

COFFEY PASTURELAND

Platte County

55.41 Acres +/-

Legal Description

Lengthy see attached

Location

From the junction of Highway 81 and 30 South of Columbus go 2.5 miles West on Highway 30, then go 1 mile South on S70th Ave road. Then .75 mile West to an access easement that leads to the property. Go South on easement .5 mile to beginning of property.

General Description

This 55 +/- acres, is presently used as 14 acres of hay meadow and 41 acres of pasture. The pasture has been grazed by 19 cow calf pairs and a bull. Water is supplied to the cattle from a dugout near the east property line. All fences around the property have been replaced in the last 2 years and are in excellent shape. The pasture has also been cross fenced. A registered well is located near the center of the property along with a working corral. The well has not been used. This productive pasture would make an excellent addition to any operation.

Soil Classifications

Alda loam, occasionally flooded- 13.4 acres
Platte loam, occasionally flooded- 42 acres

2022 Real Estate Taxes

\$1,267.76

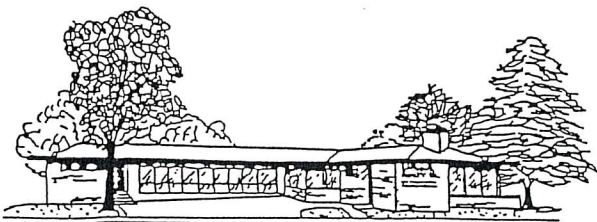
Price

\$360,165

Offered Exclusively By:

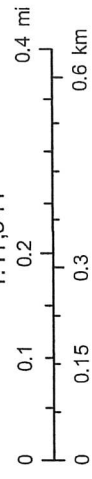
Rambour Realty Co.

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.

1:11,841



Parcels
Township
Sections

LEGAL DESCRIPTION

A tract of land comprising a part of the E1/2 of the NE1/4 and part of Government Lot 1 in Section 4, Township 16 North, Range 1 West of the 6th P.M., Platte County, Nebraska, described as follows: Commencing at the NE Corner of said NE1/4; thence S00°01'24"E and on the East line of said NE1/4, 1642.14 feet to the point of beginning, said point being a 5/8" Rebar W/Cap; thence S00°01'24"E, and on the East line of said Section 4, 1781.39 feet to a 5/8" Rebar W/Cap; thence S79°09'42"W, 341.83 feet to a 5/8" Rebar W/Cap; thence N00°38'52"W, 1598.69 feet to a 5/8" Rebar W/Cap; thence N55°00'59"E, 430.94 feet to the point of beginning and containing 13.40 acres more or less;

TOGETHER WITH:

A tract of land comprising a part of the E1/2 of the NE1/4 and part of Government Lot 1 in Section 4, Township 16 North, Range 1 West of the 6th P.M., Platte County, Nebraska, described as follows: Commencing at the NE Corner of said NE1/4; thence S00°01'24"E and on the East line of said NE1/4, 1642.14 feet to a 5/8" Rebar W/Cap; thence S55°00'59"W, 430.94 feet to the point of beginning, said point being a 5/8" Rebar W/Cap; thence S00°38'52"E, 1598.69 feet to a 5/8" Rebar W/Cap; thence N79°09'42"E, 341.83 feet to a 5/8" Rebar W/Cap on the East line of said Government Lot 1; thence S00°01'24"E and on the East line of said Government Lot 1, 486.31 feet to a 5/8" Rebar W/Cap; thence S56°49'20"W, 364.69 feet to a 5/8" Rebar W/Cap; thence S73°26'16"W, 335.93 feet to a 5/8" Rebar W/Cap; thence S74°11'11"W, 393.36 feet to a 5/8" Rebar W/Cap; thence N00°02'58"E, 486.73 feet to a 5/8" Rebar W/Cap; thence S83°44'12"W, 260.12 feet to a 5/8" Rebar W/Cap; thence N00°02'57"E, 1148.67 feet to a 5/8" Rebar W/Cap; thence N62°10'53"E, 328.61 feet to a 5/8" Rebar W/Cap; thence N40°39'25"E, 760.28 feet to a 5/8" Rebar W/Cap; thence N55°00'59"E, 150.00 feet to the point of beginning and containing 42.01 acres more or less;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES DESCRIBED AS FOLLOWS:

A tract located in part of the E1/2 NE1/4 and part of Government Lot 1 in Section 4, Township 16 North, Range 1 West of the 6th P.M., Platte County, Nebraska, described as follows: Commencing at the NW Corner of the E1/2 NE1/4; thence S00°02'57"W and on the West line of said E1/2 NE1/4, 33.00 feet to the point of beginning; thence S00°02'57"W and on the West line of said E1/2 NE1/4 and West line of Government Lot 1, 2759.71 feet; thence S89°57'03"E, 70.00 feet; thence N00°02'57"E, 87.01 feet; thence N56°23'37"W, 60.00 feet; thence N00°02'57"E, 2639.54 feet; thence N89°58'56"W, 20.00 feet to the point of beginning.

11/14/2023

Platte County Assessor



Parcel Information

<u>Parcel ID:</u>	710165630
<u>Map Number</u>	16-1W0-04-0000-00011
<u>State Geo Code</u>	2639-04-0-00003-000-0011
<u>Cadastral #</u>	1W-38
<u>Images</u>	
<u>Current Owner:</u>	COFFEY/JOHN R & SYLVIA E 2920 27 ST COLUMBUS, NE 68601
<u>Situs Address:</u>	
<u>Tax District:</u>	34
<u>School District:</u>	COLUMBUS 1, 71-0001
<u>Account Type:</u>	Agricultural
<u>Legal Description:</u>	4 16 1W TR OF LAND IN THE E1/2 NE1/4 & PT OF GOVERNMENT LOT 4
<u>Lot Width:</u>	N/A
<u>Lot Depth:</u>	N/A
<u>Total Lot Size:</u>	N/A

Assessed Values

<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Outbuilding</u>	<u>Dwelling</u>
2023	\$96,535	\$96,535	\$0	\$0
2022	\$85,840	\$85,840	\$0	\$0

Yearly Tax Information

<u>Year</u>	<u>Amount</u>	<u>Levy</u>
2022	\$1,267.76	1.604768

2022 Tax Levy

<u>Description</u>	<u>Rate</u>
CENTRAL COMMUNITY COLLEGE	0.09027200
ESU #7	0.01500000
COLUMBUS 1	1.05738400
PLATTE COUNTY	0.19469300
AG SOCIETY	0.01067000
BUTLER TWP	0.02431600
COLUMBUS 1 BOND	0.16957300
DUNCAN RFD	0.01942000
CENTRAL PLATTE NRD	0.02344000

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Agricultural Land Information

<u>Soil Symbol</u>	<u>Landuse</u>	<u>LVG</u>	<u>Unit Value</u>	<u>Acres</u>	<u>Total Value</u>
DE	DE	DE	\$0.00	0.030	\$0.00
8403	GRAS	1G1	\$1,800.00	12.910	\$23,240.00
8520	GRAS	1G1	\$1,800.00	0.020	\$35.00
8563	GRAS	1G1	\$1,800.00	40.520	\$72,935.00
WW	WASTE	WW	\$100.00	1.600	\$160.00
WATER	WATER	WATER	\$500.00	0.330	\$165.00
			Total:	55.41	\$96,535.00

Sales Information

<u>Sale Date</u>	<u>Sale Price</u>	<u>Book & Page</u>	<u>Grantor</u>	<u>Parcel Ids</u>
01/06/2021	\$153,835.00	246 / 1299	ERNST/DANIEL A & MICHELLE TOWNSEND ERNST	

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.