

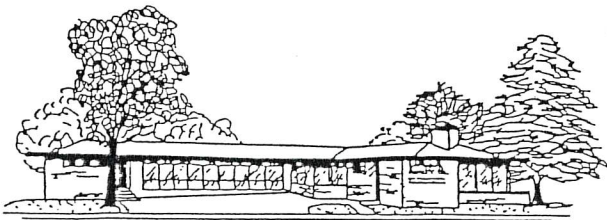
Christensen
160 acres+/- Dryland Crop Ground
Platte County

Legal Description	North ½ of the Southeast ¼ and the South ½ of the Northeast ¼ all of Section 27, Township 19 North, Range 4 West of the 6th P.M., Platte County Nebraska	
Property Description	Well kept, gently rolling, high yielding dryland farm. Located near numerous grain facilities with good gravel road access	
Location	From Saint Ed, the farm is 5 miles east on the Central Highway and 1 ½ miles north on 490 th Ave.	
Soil Classifications	Nora-Crofton complex, 6 to 11 percent slopes, eroded – 99.41 acres Moody silty clay loam, 2 to 6 percent slopes – 24.32 acres Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded-22.07acres Hobbs silty clay loam, 2 to 6 percent slopes – 10.20 acres	
FSA Information	Farmland	156.00 acres
	Effective DCP Cropland	156.00 acres
	Corn Base	101.30 acres
	Soybean Base	53.60 acres
	PLC Corn Yield	161 bu.
	PLC Soybean Yield	46 bu.
2024 Real Estate Taxes	\$5,722.38	
Price	\$1,760,000	

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.

Aerial Map



Boundary Center: 41° 35' 25.41, -97° 45' 32.16

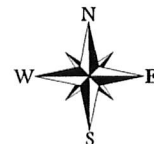
0ft 1488ft 2975ft

27-19N-4W
Platte County
Nebraska

Maps Provided By:



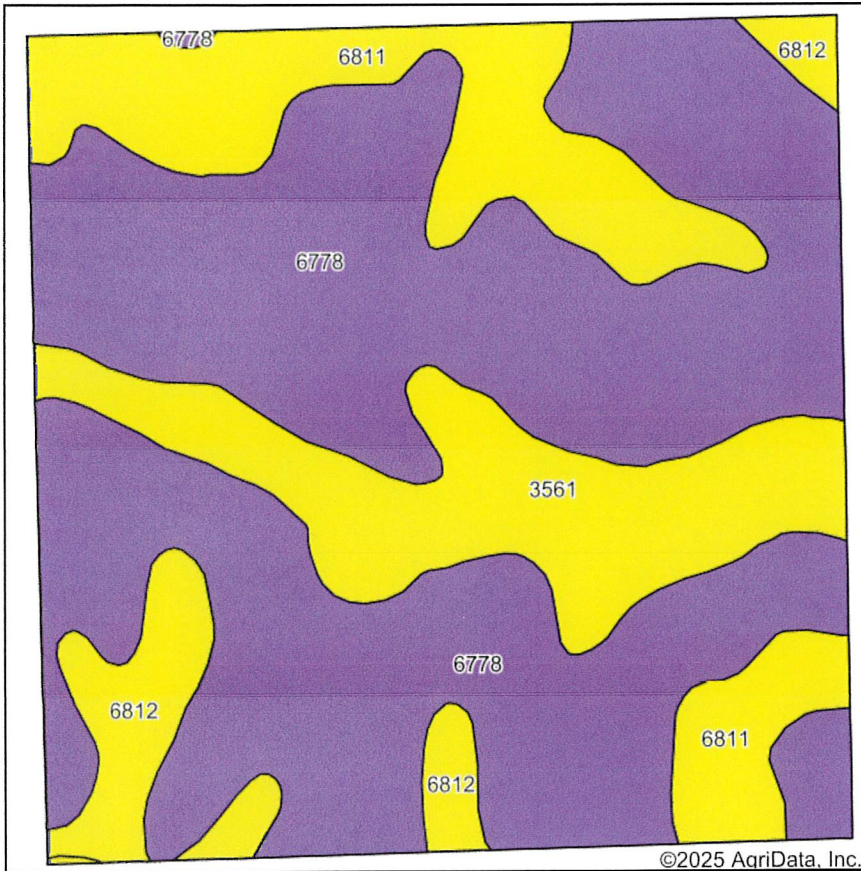
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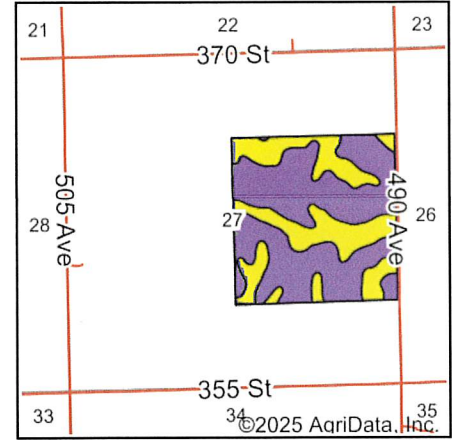
9/3/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Platte**
 Location: **27-19N-4W**
 Township: **Woodville**
 Acres: **156**
 Date: **9/3/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	SRPG Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	99.41	63.8%		> 6.5ft.	Well drained	IIIe	IVe	3350	59	66
6811	Moody silty clay loam, 2 to 6 percent slopes	24.32	15.6%		> 6.5ft.	Well drained	Ile	IIIe	3243	70	75
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	22.07	14.1%		> 6.5ft.	Well drained	IIw	IIw	3315	69	78
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	10.20	6.5%		> 6.5ft.	Well drained	Ile	IIIe	3495	70	64
Weighted Average							2.64	3.50	3337.8	62.8	*n 69

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

MAP 6

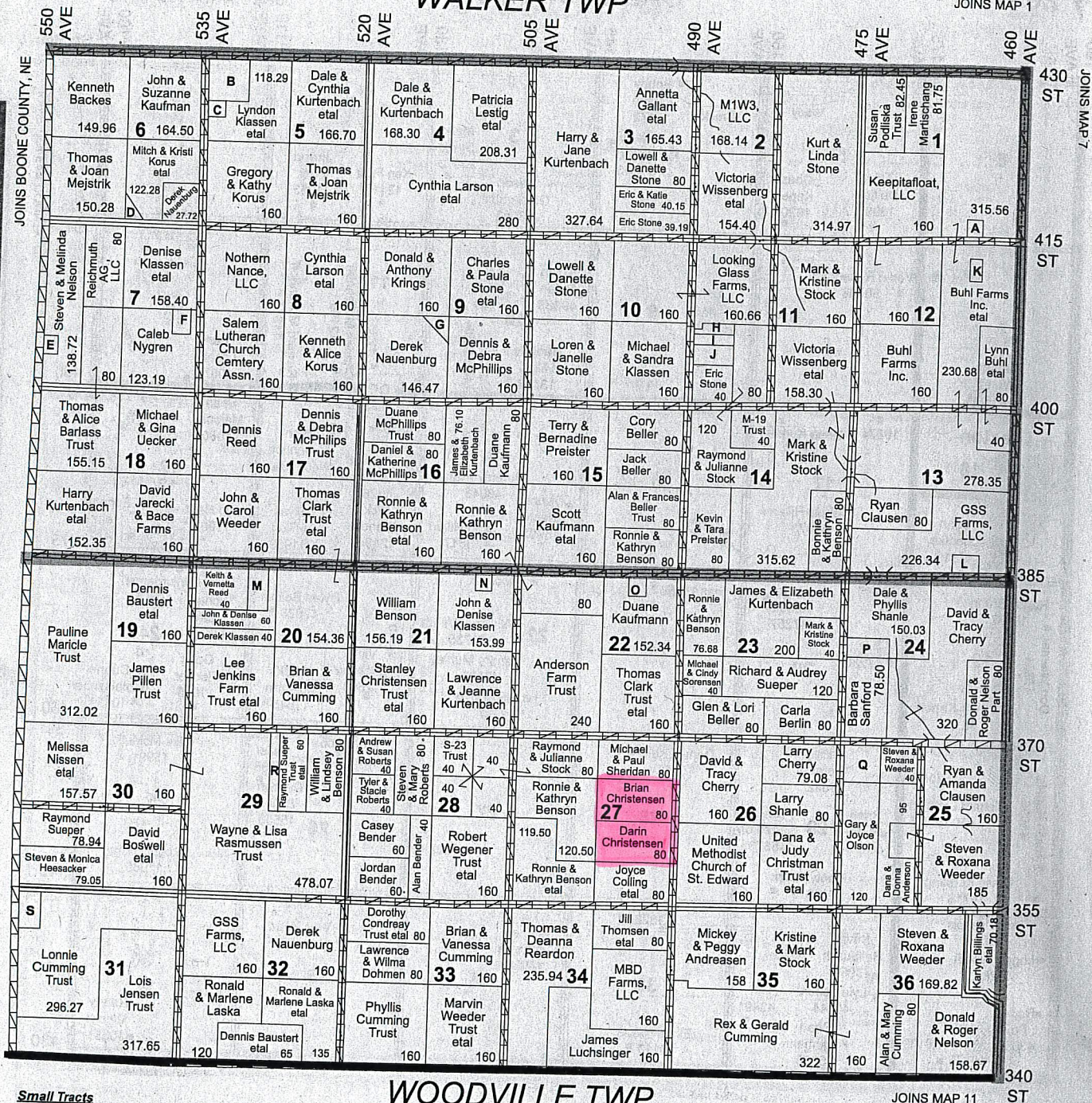
LAND OWNER

WALKER TWP

T 19 N

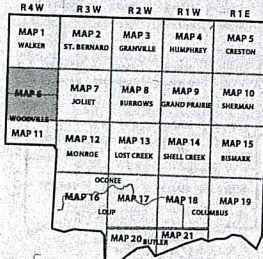
R 4 W
JOINS MAP 1

LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

- Section 1 A Mary Jo Buhl Trust - 5.84
- Section 5 B Salem Lutheran Church Cemetery Assn. - 43.17
- Section 11 C Ronald & Jody Nygren Trust - 5.16



WOODVILLE TWP

- Section 6 D Northern Nance, LLC - 10
- Section 7 E Steven & Angie Miller - 6.88
- Section 9 G Gregory Steensnes - 31.75
- Section 11 H St. Ansgar Lutheran Church - 9.73
- Section 12 J Duane Hemenway - 6
- Section 13 K Robert & Esther Steensnes - 22.47
- Section 14 L Chad & Brenda Buhl - 6.03
- Section 15 M Eugene Sueper - 13.66
- Section 16 N Derek & Kelsey Klassen - 20
- Section 17 O Benjamin Reardon - 6.01
- Section 18 P Travis & Jordan Klassen - 7.66
- Section 19 Q Jeremy & Jesse Shanley - 9.97
- Section 20 R GSS Farms, LLC - 20
- Section 21 S Brian & Vanessa Cumming - 19.42

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 : 1751

Prepared : 9/8/25 1:36 PM CST

Crop Year : 2025

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.00	156.00	156.00	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	156.00	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	101.30	0.00	161	0
Soybeans	53.60	0.00	46	0

TOTAL 154.90 0.00

NOTES

Tract Number : 3096

Description : S2NE4 & N2SE4 27-19-4W
 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 : KATHLEEN J CHRISTENSEN
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.00	156.00	156.00	0.00	0.00	0.00	0.00	0.0

Parcel Information	
Parcel ID:	710058100
Map Number	19-4W0-27-0000-02320
State Geo Code	2125-27-0-00006-000-2320
Cadastral #	4W-17
Images	
Current Owner:	CHRISTENSEN/DARIN C 2709 35 ST COLUMBUS, NE 68601
Situs Address:	
Tax District:	177
School District:	ST EDWARD 17, 06-0017
Account Type:	Agricultural
Legal Description:	27 19 4W N1/2 SE1/4
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>
2025	\$567,820	\$567,820	\$0	\$0
2024	\$508,760	\$508,760	\$0	\$0

Yearly Tax Information		
<u>Year</u>	<u>Amount</u>	<u>Levy</u>
2024	\$2,875.58	0.87873

2024 Tax Levy	
<u>Description</u>	<u>Rate</u>
PLATTE COUNTY	0.18459000
AG SOCIETY	0.00413200
ST EDWARD 17	0.56312500
ESU #7	0.01500000
CENTRAL COMMUNITY COLLEGE	0.02000000
WOODVILLE TWP	0.04412400
ST EDWARD RFD	0.01500000
LOWER LOUP NRD	0.03275900

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	\$7,850.00	18.390	\$144,360.00
6778	DRY	3D	\$6,655.00	46.500	\$309,460.00
6811	DRY	1D	\$8,085.00	5.480	\$44,305.00
6812	DRY	1D	\$8,085.00	8.620	\$69,695.00
RO	ROAD	RO	\$0.00	1.010	\$0.00
Total:				80	\$567,820.00

Sales Information					
<u>Sale Date</u>	<u>Sale Price</u>	<u>Book & Page</u>	<u>Grantor</u>	<u>Parcel Ids</u>	
04/09/2025	\$0.00	259 / 604			

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

Property Notes	
<u>Date</u>	<u>Note</u>

Land Information			
<u>Lot Width (ft)</u>	<u>Lot Depth (ft)</u>	<u>Description</u>	<u>Lot Size</u>

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

Dwelling Data		
<u>Description</u>	<u>Units</u>	<u>Value</u>

Outbuilding Data			
<u>Description</u>	<u>Units</u>	<u>Year Built</u>	<u>Cost</u>

Parcel Information	
Parcel ID:	710152050
Map Number	19-4W0-27-0000-02323
State Geo Code	2125-27-0-00006-000-2323
Cadastral #	4W-17
Images	
Current Owner:	CHRISTENSEN/BRIAN PO BOX 1753 COLUMBUS, NE 68602-1753
Situs Address:	
Tax District:	177
School District:	ST EDWARD 17, 06-0017
Account Type:	Agricultural
Legal Description:	27 19 4W S1/2 NE1/4
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>
2025	\$560,115	\$560,115	\$0	\$0
2024	\$502,710	\$502,710	\$0	\$0

Yearly Tax Information		
<u>Year</u>	<u>Amount</u>	<u>Levy</u>
2024	\$2,846.80	0.87873

2024 Tax Levy	
<u>Description</u>	<u>Rate</u>
PLATTE COUNTY	0.18459000
AG SOCIETY	0.00413200
ST EDWARD 17	0.56312500
ESU #7	0.01500000
CENTRAL COMMUNITY COLLEGE	0.02000000
WOODVILLE TWP	0.04412400
ST EDWARD RFD	0.01500000
LOWER LOUP NRD	0.03275900

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	\$7,850.00	4.120	\$32,340.00
6778	DRY	3D	\$6,655.00	54.230	\$360,900.00
6811	DRY	1D	\$8,085.00	19.310	\$156,120.00
6812	DRY	1D	\$8,085.00	1.330	\$10,755.00
RO	ROAD	RO	\$0.00	1.010	\$0.00
Total:				80	\$560,115.00

Sales Information				
<u>Sale Date</u>	<u>Sale Price</u>	<u>Book & Page</u>	<u>Grantor</u>	<u>Parcel Ids</u>
04/09/2025	\$0.00	259 / 604		

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

Property Notes	
<u>Date</u>	<u>Note</u>

Land Information			
<u>Lot Width (ft)</u>	<u>Lot Depth (ft)</u>	<u>Description</u>	<u>Lot Size</u>

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

Dwelling Data		
<u>Description</u>	<u>Units</u>	<u>Value</u>

Outbuilding Data			
<u>Description</u>	<u>Units</u>	<u>Year Built</u>	<u>Cost</u>