

ERNST RIVER FRONTAGE

Platte County
65.95 Acres +/-

Legal Description

Lengthy see attached

Location

From the junction of Highway 81 and 30 South of Columbus go 1.5 miles West on Highway 30, then go .5 mile South on gravel county road. Then .5 mile West to easement that leads to the property. Go South on easement .5 mile to beginning of property.

General Description

This 65 acres +/-, is presently used as 25 acres of hay meadow and 40 acres of pasture. The pasture has been grazed by 17 cow calf pairs. Water is supplied to the cattle from a dugout in the center of the pasture toward the North end. A shelter belt along the North end provides shade and shelter to the livestock. The ¼ mile of river frontage provides the property with recreational activity associated with the river- hunting, trapping and four wheeling, to name a few.

Soil Classifications

Alda loam, 0 to 2 percent slopes
Lamo silty clay loam, wet, 0 to 1 percent slopes
Loup loam, wet, 0 to 1 percent slopes

2022 Real Estate Taxes

\$1,462.44

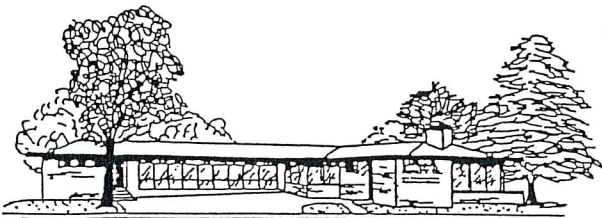
Price

\$363,000

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.

LEGAL DESCRIPTION

Government Lots 3 and 4, except the east 27.06 feet, Section 2, Township 16 North, Range 1 West of the 6th P.M., Platte County, Nebraska, and the accretion thereto, except a tract described as follows:

Beginning at the northwest corner of Government Lot 3, Section 2, Township 16 North, Range 1 West of the 6th P.M., in Platte County, Nebraska, and assuming the west line of said Government Lots 3 and 4 to have a bearing of N00°36'35"E: thence easterly on the north line of said Government Lot 3, to a point 27.06 feet west of the northeast corner of Government Lot 3; thence S00°36'39"W and parallel with the east line of Government Lots 3 and 4, 98.30 feet; thence S71°14'21"W, 679.20 feet; thence S85°31'58"W, 170.97 feet; thence S86°00'51"W, 481.27 feet, to the west line of said Government Lots 3 and 4; thence N00°36'35"E and on said west line, 362.08 feet to the point of beginning.

AND

The west 16.0 feet of the W1/2 of the SW1/4 and the south 16.0 feet of the west 47.0 feet of the W1/2 of the SW1/4 of Section 35, Township 17 North, Range 1 West of the 6th P.M., in Platte County, Nebraska, and the west 16.0 feet of the north 362.08 feet of Government Lot 3 located in Section 2, Township 16 North, Range 1 West of the 6th P.M., in Platte County, Nebraska.



DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- October 31, 2023
- Lot Lines
 - ▭ Parcels
 - ▭ Townships
 - ▭ Sections

10/26/2023

Platte County Assessor



Parcel Information

Parcel ID:	710143160
Map Number	17-1W0-35-0000-00343
State Geo Code	2407-35-3-00006-000-0343
Cadastral #	1W-36
Images	
Current Owner:	ERNST/MEREDITH C 3360 KUMMER DR COLUMBUS, NE 68601
Situs Address:	COLUMBUS
Tax District:	9
School District:	COLUMBUS 1, 71-0001
Account Type:	Agricultural
Legal Description:	35 17 1W 22' STRIP IN W1/2 SW
Lot Width:	N/A
Lot Depth:	N/A
Total Lot Size:	N/A

Assessed Values

<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Outbuilding</u>	<u>Dwelling</u>
2023	\$2,435	\$2,435	\$0	\$0
2022	\$2,160	\$2,160	\$0	\$0

Yearly Tax Information

<u>Year</u>	<u>Amount</u>	<u>Levy</u>
2022	\$32.14	1.615552

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
COLUMBUS TWP	0.02184000
COLUMBUS 1 BOND	0.16957300
LOWER LOUP NRD	0.03670000
DUNCAN RFD	0.01942000

10/26/2023

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>
6525	GRAS	1G	\$1,800.00	0.310	\$560.00
8470	GRAS	1G1	\$1,800.00	0.330	\$595.00
8520	GRAS	1G1	\$1,800.00	0.710	\$1,280.00
RO	ROAD	RO	\$0.00	0.020	\$0.00
			Total:	1.37	\$2,435.00

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:	1.00-1.99 ac.

Residential Datasheet

Zoning:		Quality:	
Year Built:	0	Condition:	N/A
Exterior:	N/A	Style:	N/A
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

10/26/2023

Platte County Assessor



Parcel Information

Parcel ID:	710143258
Map Number	16-1W0-02-0000-00025
State Geo Code	2639-02-2-00003-000-0025
Cadastral #	1W-37
Images	
Current Owner:	ERNST/MEREDITH C 3360 KUMMER DR COLUMBUS, NE 68601
Situs Address:	COLUMBUS
Tax District:	10
School District:	COLUMBUS 1, 71-0001
Account Type:	Agricultural
Legal Description:	2 16 1W PT OF GOVT LOT 3 & PT OF GOVT LOT 4 & ACCRETIONS THERETO IN W1/2 W1/2 OF SECTION
Lot Width:	N/A
Lot Depth:	N/A
Total Lot Size:	N/A

Assessed Values

<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Outbuilding</u>	<u>Dwelling</u>
2023	\$109,160	\$109,160	\$0	\$0
2022	\$97,010	\$97,010	\$0	\$0

Yearly Tax Information

<u>Year</u>	<u>Amount</u>	<u>Levy</u>
2022	\$1,430.30	1.602292

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
COLUMBUS TWP	0.02184000
COLUMBUS 1 BOND	0.16957300
DUNCAN RFD	0.01942000
CENTRAL PLATTE NRD	0.02344000

10/26/2023

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>
2100	GRAS	1G1	\$1,800.00	0.120	\$215.00
4673	GRAS	1G1	\$1,800.00	2.240	\$4,030.00
6364	GRAS	1G1	\$1,800.00	12.710	\$22,880.00
6525	GRAS	1G	\$1,800.00	0.070	\$125.00
8403	GRAS	1G1	\$1,800.00	42.330	\$76,195.00
8563	GRAS	1G1	\$1,800.00	0.840	\$1,510.00
4673	GRT1	4G1T1	\$1,400.00	1.560	\$2,185.00
8403	GRT1	3GT1	\$1,550.00	0.260	\$405.00
8563	GRT1	3GT1	\$1,550.00	0.600	\$930.00
8403	RGGRAS	3GRG	\$500.00	0.040	\$20.00
8403	RTGRT1	3GT1RT	\$500.00	0.280	\$140.00
9999	RTGRT1	4GT1RT	\$500.00	0.010	\$5.00
WW	WASTE	WW	\$100.00	3.100	\$310.00
WATER	WATER	WATER	\$500.00	0.420	\$210.00
			Total:	64.58	\$109,160.00

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:	N/A	Style:	N/A
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