

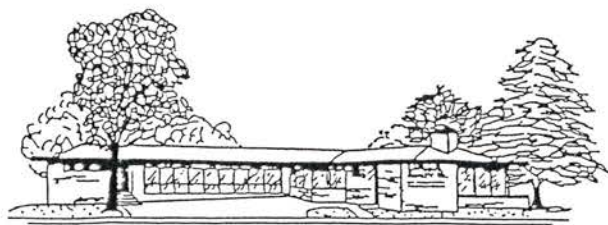
G & C Properties LLC
80 Acres Center Pivot Irrigated
Polk County

Legal Description	West Half of the Southeast Quarter Section 15, Township 13 North, Range 2 West of the 6th P.M., Polk County, NE	
Location	The farm is located 1 mile south of Stromsburg on Hwy 81 and 3.5 miles east on County Rd. 24. North side of County Rd. 24.	
Soil Classifications	Hastings silt loam, 0 - 1 percent slopes – 53.4 acres Hastings soils, 7 - 11 percent slopes, severely eroded- 28.8 acres	
Well Information	Installed February 18, 2013 8 inch diameter Flowserve 800 gallons per minute 225 ft. well depth 146 ft. pumping water depth 74 ft. static water level	
FSA Information	Farmland	80.10 acres
	Effective DCP Cropland	80.10 acres
	Corn Base	35.20 acres
	Soybean Base	36.30 acres
	Grain Sorghum	3.50 acres
	PLC Corn Yield	198 bu.
	PLC Soybean Yield	62 bu.
	PLC Grain Sorghum Yield	127 bu.
2019 Real Estate Taxes	\$4,372.40	
Price	\$760,000 or \$9,500 per acre	

Offered Exclusively By:

Rambour Realty Co.

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



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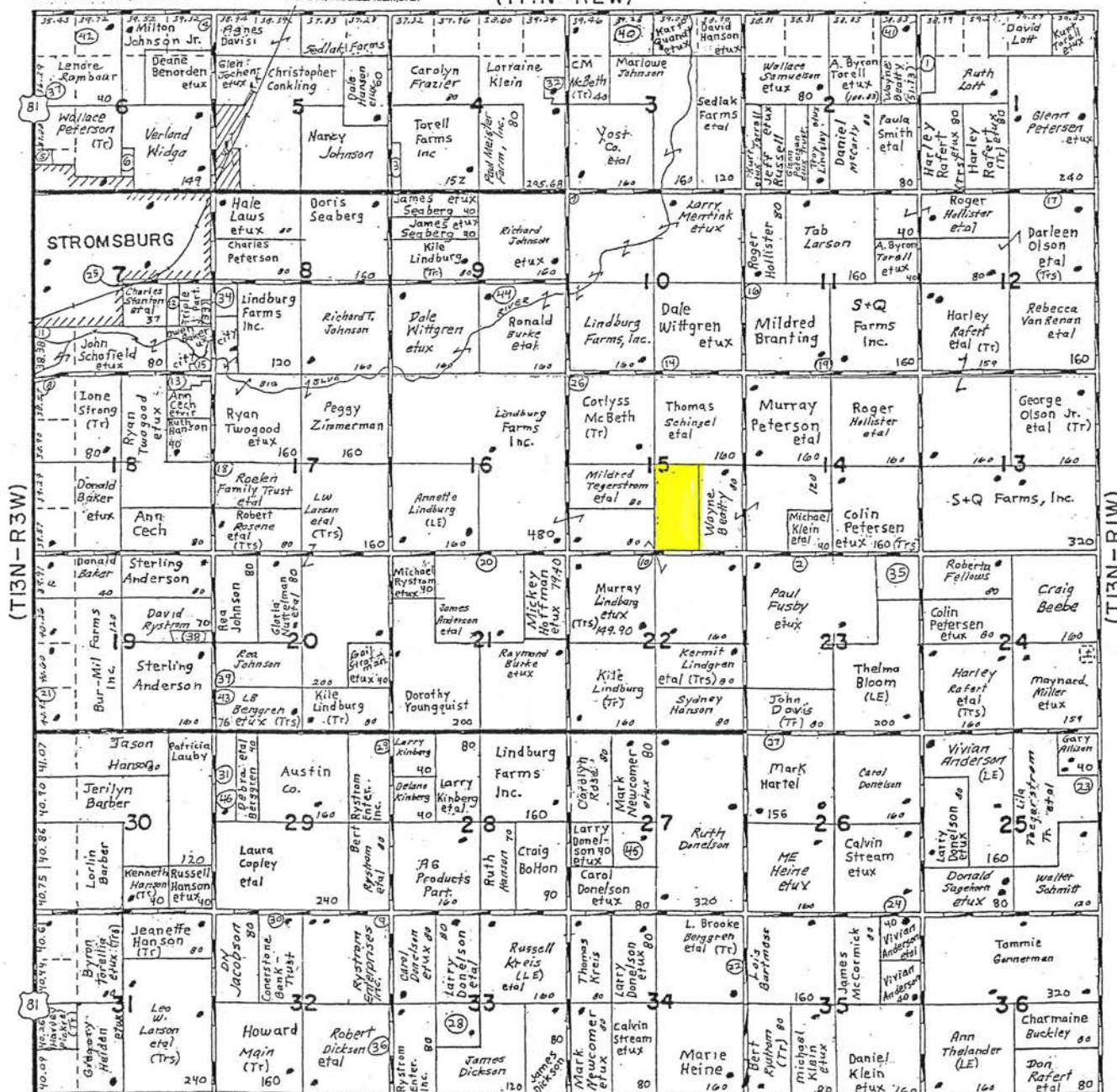
EAST STROMSBURG (S Part)
WEST STROMSBURG (SE Part) SOUTH CANADA

TOWNSHIP 13 NORTH - RANGE 2 WEST OF 6TH P.M.

(SW Part)

- | | | | | | |
|----|---|----|---------------------------------|----|----------------------------------|
| 1 | Sec.11 J. C. Marsh,etux-28.40 | 17 | Sec.12 C. R. Petersen,etux-4.12 | 33 | Sec.7 Polk County |
| 2 | Sec.23 Michael Klein,etux | 18 | Sec.17 Douglas Nuffelman,etux | 34 | Sec.28 Herbert Hanson,etux |
| 3 | Sec.4 Larry David,etux | 19 | Sec.11 Billy Beebe-4.09 | 35 | Sec.23 Paul Fusby,etux-40 |
| 4 | Sec.6 Polk Co. Rural Pub. Power Dist.-1.36 | 20 | Sec.21 Douglas Anderson,etux | 36 | Sec.32 Elwyn Yungdahl,etux |
| 5 | Sec.6 Duward Rystrom,etal | 21 | Sec.19 Mildred Baker | 37 | Sec.6 Elvett Yungdahl,etux |
| 6 | Sec.6 Midwest Co. Home,Inc. | 22 | Sec.34 Todd Berggren,etux | 38 | Sec.19 John Rystrom,etux-11.0 |
| 7 | Sec.10 Polk Co. Rural Pub. Power Dist.-0.64 | 23 | Sec.25 Wanda Anderson-3.23 | 39 | Sec.20 United Coop.Inc. |
| 8 | Sec.18 Gary Anderson,etux | 24 | Sec.26 Eldar Sheets,etux | 40 | Sec.3 Virginia Miller (L.E),etal |
| 9 | Sec.32 Jerry Rystrom,etux | 25 | Sec.2 Charles Stanton,etal | 41 | Sec.2 Mark Strassheim,etux-6.27 |
| 10 | Sec.22 Larry Engel,etux-12.10 | 26 | Sec.15 Mark Newcomer,etux | 42 | Sec.6 Steven Peterson-1.66 |
| 11 | Sec.7 Origen Allison,etal | 27 | Sec.26 Jason Nuffelman,etux | 43 | Sec.20 L. Berggren,etux-3.9 |
| 12 | Sec.7 Owen Baker,etux-10 | 28 | Sec.3 James Dickson-40 | 44 | Sec.9 Ronald Burke,etux3.75 |
| 13 | Sec.18 Bradley Harris,etal | 29 | Sec.29 Michael Rystrom,etux | 45 | Sec.27 Carol Donaldson,etal-40.0 |
| 14 | Sec.10 Scott Langemeier,etux-3 | 30 | Sec.32 Michael Rystrom,etux | 46 | Sec.29 Leone Branson (Tr)-35.28 |
| 15 | Sec.7 Burdette Hanson,etux | 31 | Sec.29 Ryan Berggren,etal-4.72 | | |
| 16 | Sec.11 Allen Hengelfalt,etux | 32 | Sec.2 Michael Klein,etux | | |
- (Ti4N-R2W)

(T14N-R2W)





United States
Department of
Agriculture

York County, Nebraska



Common Land Unit  PLSS

 Cropland
 Tract Boundary

2018 NAIP Ortho Imagery

2021 Program Year

Map Created September 16, 2020

Farm 7282

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Wetland Provisions

15-13-2W

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—Polk County, Nebraska



97° 31' 57" W



Map Scale: 1:4,740 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 ticks: UTM Zone 14N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/24/2020
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3864	Hastings silt loam, 0 to 1 percent slopes	53.4	64.9%
3968	Hastings soils, 7 to 11 percent slopes, severely eroded	28.8	35.1%
Totals for Area of Interest		82.2	100.0%

NEBRASKA

YORK

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7282

Prepared : 11/30/20 10:28 AM

Crop Year : 2021

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : 31-185-2018-1

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.10	80.10	80.10	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	80.10	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	35.20	0.00	198	
Grain Sorghum	3.50	0.00	127	
Soybeans	36.30	0.00	62	
TOTAL	75.00	0.00		

NOTES

Tract Number : 6228

Description : W SE 15-13-2 (POLK CO)

FSA Physical Location : NEBRASKA/POLK

ANSI Physical Location : NEBRASKA/POLK

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 : G & C PROPERTIES LLC

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.10	80.10	80.10	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	80.10	0.00	0.00	0.00	0.00	0.00

Parcel Information	
Parcel ID:	720002723
Map Number	720002723
State Geo Code	2999-15-4-00000-000-0001
Cadastral #	
Images	
Current Owner:	G & C PROPERTIES, LLC PO BOX 6 COLUMBUS, NE 68602
Situs Address:	
Tax District:	32
School District:	
Account Type:	Agricultural
Legal Description:	W1/2 SE1/4 15-13-2 (80.00 ACRES)
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	\$438,582	\$438,582	\$0	\$0
2019	\$448,525	\$448,525	\$0	\$0

Yearly Tax Information		
<u>Year</u>	<u>Amount</u>	<u>Levy</u>
2019	\$4,372.40	1.099823
2018		1.04433

2019 Tax Levy	
<u>Description</u>	<u>Rate</u>
POLK COUNTY	0.17875300
AG SOCIETY	0.00430100
HISTORICAL SOCIETY	0.00146200
CROSS COUNTY 15 BOND	0.12358400
CROSS COUNTY 15	0.63372900
ESU #7	0.01500000
STROMSBURG FIRE #5	0.01800000
STROMSBURG FIRE BOND	0.00696600
NRD-UPPER BIG BLUE	0.02498600
CENTRAL COMM COLLEGE	0.09304200

Agricultural Land Information					
<u>Soil Symbol</u>	<u>Landuse</u>	<u>LVG</u>	<u>Unit Value</u>	<u>Acres</u>	<u>Total Value</u>
3864	DRY	1D1	\$5,048.00	6.500	\$32,812.00
3968	DRY	4D1	\$3,100.00	3.500	\$10,850.00
3864	IRRG	1A1	\$6,408.00	45.000	\$288,360.00
3968	IRRG	4A1	\$4,440.00	24.000	\$106,560.00
RDS	ROAD	RDS	\$0.00	1.000	\$0.00
Total:				80	\$438,582.00

Sales Information			
<u>Sale Date</u>	<u>Sale Price</u>	<u>Book & Page</u>	<u>Grantor</u>
07/14/2016	\$680,000.00	99 / 709	BRANTING/MILDRED

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

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