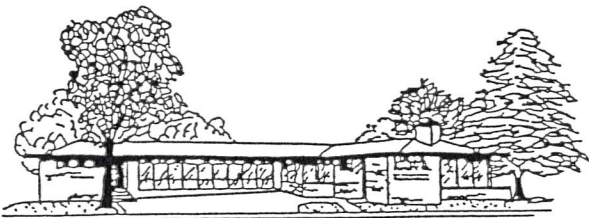


**Mohrman**  
**160 acres+/- Crop Ground and Building Site**  
**Platte County**

<b>Legal Description</b>	Northeast ¼ of Section 25, Township 19 North, Range 3 West of the 6 <sup>th</sup> P.M., Platte County, Nebraska	
<b>Location</b>	The farm is located 5 miles East and 1 mile South of Tarnov, NE or 8.5 miles North of Monroe, NE.	
<b>Property Description</b>	Highly productive irrigated crop ground. 117 acres irrigated with a 7 tower Reinke center pivot. Electric irrigation well located on the south property fence line supplies 800 gallons per minute of water to the pivot. A 2,350 square foot ranch style house and numerous outbuilding and grain bins are also included in the sale of this property. House and outbuilding being sold in as in condition with no guarantees or repairs to be done.	
<b>Soil Classifications</b>	Lamo silty clay loam, 0-2% slopes occasionally flooded- 89.62 acres Shell silt loam, clayey substratum, occasionally flooded- 19.62 acres Hobbs silt loam, channeled, 0-2% slopes, frequently flooded- 17.17 acres Alcester silty clay loam, 2-6% slopes- 11.93 acres Nora-Crofton complex, 6-11% slopes, eroded- 8.97 acres Shell silt loam, occasionally flooded- 6.08 acres Obert silty clay loam, frequently ponded 5.58 acres	
<b>FSA Information</b>	Farmland	158.97 acres
	Effective DCP Cropland	148.72 acres
	Corn Base	113.60 acres
	Soybean Base	21.60 acres
	Grain Sorghum Base	0.60 acres
	Wheat Base	0.10 acres
	PLC Corn Yield	149 bu.
	PLC Soybean Yield	48 bu.
	PLC Grain Sorghum Yield	85 bu.
	PLC Wheat Yield	30 bu.
<b>2024 Real Estate Taxes</b>	\$7,969.86	
<b>Price</b>	\$1,920,000	



Offered Exclusively By:

**Rambour Realty Co.**

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

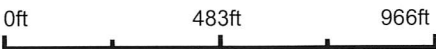
THE INFORMATION CONTAINED HEREIN HAS EITHER BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OBTAINED FROM SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY THE ITEMS OF INCOME AND EXPENSE AND ALL OTHER INFORMATION CONTAINED HEREIN.



Aerial Map



Boundary Center: 41° 35' 41.47, -97° 36' 17.83



25-19N-3W  
Platte County  
Nebraska



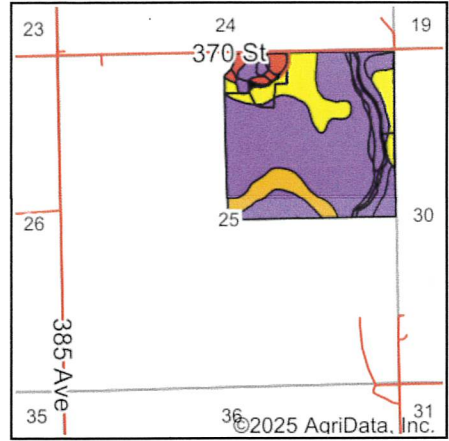
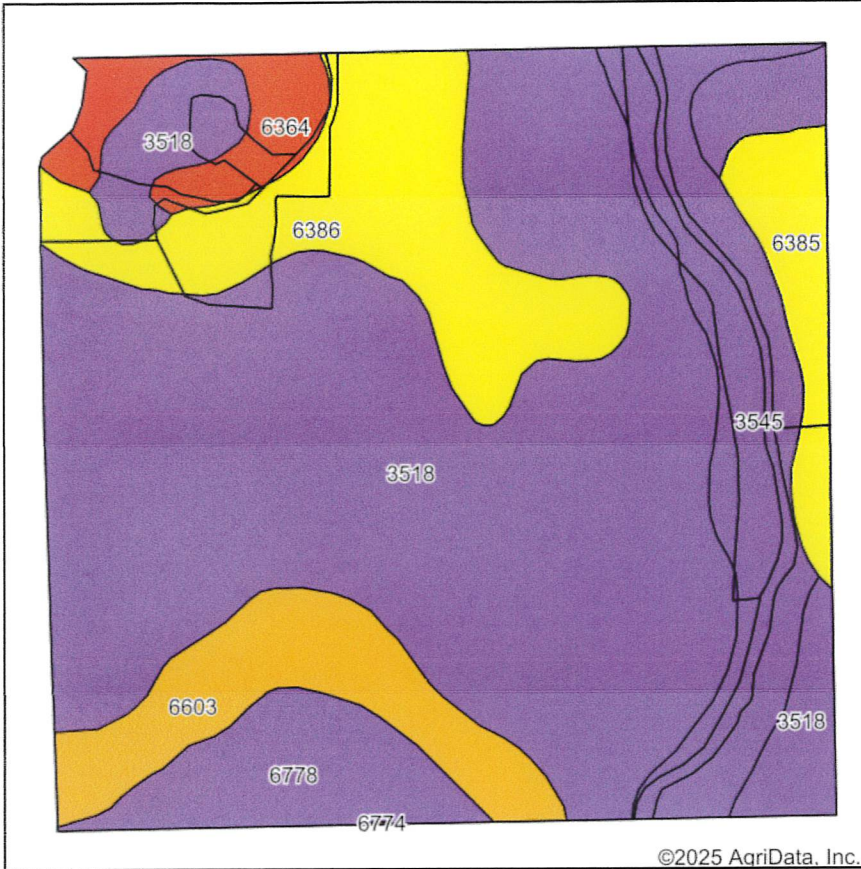
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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11/20/2025

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



# Soils Map



State: **Nebraska**  
 County: **Platte**  
 Location: **25-19N-3W**  
 Township: **Joliet**  
 Acres: **158.97**  
 Date: **11/20/2025**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: NE141, Soil Area Version: 23

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
3518	Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	89.62	56.5%		> 6.5ft.	Poorly drained	IIw	IIw	5006	54	77
6386	Shell silt loam, clayey substratum, occasionally flooded	19.62	12.3%		> 6.5ft.	Moderately well drained	IIw	IIw	4851	70	79
3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	17.17	10.8%		> 6.5ft.	Well drained	VIw		3340	54	41
6603	Alcester silty clay loam, 2 to 6 percent slopes	11.93	7.5%		> 6.5ft.	Well drained	Ile	IIle	3498	73	75
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	8.97	5.6%		> 6.5ft.	Well drained	IIIe	IVe	3350	59	66
6385	Shell silt loam, occasionally flooded	6.08	3.8%		> 6.5ft.	Well drained	IIw	IIw	4851	70	75
6364	Obert silty clay loam, frequently ponded	5.58	3.5%		> 6.5ft.	Very poorly drained	VIw		6000	24	26
Weighted Average							2.63	*-	4629.3	57.2	*n 70.7

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



# MAP 7

## LAND OWNER

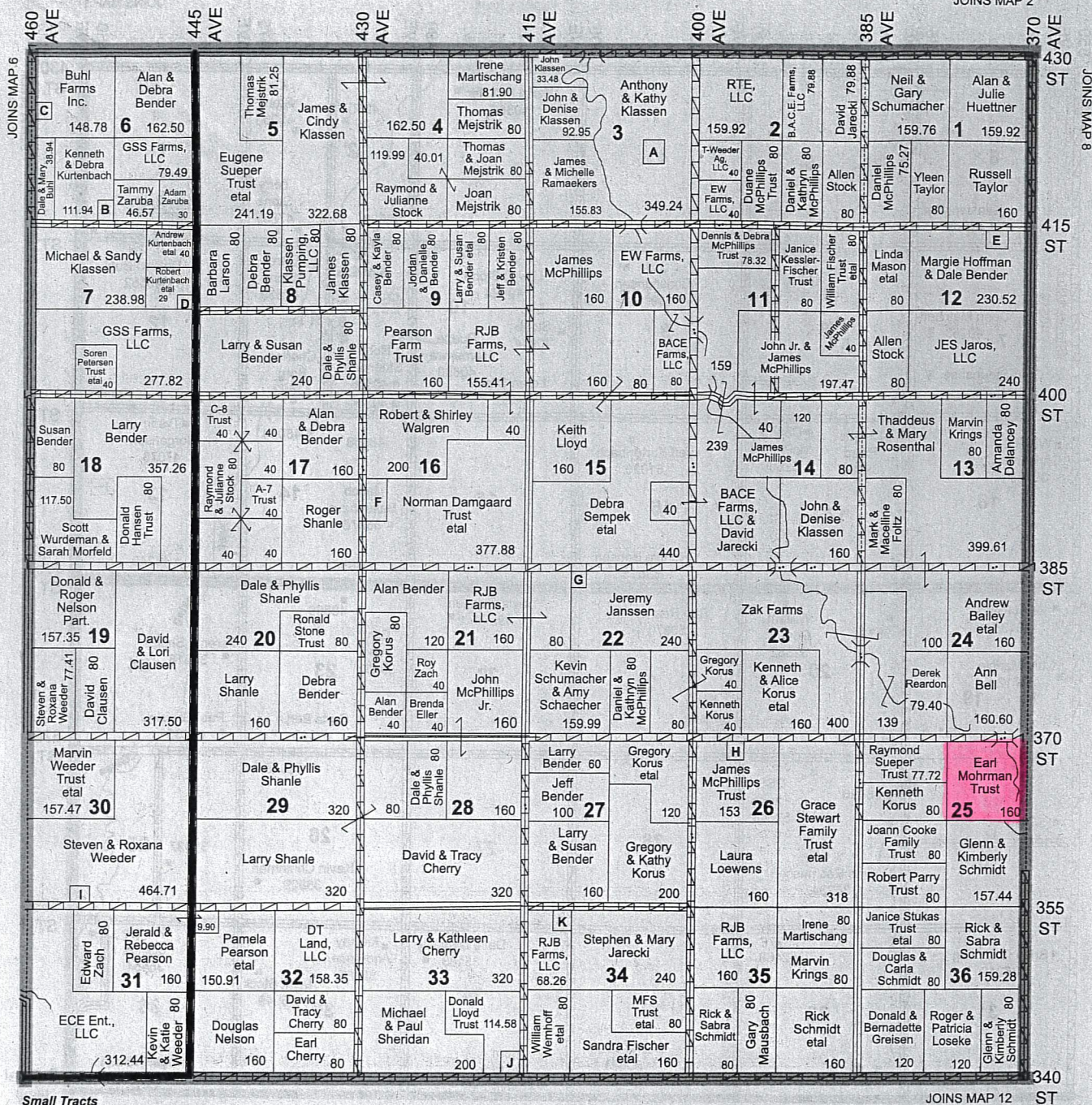
### JOLIET TWP

T 19 N

R 3 W

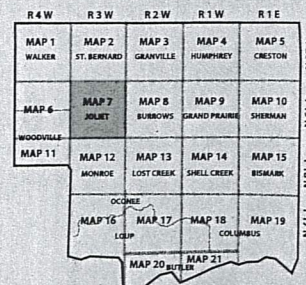
JOINS MAP 2

LAND OWNER & RURAL RESIDENT MAPS



#### Small Tracts

- Section 3 A Kyle & Jenna Klassen - 8.20
- Section 6 B George Kopecky et al - 7
- Section 7 C Darrell & Jeanne Buhl - 5.50
- Section 12 E Jacob & Jessica Bender - 9.48
- Section 16 F Jesse Shanle - 22.12
- Section 22 G Platte Center West LLC - 5.45
- Section 26 H Gregory & Kenneth Korus - 7
- Section 30 I Steven Weeder - 6
- Section 33 J Alvin & Betty Schwalm - 5.42
- Section 34 K PFF, LLC - 11.74





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 : 8592

Prepared : 12/1/25 1:24 PM CST

Crop Year : 2026

Operator Name :  
 CRP Contract Number(s) : None  
 Recon ID : 31-141-2014-71  
 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
158.97	148.72	148.72	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	148.72		0.00		0.00	0.00	0.00	0.00

## Crop Election Choice

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

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.10	0.00	30	
Corn	113.60	0.00	149	72
Grain Sorghum	0.60	0.00	85	
Soybeans	21.60	0.00	48	82
<b>TOTAL</b>	<b>135.90</b>	<b>0.00</b>		

## NOTES

--

Tract Number : 8894  
 Description : NE4 25-19-3W  
 FSA Physical Location : NEBRASKA/PLATTE  
 ANSI Physical Location : NEBRASKA/PLATTE  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners : JAMES D MOHRMAN, ROBERT D MOHRMAN, CRAIG M MOHRMAN  
 Other Producers : None  
 Recon ID : 31-141-2007-229

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.97	148.72	148.72	0.00	0.00	0.00	0.00	0.0

NEBRASKA  
PLATTE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8592  
Prepared : 12/1/25 1:24 PM CST  
Crop Year : 2026

Tract 8894 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	148.72	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.10	0.00	30
Corn	113.60	0.00	149
Grain Sorghum	0.60	0.00	85
Soybeans	21.60	0.00	48
<b>TOTAL</b>	<b>135.90</b>	<b>0.00</b>	

NOTES

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Platte, Nebraska

FSA - 578 (09-13-16)

Farm Number: 8592

Operator Name and Address

COLUMBUS, NE 68601-2831

## REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2025

DATE: 07/01/2025

PAGE: 1

Original: SBW

Revision: \_\_\_\_\_

Cropland: 148.72

Farmland: 158.97

Tract Number	CLU/ Field	Crop/ Commodity	Var/ Type	Int Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Count	Planting Date	Planting Period	End Date
8894	6	CORN	YEL	GR	I	C	N	I	A	11.49		Yes			05/03/2025	01	
Producer OP - NIELS O SCHMIDT				Share 100.00 FSA Physical Location Platte, Nebraska								NAP Unit 5588		Signature Date			
7		CORN	YEL	GR	N	C	N	I	A	8.05		Yes			05/03/2025	01	
Producer OP - NIELS O SCHMIDT				Share 100.00 FSA Physical Location Platte, Nebraska								NAP Unit 5588		Signature Date			
12A		CORN	YEL	GR	I	C	N	I	A	111.37		Yes			05/03/2025	01	
Producer OP - NIELS O SCHMIDT				Share 100.00 FSA Physical Location Platte, Nebraska								NAP Unit 5588		Signature Date			
12B		CORN	YEL	GR	N	C	N	I	A	6.00		Yes			05/03/2025	01	
Producer OP - NIELS O SCHMIDT				Share 100.00 FSA Physical Location Platte, Nebraska								NAP Unit 5588		Signature Date			
14		CORN	YEL	GR	I	C	N	I	A	4.97		Yes			05/03/2025	01	
Producer OP - NIELS O SCHMIDT				Share 100.00 FSA Physical Location Platte, Nebraska								NAP Unit 5588		Signature Date			
22		CORN	YEL	GR	N	C	N	I	A	6.84		Yes			05/03/2025	01	
Producer OP - NIELS O SCHMIDT				Share 100.00 FSA Physical Location Platte, Nebraska								NAP Unit 5588		Signature Date			

### Tract 8894 Summary

PP	Cat/Co	Var/Type	Int/Use	Irr/Pr	Rpt/Unit	Rpt/Qty	PP	Cat/Co	Var/Type	Int/Use	Irr/Pr	Rpt/Unit	Rpt/Qty
01	CORN	YEL	GR	I	A	127.83	01	CORN	YEL	GR	N	A	20.89

Photo Number/Legal Description: NE4 25-19 3W  
Cropland: 148.72

Reported on Cropland: 148.72

Difference: 0.00

Reported on Non-Cropland: 0.00



Platte, Nebraska

FSA - 578 (09-13-16)

Farm Number: 8592

Operator Name and Address

COLUMBUS, NE 68601-2831

## REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2025


DATE: 07/01/2025  
PAGE: 2

Original SBW  
Revision: \_\_\_\_\_  
Cropland: 148.72  
Farmland: 158.97

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

					Crop/ Commodity	Variety/ Type	Share						Crop/ Commodity	Variety/ Type	Share						Crop/ Commodity	Variety/ Type	Share
NIELS O SCHMIDT					CORN	YEL	100.00																
PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity								
01	CORN	YEL	GR	I	A	127.83		01	CORN	YEL	GR	N	A	20.89									

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. I certify that for any crop for which NAP coverage has been obtained that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date
		7-3-25

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.







Parcel Information	
<b>Parcel ID:</b>	710056119
<b>Map Number</b>	19-3W0-25-0000-00390
<b>State Geo Code</b>	2123-25-1-00006-000-0390
<b>Cadastral #</b>	3W-18
<b>Images</b>	<a href="#">Photo #1</a> <a href="#">Sketch #1</a>
<b>Current Owner:</b>	MOHRMAN/JAMES D ETAL %ROBERT D MOHRMAN 111 CHEEKWOOD DRIVE MADISON, AL 35758
<b>Situs Address:</b>	37470 370 ST MONROE
<b>Tax District:</b>	303
<b>School District:</b>	LAKEVIEW COMMUNITY 5, 71-0005
<b>Account Type:</b>	Agricultural
<b>Legal Description:</b>	25 19 3W NE
<b>Lot Width:</b>	N/A
<b>Lot Depth:</b>	N/A
<b>Total Lot Size:</b>	N/A

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Outbuilding</u>	<u>Dwelling</u>
2025	\$1,430,665	\$1,120,710	\$13,715	\$296,240
2024	\$1,342,390	\$1,027,030	\$13,305	\$302,055

Yearly Tax Information		
<u>Year</u>	<u>Amount</u>	<u>Levy</u>
2024	\$7,969.86	0.862237

2024 Tax Levy	
<u>Description</u>	<u>Rate</u>
PLATTE COUNTY	0.18459000
AG SOCIETY	0.00413200
LAKEVIEW COMMUNITY 5 BOND	0.01599000
LAKEVIEW COMMUNITY 5	0.51185700
SD 5 RENV 7-12 BOND 2020	0.03799100
ESU #7	0.01500000
CENTRAL COMMUNITY COLLEGE	0.02000000
JOLIET TWP	0.03057800
MONROE RFD	0.01633100
LOWER PLATTE NORTH NRD	0.02576800



Agricultural Land Information					
Soil Symbol	Landuse	LVG	Unit Value	Acres	Total Value
BL2	BL2	BL2	\$7,500.00	5.090	\$38,175.00
3518	DRY	2D1	\$7,850.00	4.120	\$32,340.00
3545	DRY	4D	\$4,170.00	0.560	\$2,335.00
6385	DRY	2D1	\$7,850.00	3.410	\$26,770.00
6386	DRY	2D1	\$7,850.00	0.200	\$1,570.00
6603	DRY	1D	\$8,085.00	2.000	\$16,170.00
6778	DRY	3D	\$6,655.00	1.430	\$9,515.00
3518	FWDRY	2D1FW	\$4,170.00	12.610	\$52,585.00
3545	FWDRY	4DFW	\$4,170.00	7.240	\$30,190.00
6364	FWDRY	4DFW	\$4,170.00	5.500	\$22,935.00
6385	FWDRY	2D1FW	\$4,170.00	3.030	\$12,635.00
6386	FWDRY	2D1FW	\$4,170.00	2.620	\$10,925.00
3518	FWGRA	1G1FW	\$2,450.00	0.970	\$2,375.00
3545	FWGRA	1GFW	\$2,450.00	5.440	\$13,330.00
3518	FWIRR	2A1FW	\$7,130.00	39.130	\$278,995.00
3545	FWIRR	4AFW	\$7,130.00	2.220	\$15,830.00
6386	FWIRR	2A1FW	\$7,130.00	12.120	\$86,415.00
HM2	HM2	HM2	\$30,000.00	1.000	\$30,000.00
3518	IRRG	2A1	\$9,505.00	30.620	\$291,045.00
6386	IRRG	2A1	\$9,505.00	0.750	\$7,130.00
6603	IRRG	2A	\$9,070.00	9.710	\$88,070.00
6778	IRRG	4A1	\$7,590.00	6.730	\$51,080.00
RO	ROAD	RO	\$0.00	2.020	\$0.00
WW	WASTE	WW	\$200.00	1.480	\$295.00
			<b>Total:</b>	160	\$1,120,710.00

Sales Information				
Sale Date	Sale Price	Book & Page	Grantor	Parcel Ids
04/14/2025	\$0.00	259 / 651	MOHRMAN/EARL DEAN TESTAMENTARY TRUST %LARRY G MOHRMAN TRUSTEE	

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

Property Notes	
Date	Note



Land Information			
Lot Width (ft)	Lot Depth (ft)	Description	Lot Size

Residential Datasheet			
<b>Zoning:</b>		<b>Condition:</b>	Average - Good
<b>Year Built:</b>	1970	<b>Style:</b>	100% One Story
<b>Exterior:</b>	100% Veneer, Brick	<b>Bathrooms:</b>	1.50
<b>Bedrooms:</b>	0	<b>Heating/Cooling:</b>	100% Warmed & Cooled Air
<b>Plumbing Fixtures:</b>	7	<b>Min Finish:</b>	0 sq. ft
<b>Basement Size:</b>	0 sq. ft	<b>Part Finish:</b>	0 sq. ft
<b>Building Size:</b>	2,350 sq. ft	<b>Garage 1:</b>	Attached Garage
<b>Quality:</b>	Average +	<b>Garage 1 Size:</b>	529 sq. ft

Dwelling Data		
Description	Units	Value
Single 1-Story Fireplace	1	\$5,975
Raised Slab Porch	175	\$3,510
Driveway 18 X 23	414	\$830

Outbuilding Data			
Description	Units	Year Built	Cost
Farm Implement Arch-rib, Quon	3,200		\$3,455
Farm Implement Arch-rib, Quon	2,400		\$3,380
Steel Bin, without Drying, 30' - 59' Dia	10,219	1980	\$765
Farm Utility Building	2,000		\$6,115
Tool Shed	240		\$2,620

### Photo/Sketch

