

Kent Rockwell Revocable Trust
78 Acres Center Pivot Irrigated

Legal Description

East Half of the Northwest Quarter Section 5, Township 17 North,
Range 1 West of the 6th P.M., Platte County, NE

Location

The farm is located one half mile west of the Highway 81 / Highway 22
junction.

Soil Classifications

O'Neill fine sandy loam, 0-2 percent slopes, 11.8 acres
Lawet silt loam occasionally flooded, 3.8 acres
Moody silty clay loam, 0-2 percent slopes, 3.2 acres
Alcester silty clay loam, 2-6 percent slopes, eroded, 28.2 acres
Nora silt loam, 2-6 percent slopes, eroded, .9 acres
Moody silty clay loam, 2-6 percent slopes, eroded .6 acres
Moody-thurman complex, 2-6 percent slopes, eroded, 7.8 acres
Moody-thurman complex, 6-11 percent slopes, eroded, 6.1 acres
Zook silty clay loam, 0-2 percent slopes, occasionally flooded, 2.4 acres
Gibbon-gayville silty clay loams, occasionally flooded, 13.8 acres

Well Information

70 acres irrigated
8 inch diameter Western Land Roller Pump
600 gallons per minute
60 ft. pump depth
100 ft. well depth

ASCS Information

Farmland	78.63 acres
Effective DCP Cropland	77.78 acres
Corn Base	43.71 acres
Wheat Base	3.59 acres
PLC Corn Yield	115 bu.
PLC Wheat Yield	34 bu.

2018 Real Estate Taxes

\$4,923.50

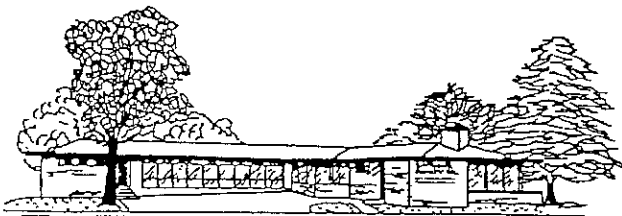
Price

\$756,600 or \$9,700 per acre

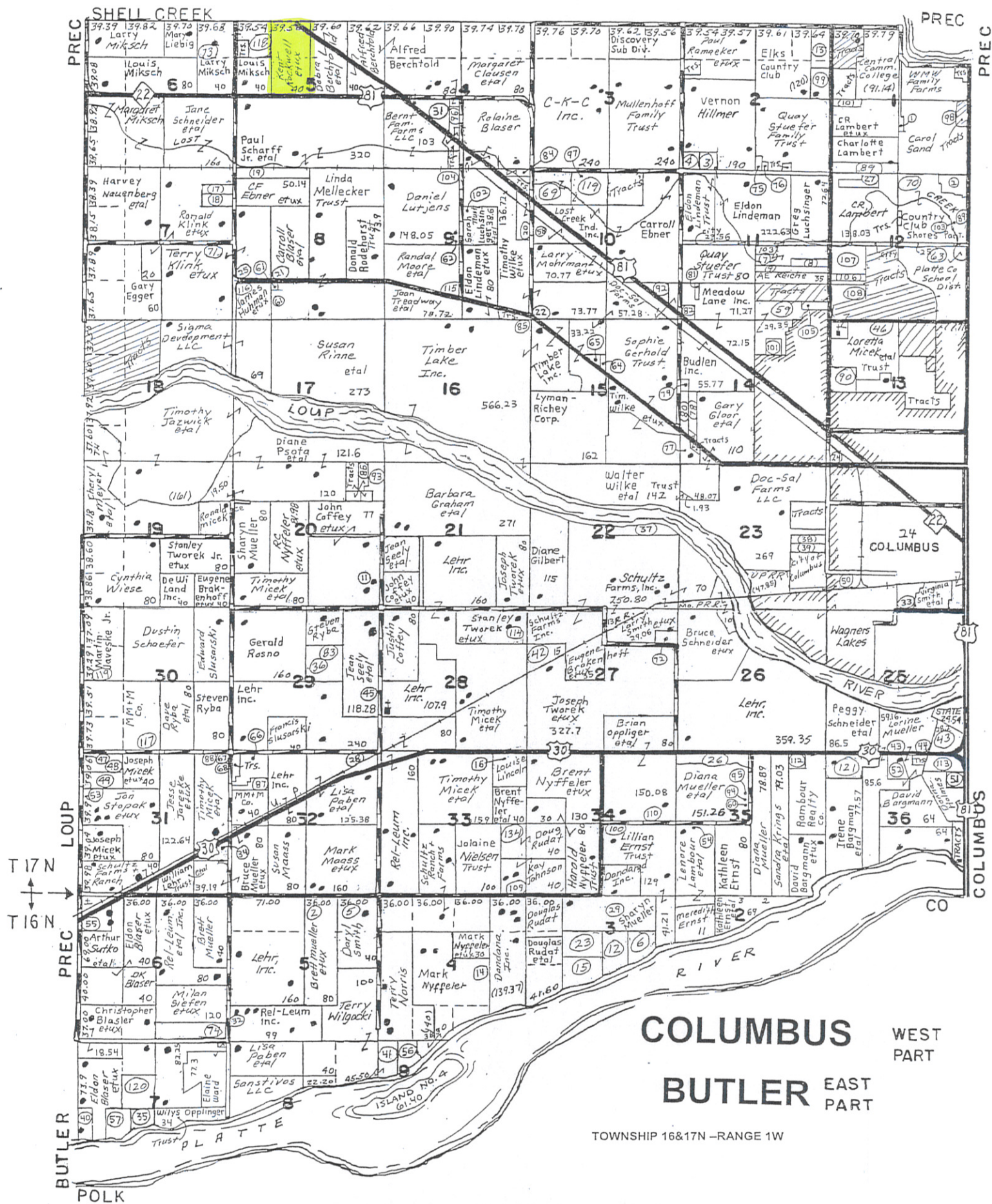
Offered Exclusively By:

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.





United States
Department of
Agriculture

Platte County, Nebraska

Farm 513



Common Land Unit

	Tract Boundary
	Non-Cropland
	Cropland

2018 NAIP Ortho Imagery

2019 Program Year

Map Created April 03, 2019

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Wetland Provisions

5-17-1W

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).

Soil Map—Platte County, Nebraska (Rockwell)



Map Scale: 1:4,670 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/9/2019
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3260	O'Neill fine sandy loam, 0 to 2 percent slopes	11.8	15.0%
6336	Lawet silt loam, occasionally flooded	3.8	4.8%
6545	Moody silty clay loam, terrace, 0 to 2 percent slopes	3.2	4.0%
6603	Alcester silty clay loam, 2 to 6 percent slopes	28.2	35.9%
6754	Nora silt loam, 2 to 6 percent slopes, eroded	0.9	1.2%
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	0.6	0.7%
6824	Moody-Thurman complex, 2 to 6 percent slopes, eroded	7.8	10.0%
6825	Moody-Thurman complex, 6 to 11 percent slopes, eroded	6.1	7.8%
7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.4	3.0%
8476	Gibbon-Gayville silty clay loams, occasionally flooded	13.8	17.6%
Totals for Area of Interest		78.5	100.0%

STATE OF NEBRASKA
DEPARTMENT OF WATER RESOURCES
WATER WELL REGISTRATION

FOR DEPARTMENT USE ONLY

Registration Date 3-4-99 Sequence No. 116842 Registration No. G-99725
Owner Code No. 52869 Receipt No. 100516 Lower Loup NRD

1. Well Owner Art Wiser Telephone Number (402) 564-3079
Address RR3 Box 88
City Columbus State NE Zip Code 68601 +

2. Drilling Firm Grosch Irrigation Co., Inc. Telephone Number (308) 773-2261
Address P.O. Box 337 Contractor's License No. 39070
City Silver Creek State NE Zip Code 68663 +

3. Permit Number(s) _____

4. Purpose of well (indicate one): Dewatering (over 90 days) Domestic Geothermal Ground Heat Exchanger
Ground Water Source Heat Pump Industrial Injection X Irrigation Livestock Monitoring
Observation Public Water Supply (with spacing (45-638)) Public Water Supply (without spacing) Recovery Aquaculture
Other _____
(indicate use)

5. Replacement and abandoned well information.

A. Is this well a replacement well? X Yes No B. Registration number of abandoned well: Not Registered
C. Replacement well is 920 feet from abandoned well. D. Abandoned well last operated 8-97, 19
E. Original well pump column size: 8 inches. F. Completion of original well abandonment on 1998, 19
G. Location of water use of abandoned well: 5-17-1W Platte (F) Not Abandoned Yet-Applied for NRD Cost Share

6. A. Well location: SE 1/4 of the NW 1/4 of section 5, Township 17 North, Range 1 West Platte County
B. The well is 1520 feet from the (North) section line and 1860 feet from the (West) section line.
(Circle one) (Circle one)
C. Street address or block, lot and subdivision, if applicable: _____
D. Location of water use, if applicable (give legal descriptions): SE1/4-NW1/4-5-17-1W Platte Co.
E. If for irrigation, the land to be irrigated is 70 acres.
F. Well reference letter(s), if applicable: _____

7. Pump Information.

Is pump installed at this time? X Yes No

If yes, complete items A through F.

If no, complete items A and D with estimated information for those wells in which pump will be installed.

A. Actual pumping rate, if applicable: 600 gallons per minute. Measured X or Estimated
B. Pump column diameter: 8 inches. C. Length of pump column: 60 feet.
D. Pumping equipment installed: 5-11-98, 19 . E. Brand / Type: Western Land Roller 4 Sig 12CM
F. Pump installed by: Contractor X Owner Pump Installer License No. 39070

8. Well Construction Information.

G-99725

A. Total well depth: 100 feet.

B. Static water level: 15 feet

C. Pumping Water level: 50 feet

D. Well Construction began: 4-10-98, 19__

☐ Estimated or ☒ Measured
E. Well Construction completed: 4-10-98, 19__

F. Bore hole diameter: 26 inch(es).

G. Plain Casing: Diameter 15 ID 16 OD inches Type of material: SCH40 PVC
Wall thickness: .050 inches Joints: Glued Glued

Length(s) and placement(s) depth from 0 ft. to 40 ft. from ft. to ft.

H. Screen: 15 ID 16 OD in.; Type of material SCH40 PVC
Screen openings (slot size): .051 Trade name: Certainfeed Guides at 30' Spacing ft.

Length(s) and placement(s) depth from 40 ft. to 100 ft. from ft. to ft.

I. Gravel pack interval(s) from 10 ft to 100 ft. from ft. to ft. Grade size: Road

J. Grouted/Sealed from 5 ft. to 10 ft., with Bentonite (type)
from ft. to ft., with (type)

K. Drilling method: Reverse Circulation L. Drilling fluid: Water

M. Well development technique (total time and method) Pumping & Surging / 3 Hrs.

N. Will chemicals, fertilizer or antifreeze be injected or utilized in the system? X Yes No
If yes, what will be used:

9. Geologic Materials Logged

DEPTH IN FEET FROM	TO	DESCRIPTION
0	5	Top Clay
5	22	Sand & Coarse Sand & Fine Gravel
22	43	Gravel
43	63	Gravel
63	66	Gravel
66	69	Clay
69	83	Gravel
83	94	Gravel
94	103	Clay
103	123	Clay & Shale

DEPTH IN FEET FROM	TO	DESCRIPTION

(Additional sheets may be submitted)

10. I am familiar with the information submitted on this registration, and to the best of my knowledge is is true.

Duane Rottler P.O. R.
Water Well Contractor's Signature

03-02-99
Date

Rich D. [Signature]
Water Well Owner's Signature

03-02-99
Date

9/9/2019

Platte County Assessor



Parcel Information

Parcel ID: 710022309
Map Number 17-1W0-05-0000-00240
State Geo Code 2407-05-2-00006-000-0240
Cadastral # 1W-28
Images
Current Owner: ROCKWELL/KENT REVOCABLE TRUST ETAL %KENT & TRACY ROCKWELL
 8733 W 157 ST
 OVERLAND PARK, KS 66221
Situs Address:
Tax District: 18
School District: LAKEVIEW COMMUNITY 5, 71-0005
Account Type: Agricultural
Legal Description: 5 17 1W E1/2 NW EXC TR FOR HIGHWAY ROW
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>
2019	\$523,865	\$523,865	\$0	\$0
2018	\$528,880	\$528,880	\$0	\$0

Yearly Tax Information

<u>Year</u>	<u>Amount</u>	<u>Levy</u>
2018	\$4,923.50	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

9/9/2019

Platte County Assessor



Agricultural Land Information

<u>Soil Symbol</u>	<u>Landuse</u>	<u>LVG</u>	<u>Unit Value</u>	<u>Acres</u>	<u>Total Value</u>
6336	DRY	3D	\$5,250.00	0.270	\$1,420.00
6545	DRY	1D1	\$7,300.00	2.240	\$16,350.00
6603	DRY	1D	\$6,950.00	0.050	\$350.00
6812	DRY	3D1	\$5,800.00	0.610	\$3,540.00
6824	DRY	3D1	\$5,800.00	1.380	\$8,005.00
6825	DRY	4D1	\$4,350.00	0.310	\$1,350.00
7099	DRY	2D	\$6,250.00	0.370	\$2,315.00
8476	DRY	4D1	\$4,350.00	3.400	\$14,790.00
3260	GRAS	2G	\$1,525.00	0.360	\$550.00
6336	GRAS	3G	\$1,450.00	0.320	\$465.00
8476	GRAS	4G1	\$1,375.00	0.030	\$40.00
3260	REG-IRRG	2A	\$7,100.00	11.260	\$79,945.00
6336	REG-IRRG	3A	\$6,260.00	1.660	\$10,390.00
6545	REG-IRRG	1A1	\$8,675.00	1.210	\$10,495.00
6603	REG-IRRG	1A	\$8,150.00	27.470	\$223,880.00
6754	REG-IRRG	3A1	\$6,680.00	1.060	\$7,080.00
6824	REG-IRRG	3A1	\$6,680.00	6.260	\$41,815.00
6825	REG-IRRG	4A1	\$5,840.00	5.760	\$33,640.00
7099	REG-IRRG	2A	\$7,100.00	1.730	\$12,285.00
8476	REG-IRRG	4A1	\$5,840.00	9.390	\$54,840.00
WW	WASTE	WW	\$100.00	0.180	\$20.00
WATER	WATER	WATER	\$500.00	0.600	\$300.00
Total:				75.92	\$523,865.00

Sales Information

<u>Sale Date</u>	<u>Sale Price</u>	<u>Book & Page</u>	<u>Grantor</u>
03/16/2018	\$375,728.00	239 / 692	ROCKWELL/LEROY V & SHIRLEY K
02/02/2017	\$0.00	236 / 1241	ROCKWELL/KENT & TRACY M ET AL

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.

9/9/2019

Platte County Assessor

 gWorks

Residential Datasheet

Zoning:

Quality:

Year Built: 1920

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