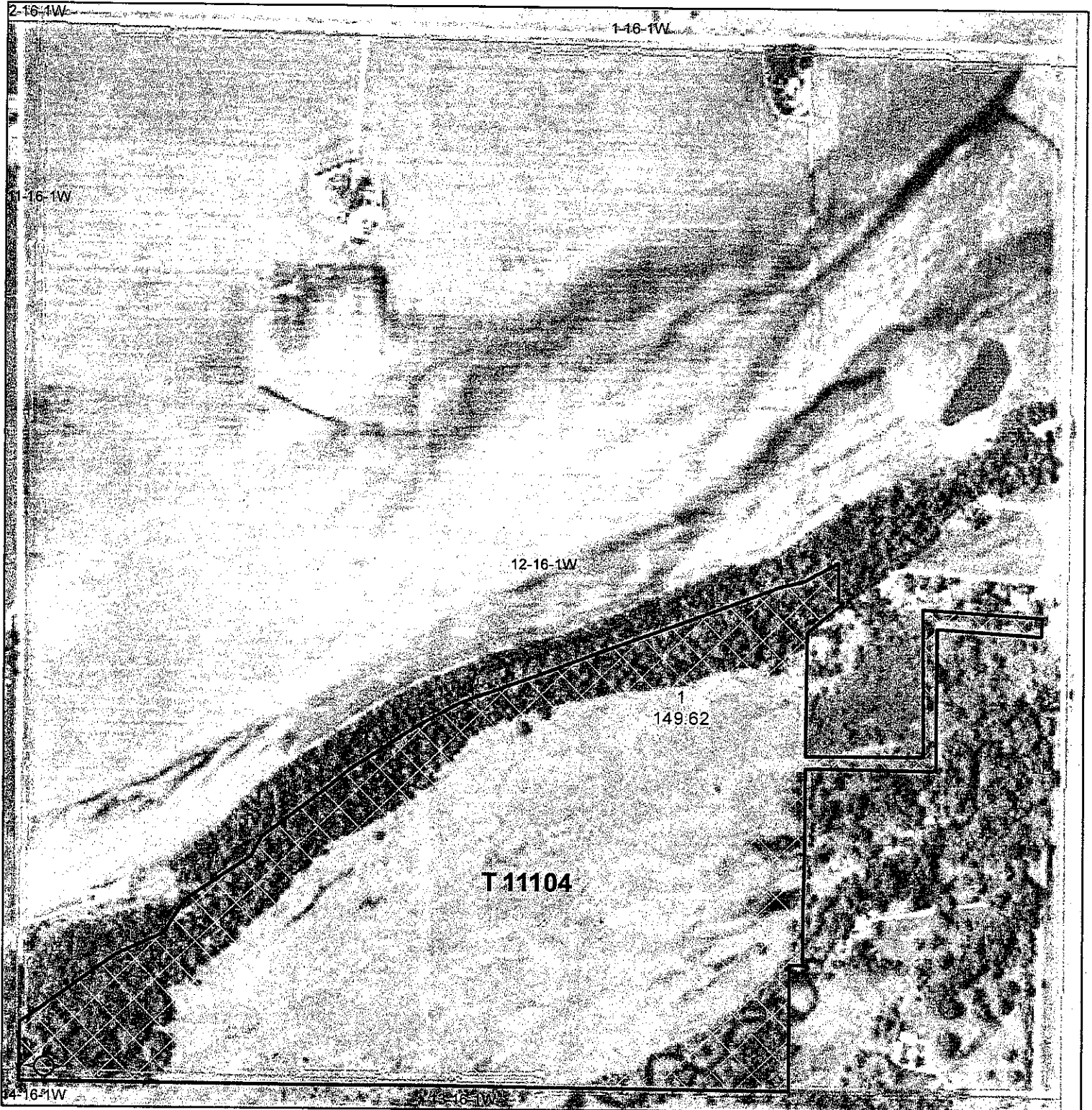
CLEAR CREEK ISLAND (NE Part)

TOWNSHIP 16 NORTH - RANGE 1 WEST OF 6TH P.M.

1. Sec. 8 A. J. Torzek, et al
2. Sec. 11 Roger Schmidt, et ux-2.32
3. Sec. 15 Robert Hegi, et ux
4. Sec. 16 Charles Bouch-29.8
5. Sec. 20 Larry Nickalite, et ux
6. Sec. 13 State-1
7. Sec. 24 Cath. Jarecki, et al-20
8. Sec. 24 Ronald Schmid, et ux (LE)-10
9. Sec. 24 Bernard Schmid-10
10. Sec. 24 Elaine Kyander, et al-20
11. Sec. 24 Michael Jeffrey, et ux-20
12. Sec. 24 Michael Jeffrey, et ux-10
13. Sec. 14 Robert Spence (Tr)-11.74
14. Sec. 13 Doug. Schindler, et ux
15. Sec. 34 Helen Hahndorf-20
16. Sec. 20 Jerome Cyza, et ux
17. Sec. 12 Jeffrey Kuhnle, et ux-10
18. Sec. 12 State of NE-0.75
19. Sec. 15 Samuel Canova, et ux-5
20. Sec. 36 Mark Rohde, et ux
21. Sec. 18 Duncan Lakes, Inc.-48.0
22. Sec. 18 Charles Gray, et ux
23. Sec. 33 Robert Hawthorne, et ux
24. Sec. 20 R. J. Cyza, et ux
25. Sec. 14 David Placek-11.02
26. Sec. 14 Sigma Farms, L.T.D.
27. Sec. 35 Kurtis Prokapek
28. Sec. 13 Norman Lux-10
29. Sec. 20 Vergil Cyza, et ux-1
30. Sec. 24 Randy Fetrow, et ux
31. Sec. 23 Norma Hamling-1
32. Sec. 24 David Hamling-2.31
33. Sec. 25 Robert Pasonault-3.95
34. Sec. 20 Dennis Nickalite
35. Sec. 27 D. R. Spitz, et ux-2
36. Sec. 27 Duane Spitz, et ux-2
37. Sec. 28 Ricky Weverka-1.25
38. Sec. 28 Bonita Fisher-1
39. Sec. 29 Pamela Shorney-1
40. Sec. 33 Aaron Micek, et ux
41. Sec. 35 Mary Baro-2.94
42. Sec. 32 Paul Gottschall, et ux
43. Sec. 34 James Brewster-10.0
44. Sec. 22 Richard Mirafsky-8.63
45. Sec. 23 H. F. Cackon, et ux-1
46. Sec. 11 Virgil Silve, et ux
47. Sec. 24 Charles Nickalite, et ux
48. Sec. 10 Randy Opplinger
49. Sec. 17 Steven Micek, et al
50. Sec. 25 Norman Witt
51. Sec. 35 Withold Fergin
52. Sec. 35 Oscar D. Faller, et ux
53. Sec. 35 Wesley Kunkke, et ux
54. Sec. 34 Barbara Benda (LE)
55. Sec. 2 Delores Opplinger (LE)
56. Sec. 34 Robert Davis
57. Sec. 24 Betty Hecker-20
58. Sec. 34 Deborah Brunken-5.0
59. Sec. 34 James Brewster-17.22
60. Sec. 25 James Compton, et ux-20
61. Sec. 12 Helen Zachell, et ux-20.5
62. Sec. 30 John Einspahr, et ux
63. Sec. 2 Randy Opplinger
64. Sec. 36 Marilyn Jaworski
65. Sec. 20 Scott Nickalite, et ux
66. Sec. 12 Raymond Rinkal
67. Sec. 12 Lilienthal's Sub.
68. Sec. 1 Joseph Fehringer
69. Sec. 20 Clear Creek Sub.
70. Sec. 35 Jeremy Schumacher, et al-7.53
71. Sec. 35 Kimberly Fergin-2.07
72. Sec. 35 Kimberly Fergin-2.1
73. Sec. 25 Bradley Reisdorff-6.19
74. Sec. 27 Kurt Spitz, et ux
75. Sec. 34 Louis Benda, Jr., et ux
76. Sec. 11 Roger Opplinger-2.33
77. Sec. 13 Ron Coffin, et al
78. Sec. 15 Leon Cyza-4.99
79. Sec. 24 Gary Witt-2.55
80. Sec. 22 Marvin Luchinger
81. Sec. 20 Clear Creek Revert West
82. Sec. 22 Kevin Luchinger, et ux-27.65
83. Sec. 26 Kevin Bader, et ux-5.0
84. Sec. 28 Clear Creek Farms-4.54



(T15N - R1W)



Common Land Unit ☐ PLSS

☐ Non-Cropland
☐ Tract Boundary

2018 NAIP Ortho Imagery

2019 Program Year

Map Created April 03, 2019

Wetland Determination Identifiers

- ☒ Restricted Use
- ☐ Limited Restrictions
- ☐ Exempt from Wetland Provisions

12-16-1W

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).

4/2016



Google

8/12/2019

Polk County Assessor



Parcel Information

Parcel ID	720022078
Links	
Map Number	2639-12-0-00000-000-0003
Cadastral #	
Current Owner	GERHOLD FAMILY PROPERTIES LLC RAMBOUR REALTY
Mailing Address	PO BOX 6 COLUMBUS, NE 68602-0000
Situs Address	
Tax District	78
Tax ID	
School District	SHELBY/RISING CITY 32
Neighborhood	1
Property Class	Agricultural
Lot Width x Depth	
Legal Description	PART OF SE1/4 & GOVT LOT 6 IN SW1/4 12-16-1 (145.00 ACRES)~

Assessed Values

Year	Total	Land	Improvements	Outbuildings
2019	\$293,820	\$293,820	\$0	\$0

2018 Tax Information

Taxes	\$3,130.24
Tax Levy	1.165055

2018 Tax Levy

Description	Rate
AG SOCIETY	0.004088
CENTRAL COMM COLLEGE	0.095956
DUNCAN FIRE #4	0.016797
ESU #7	0.015000
HISTORICAL SOCIETY	0.001363
NRD-CENT. PLATTE	0.025761
POLK COUNTY	0.166090
SHELBY/RISING CITY 32	0.710000
SHELBY/RISING CITY 32	0.130000
BOND	

5 Year Sales History

Date	Book/Page	# Parcels	Grantor	Price
2017/10/05	100-557	1	GERHOLD/JOHN P (TRUSTEE ET~AL	\$0.00
2016/03/26	51-777	1	GERHOLD/JOHN P (TRUSTEE ET~AL	\$0.00

8/12/2019

Polk County Assessor



Property Classification

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

Historical Valuation Information

Year	Billed Owner	Land	Impr	Outbldg	Total	Taxable	Taxes
2018	GERHOLD FAMILY PROPERTIES LLC	\$294,960	\$0	\$0	\$294,960	\$294,960	\$3,130.24
2017	GERHOLD FAMILY PROPERTIES LLC	\$294,960	\$0	\$0	\$294,960	\$294,960	\$2,983.16
2016	GERHOLD/JOHN P (TRUSTEE ET AL	\$259,190	\$0	\$0	\$259,190	\$259,190	\$2,537.64
2015	GERHOLD/JOHN P (TRUSTEE ET AL	\$215,750	\$0	\$0	\$215,750	\$215,750	\$2,075.68
2014	GERHOLD/JOHN P (TRUSTEE ET AL	\$172,310	\$0	\$0	\$172,310	\$172,310	\$1,714.42

Farm Residence Datasheet

Type	Heat Type
Quality / Condition	Foundation
Arch. Type	Slab Area
Year Built	Crawl Area
Actual Age N/A	Basement Area sq. ft.
Ext. Wall 1	Min Finish
Ext. Wall 2	Rec Finish
Base Area	Part Finish
Total Area	Bedrooms
Style 1	Bathrooms
Style 2	Garage Type
Roof Type	Garage Area

Agland Inventory

Soil Symbol	Soil Name	Land Use	LVG Code	Spot LVG	Value/Acre	Acres	Total Value
2342	Inavale Loamy Sand, 3-6%	GRAS	4G1		2,100	3	6,300
2353	Inavale-Platte Complex	GRAS	3G		2,200	75	165,000
6312	Barney Loam Freq Flooded	GRAS	4G1		2,100	5	10,500
8401	Alda FS Loam-Occ Flooded	GRAS	3G		2,200	11	24,200
8418	Boel Loam - Occ Flooded	GRAS	3G		2,200	28	61,600
2353	Inavale-Platte Complex	GRT1	3T		1,150	1	1,150
6312	Barney Loam Freq Flooded	GRT1	4T1		1,150	21.8	25,070
PDS	ROADS	ROAD	PDS		0	0.2	0

8/12/2019

Polk County Assessor



Building Permits			
Permit #	Date	Description	Amount
11-CORR	07/12/2010	CORRECT ACRES TO 145 PER DEED 70-327	
09-CORR	01/01/2009	ADD .2 ROADS	
08-CORR	03/14/2008	UPDATE LAND USE PER GIS REVIEW	