

Kay Rockwell Revocable Trust
93.75 Acres +/- Center Pivot Irrigated

Legal Description

The Northwest Quarter of Section 13, Township 19 North, Range 2 West of the 6th P.M., Platte County, Nebraska lying East of the Union Pacific Railroad, containing 114 acres more or less, except for a tract of land described as beginning at the Northeast corner of the NW1/4 of Section 13, T19N, R2W of the 6th P.M., thence southerly along the East line of said NW1/4 a distance of 2651 feet more or less, to the Southeast corner of said NW1/4; thence westerly along the South line of said NW1/4 a distance of 600 feet to a point; thence northerly, parallel to the East line of said NW1/4 a distance of 1220 feet to a point; thence easterly parallel to the South line of said NW1/4, a distance of 550 feet to a point; thence northerly 50 feet West of and parallel to the East line of said NW1/4 a distance of 1431 feet more or less to a point on the North line of said NW1/4 thence easterly along the North line of said NW1/4, a distance of 50 feet to the point of beginning, containing 18.45 acres more or less (total containing 93.75 acres, more or less)

Location

The farm is located one half mile north of Tarnov on 295th Ave.

Soil Classifications

Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, 20.9 acres
Belfore silty clay loam, 0 to 2 percent slopes, .7 acres
Crofton-Nora complex, 2 to 6 percent slopes, eroded, 3.8 acres
Nora-Crofton complex, 6 to 11 percent slopes, eroded, 34.2 acres
Moody silty clay loam, 2 to 6 percent slopes, eroded, 18.5 acres
Moody silty clay loam, 6 to 11 percent slopes, eroded, 17.1 acres

Well Information

78 acres irrigated
8 inch diameter J-Line 12IS 4 Stage Pump
750 gallons per minute
160 ft. pump depth
253 ft. total well depth

ASCS Information

Farmland	95.14 acres
Effective DCP Cropland	95.14 acres
Corn Base	70.12 acres
Soybean Base	23.38 acres
PLC Corn Yield	203 bu.
PLC Wheat Yield	47 bu.

2019 Real Estate Taxes

\$4,603.68

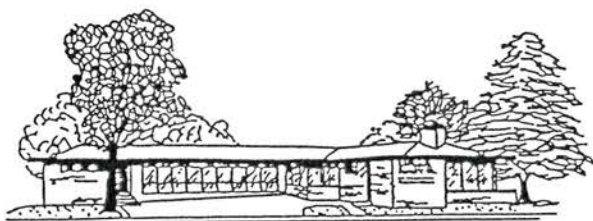
Price

\$928,125 or \$9,900 per acre

Offered Exclusively By:

Rambour Realty Co.

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



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BURROWS

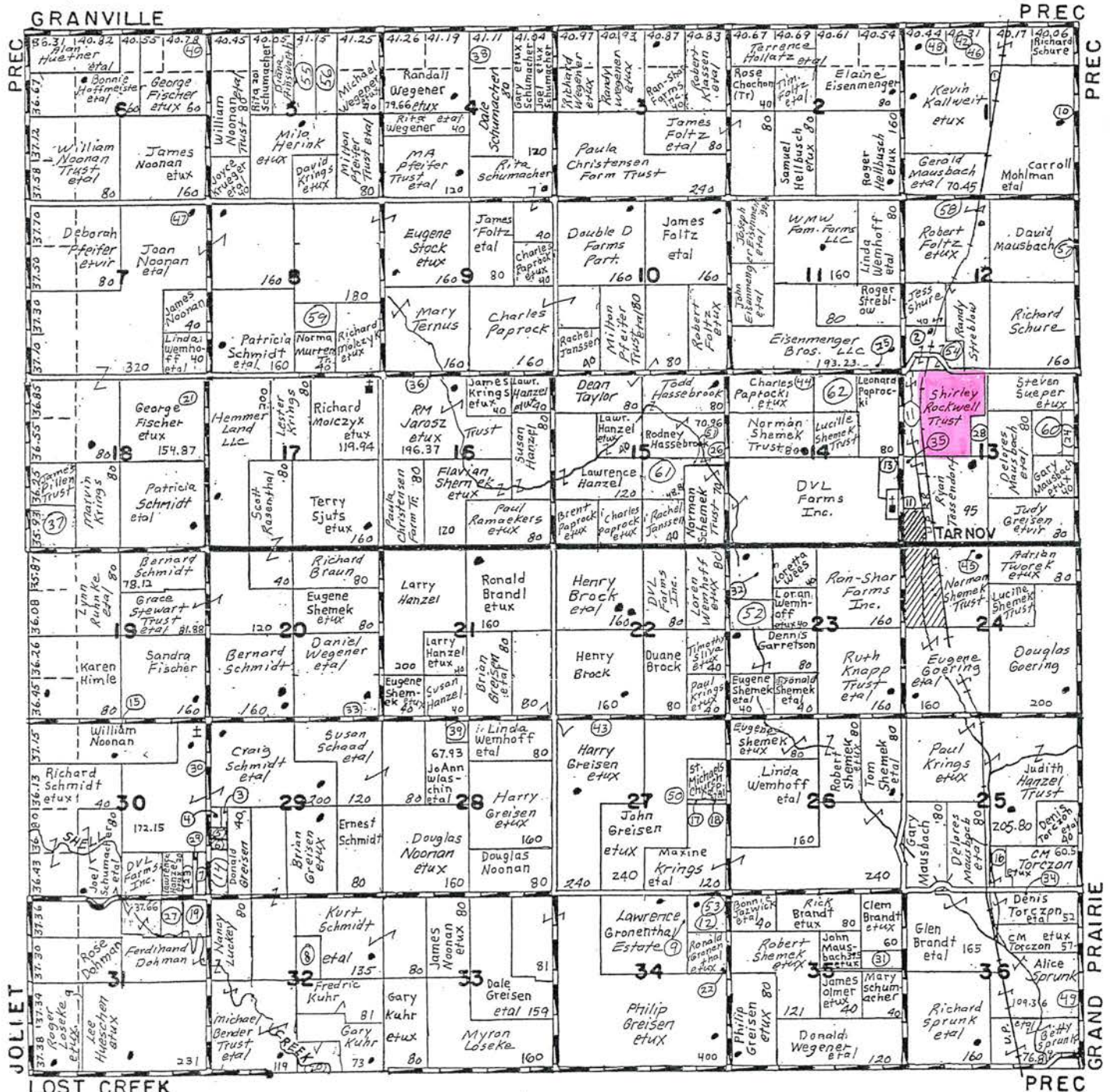
TOWNSHIP 19N - RANGE 2W

1. Sec.1 Paul Schimmelpfenning-5.5
2. Sec.12 Russell Streblow-
3. Sec.29 David Krings,etux-4
4. Sec.29 Lee Hueschen,etal-6
5. Sec.29 David Krings,etux-5
6. Sec.29 Gregory Korus,etal-5
7. Sec.30 Robert Shemek-7
8. Sec.32 Saunders Archery Co.-25
9. Sec.34 Mark Ganskow,etal
10. Sec.1 Lauren Velk,etux-5.84
11. Sec.13 Russell Streblow
12. Sec.34 Bonnie Jazwick,etal

13. Sec.14 DVL Farms Inc.,etal-16.39
14. Sec.29 David Krings,etux
15. Sec.30 Rick Douplik,etux
16. Sec.25 Judith Hanzel Trust-19
17. Sec.27 St. Anthony's Church of Burrows-0.47
18. Sec.27 Diane Krings-6.62
19. Sec.31 Lynn Ruhnke-20
20. Sec.32 David Krings,etux-3.86
21. Sec.18 Aaron Reichmuth-5.13
22. Sec.34 Ronald Gronenthal,etux-1
23. Sec.30 Jeanne Bilstein,etal
24. Sec.13 Elaine Eisenmenger-12.22
25. Sec.11 Joseph Ott,etux-6.99
26. Sec.15 Mitchell Dahmen,etux-10.2
27. Sec.31 Lucille Schemek-20
28. Sec.13 William Olmer,etux-18.45
29. Sec.30 Richard Molczyk,etux-3.5
30. Sec.30 Craig Schmidt,etux-6.65
31. Sec.35 Theilen Trust-19.5
32. Sec.23 Douglas Macken,eux

33. Sec.20 Daniel Wegener-4.93
34. Sec.36 Garry Torczon,etux-5
35. Sec.13 Hemmer Land Co.-23.61
36. Sec.16 Kenneth Classen,etux-3.63
37. Sec.18 Platte Center West, LLC
38. Sec.4 Jedediah Fischer-6
39. Sec.28 Matthew Gembica-12.51
40. Sec.6 William Fischer Trust,etal-3.41
41. Sec.18 Kenneth Korus,etal-5.23
42. Sec.1 Duane Kosch,etux-18.87
43. Sec.27 Adam Korth-8.61
44. Sec.14 John Shure,etux-1.78
45. Sec.24 Mark Schemek-2.56
46. Sec.1 Duane Kosch,etux-4.91
47. Sec.7 Noonan Equip. Co.-3.7
48. Sec.1 J. D. Hogg-4.64
49. Sec.36 Timothy Sprunk,etux-2.53
50. Sec.27 Jesse Heesacker,etux-6.55
51. Sec.15 Norman Schmeck-8.84
52. Sec.23 Ryan Tessoroff,etal-25

53. Sec.1 Duane Kosch,etux-10.67
54. Sec.12 Roger Streblow,etal
55. Sec.5 Jack Beller,etux
56. Sec.5 Carl Jarosz,etux
57. Sec.12 Robert Foltz,etux
58. Sec.12 Justin Foltz
59. Sec.8 Edward Bonk,etux
60. Sec.13 Ralph Mausbach,etux
61. Sec.15 Lucille Shemek Trust
62. Sec.14 Shirley Wemhoff Trust,etal



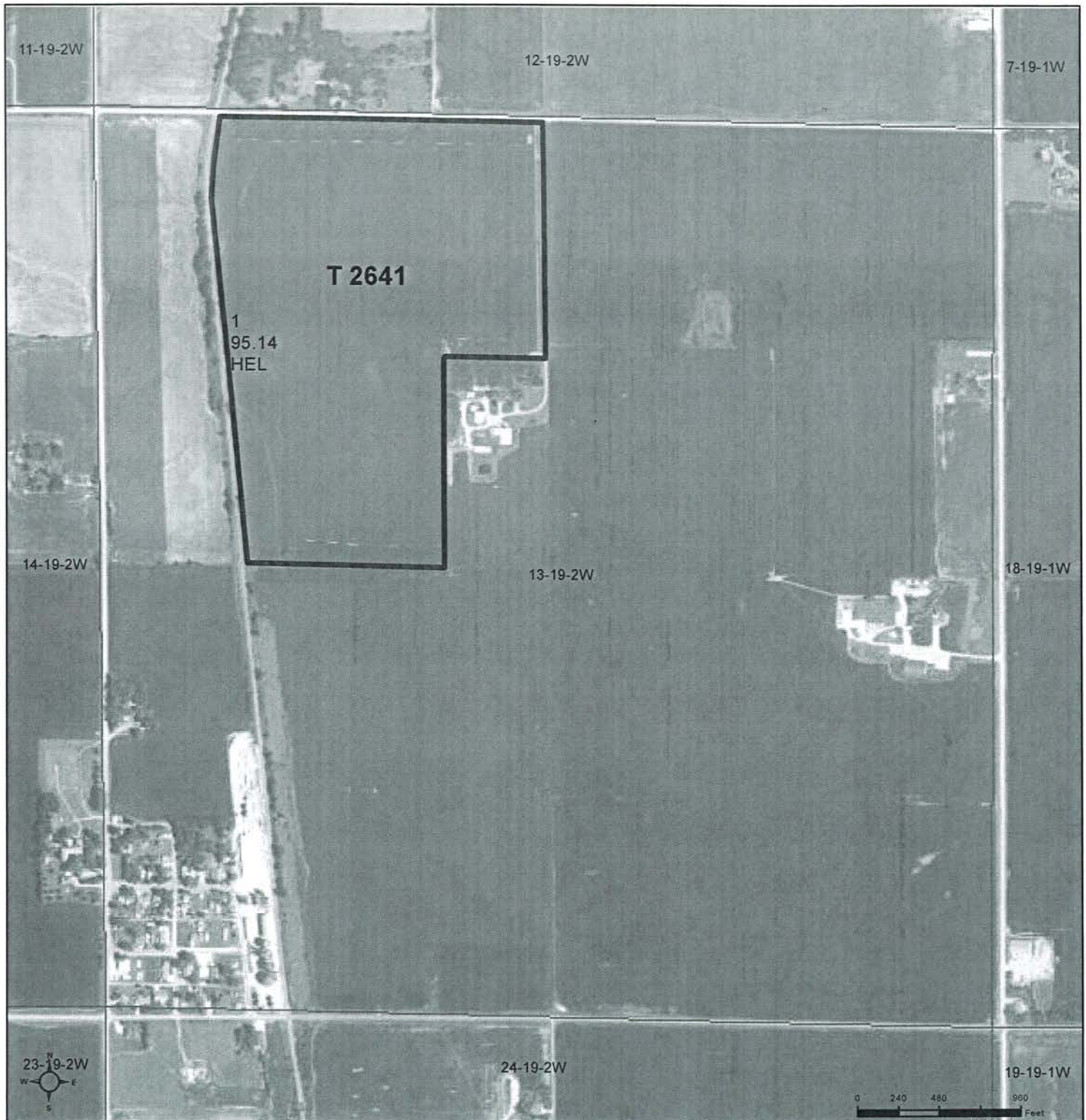
LOST CREEK

PREC



United States
Department of
Agriculture

Platte County, Nebraska



Common Land Unit ☐ PLSS

☐ Cropland
☐ Tract Boundary

Wetland Determination

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Wetland Provisions

2020 NAIP Ortho Imagery

2021 Program Year

Map Created October 26, 2020

Farm 3626

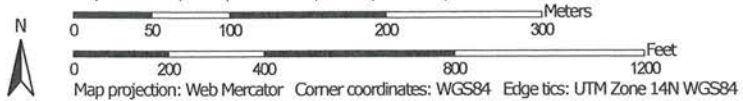
13-19-2W

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).

Soil Map—Platte County, Nebraska



Map Scale: 1:4,720 if printed on A portrait (8.5" x 11") sheet.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/26/2020
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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	20.9	21.9%
6628	Belfore silty clay loam, 0 to 2 percent slopes	0.7	0.8%
6693	Crofton-Nora complex, 2 to 6 percent slopes, eroded	3.8	4.0%
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	34.2	35.9%
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	18.5	19.4%
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	17.1	17.9%
Totals for Area of Interest		95.3	100.0%

NEBRASKA

PLATTE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3626

Prepared : 10/26/20 10:52 AM

Crop Year : 2021

Operator Name :

Farms Associated with Operator : 31-141-513, 31-141-1624, 31-141-1843, 31-141-3626, 31-141-3939, 31-141-4941, 31-141-5896, 31-141-7960, 31-141-8478, 31-141-8527, 31-141-10272

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
95.14	95.14	95.14	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	95.14	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	70.12	0.00	203	
Soybeans	23.38	0.00	47	
TOTAL	93.50	0.00		

NOTES

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Tract Number : 2641

Description : Pt NW4 13-19-2W

FSA Physical Location : NEBRASKA/PLATTE

ANSI Physical Location : NEBRASKA/PLATTE

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : SHIRLEY KAY BECHER ROCKWELL REVOCABLE TRUST

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
95.14	95.14	95.14	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	95.14	0.00	0.00	0.00	0.00	0.00

10/26/2020

Platte County Assessor



Parcel Information

Parcel ID:	710052878
Map Number	19-2W0-13-0000-00860
State Geo Code	2121-13-2-00006-000-0860
Cadastral #	2W-13
Images	
Current Owner:	ROCKWELL/SHIRLEY KAY BECHER REVOCABLE TRUST GRAND LODGE AT THE PRESERVE 4400 S. 80TH ROOM 201 LINCOLN, NE 68516
Situs Address:	
Tax District:	29
School District:	HUMPHREY 67, 71-0067
Account Type:	Agricultural
Legal Description:	13 19 2W NW E OF RR EXC 18.45 AC IN E1/2 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>
2020	\$597,670	\$597,670	\$0	\$0
2019	\$598,680	\$598,680	\$0	\$0

Yearly Tax Information

<u>Year</u>	<u>Amount</u>	<u>Levy</u>
2019	\$4,063.68	0.803755
2018		0.787764

2019 Tax Levy

<u>Description</u>	<u>Rate</u>
PLATTE COUNTY	0.20786400
ESU #7	0.01500000
COUNTY LIBRARY	0.00414900
HUMPHREY RFD	0.01017100
HUMP 67 BND K-12	0.04457500
HUMPHREY 67	0.34560200
BURROWS TWP	0.03962800
LOWER PLATTE NORTH NRD	0.03551200
CENTRAL COMMUNITY COLLEGE	0.09304200
AG SOCIETY	0.00821200

10/26/2020

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>
3561	DRY	2D1	\$5,800.00	7.850	\$45,530.00
6628	DRY	1D1	\$6,500.00	0.160	\$1,040.00
6778	DRY	3D	\$4,600.00	1.030	\$4,740.00
6812	DRY	1D	\$6,100.00	1.730	\$10,555.00
6814	DRY	3D	\$4,600.00	6.310	\$29,025.00
3561	IRRG	2A1	\$8,000.00	11.990	\$95,920.00
6628	IRRG	1A1	\$9,100.00	0.540	\$4,915.00
6693	IRRG	2A	\$7,500.00	3.800	\$28,500.00
6778	IRRG	4A1	\$6,000.00	31.690	\$190,140.00
6812	IRRG	2A	\$7,500.00	15.870	\$119,025.00
6814	IRRG	4A1	\$6,000.00	11.380	\$68,280.00
RO	ROAD	RO	\$0.00	1.400	\$0.00
			Total:	93.75	\$597,670.00

5 Year Sales History

No previous sales information is available (for the past 5 years).

Property Classification

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

Residential Datasheet

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