

Katy-Pat Farms
320 acres+/- Dryland Crop Ground
Stanton County

Legal Description

South ½ of Section 35, Township 21 North, Range 1 East of the 6th P.M., Stanton County, Nebraska

Property Description

Whether you're looking to expand your agricultural operations or seeking a valuable investment, this property should be on your list to consider. This highly productive dryland farm is located 2 miles north and 2 miles west of Leigh, Nebraska with good gravel road access. The highly productive clay loam soils and numerous grain facilities in the area make this a very desirable property.

Location

From the intersection of Highway 91 and 115th Avenue west of Leigh, Nebraska, travel 2 miles north. The property is on the west side of the road.

Soil Classifications

Nora-Crofton complex, 6 to 11 percent slopes, eroded – 136.42 acres
Belfore silty clay loam, 0 to 2 percent slopes – 77.69 acres
Moody silty clay loam, 2 to 6 percent slopes – 29.75 acres
Kezan silt loam, 0 to 2 percent slopes, frequently flooded – 27.09 acres
Crofton-Nora complex, 11 to 17 percent slopes, eroded – 23.80 acres
Alcester silty clay loam, 2 to 6 percent slopes – 14.15 acres
Nora silty clay loam, 11 to 17 percent slopes – 8.42 acres

FSA Information

Farmland	315.23 acres
Effective DCP Cropland	301.65 acres
Corn Base	148.10 acres
Soybean Base	138.50 acres
PLC Corn Yield	137 bu.
PLC Soybean Yield	44 bu.

2025 Real Estate Taxes

\$18,302.20

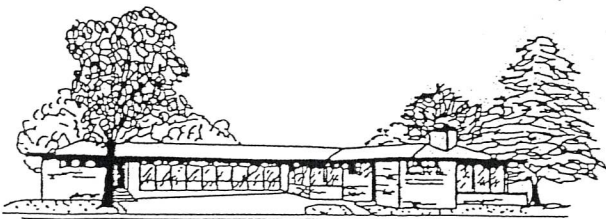
Price

\$3,840,000

Offered Exclusively By:

Rambour Realty Co.

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



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DIMICK TWP

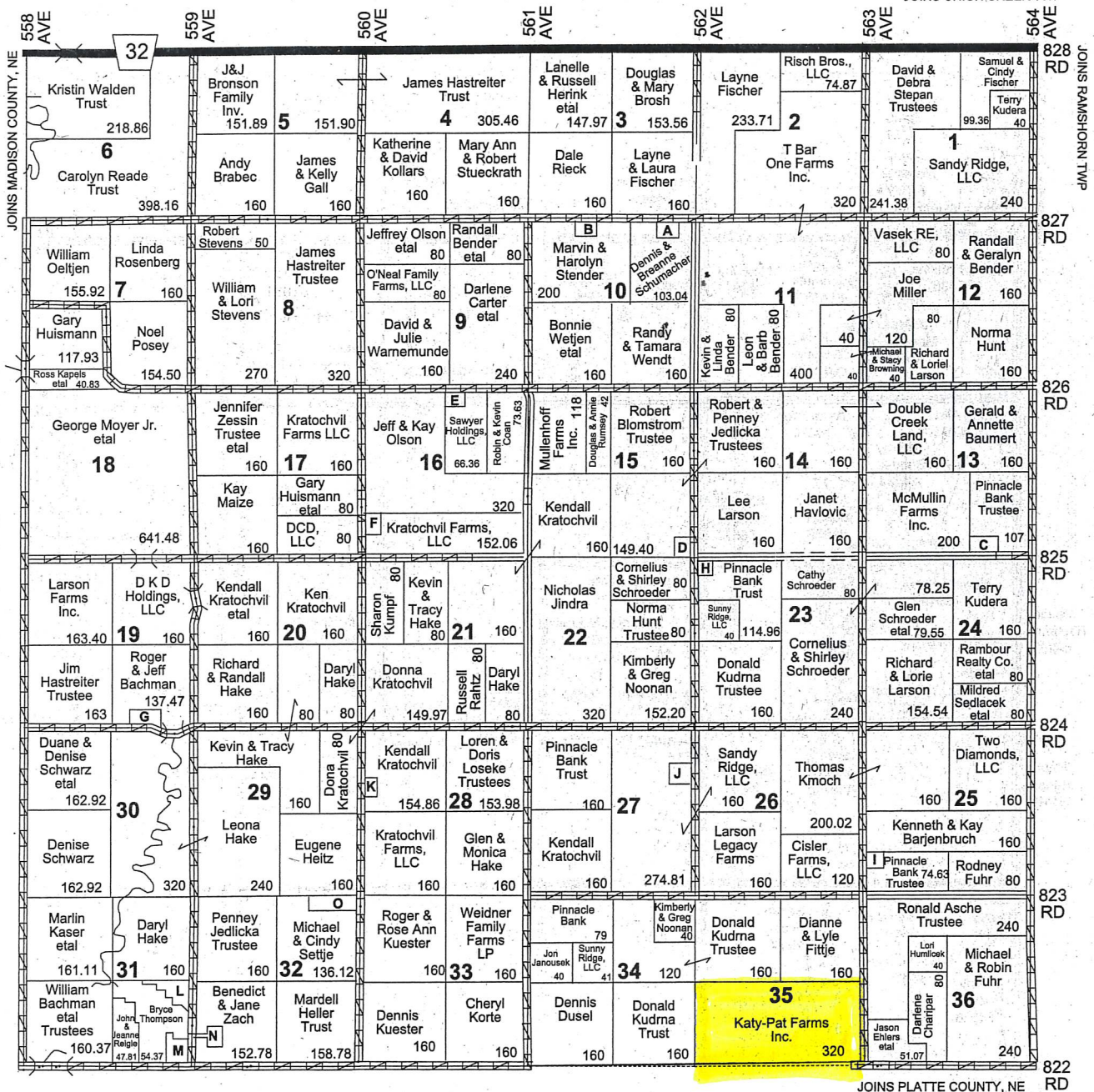
LAND OWNER

T 21 N

R 1 E

JOINS UNION CREEK TWP

STANTON COUNTY LAND OWNER & RURAL RESIDENT MAPS



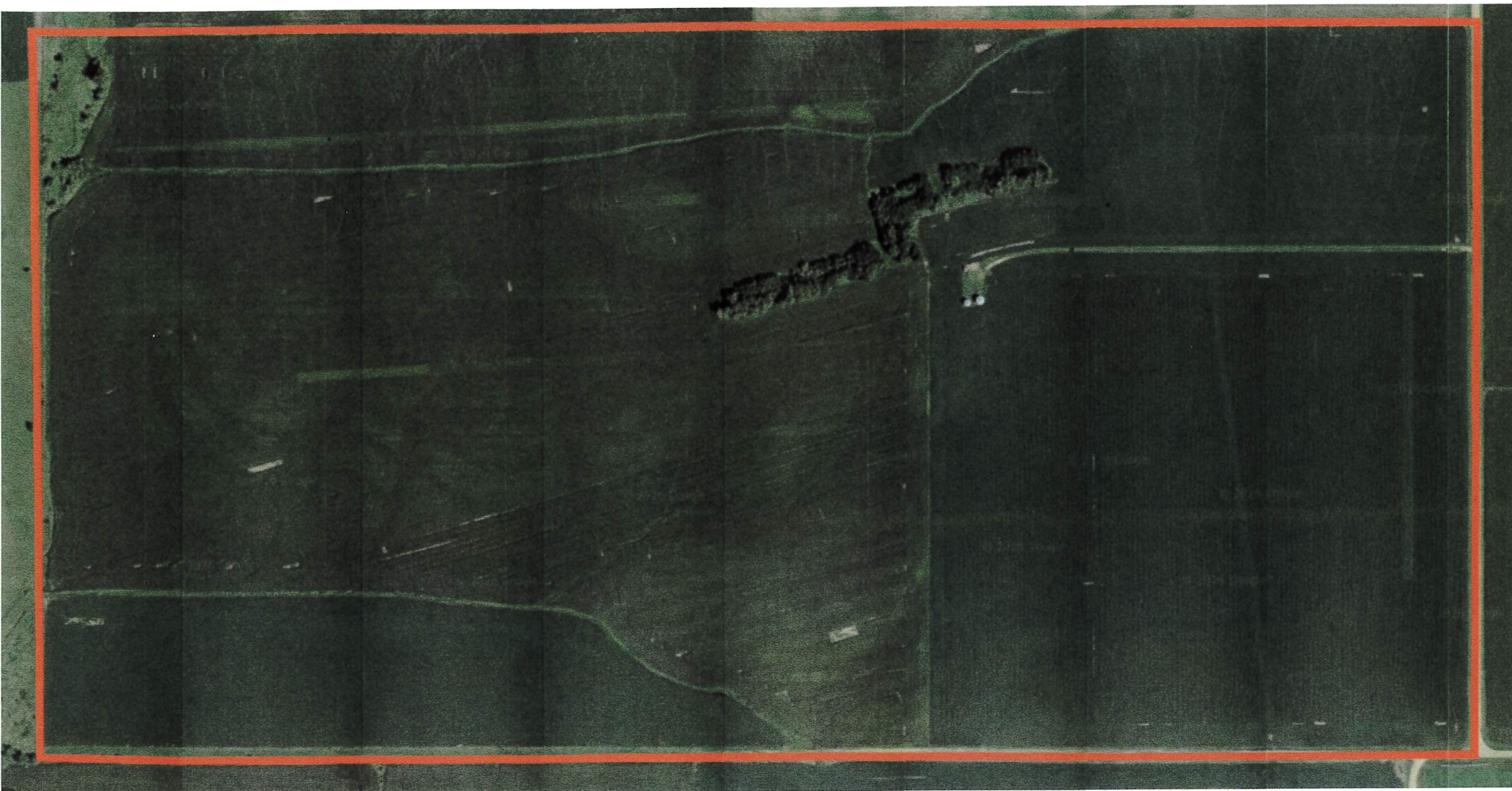
Small Tracts

Section 10 A Larry Hastreiter et al - 16.96
 B David Kratochvil - 6.28
 Section 13 C Jeffery & Robyn Graham - 13

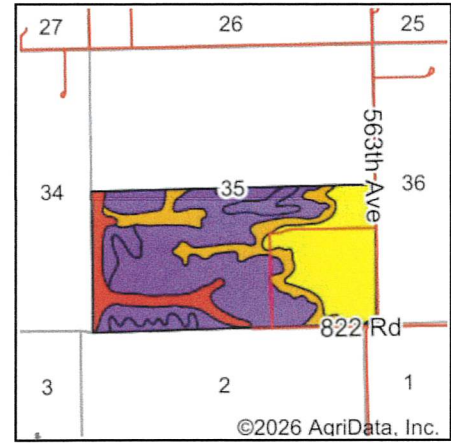
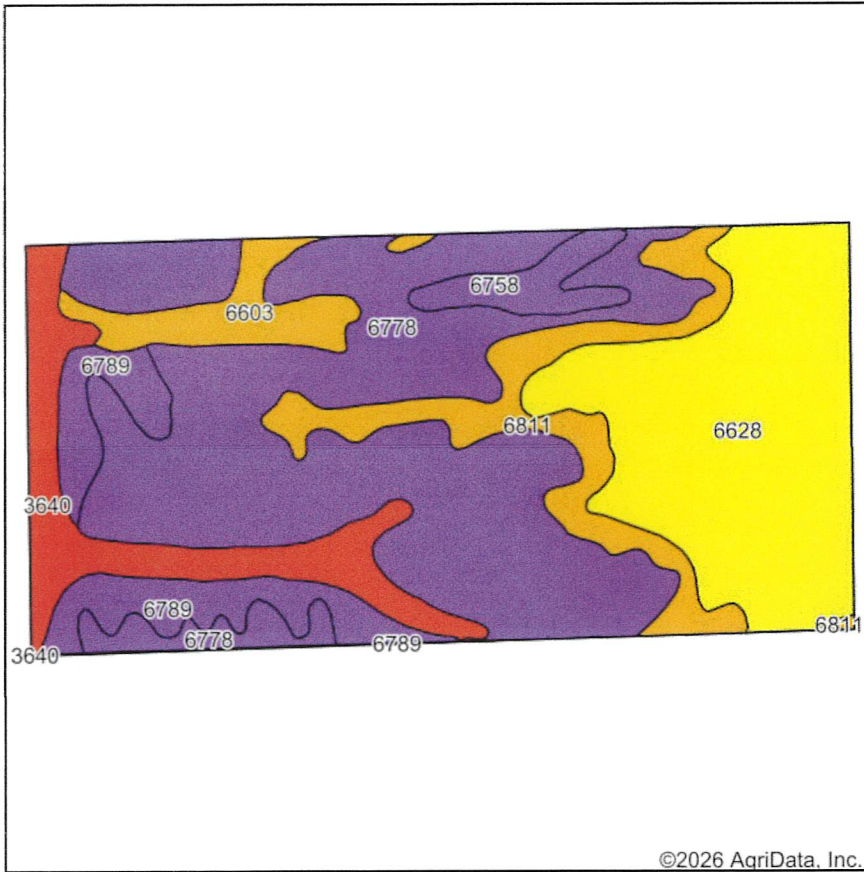
Section 15 D David & Stefanie Safty - 10.60
 Section 16 E Ponciano & Ofelio Hernandez - 13.77
 F Sawyer Holdings, LLC - 7.25
 Section 19 G Roger & Linda Bachman - 22.53
 Section 23 H Robert & Penny Jedlicka Trust - 5

Section 25 I Randal & GERALYN Bender - 5.37
 Section 27 J Shawn & Miranda Sayers - 15.19
 Section 28 K Ronald & Christine Kratochvil - 5.14
 Section 31 L John & Jeanne Reigle - 27.04
 M John & Jeanne Reigle - 31.06
 Section 32 N Rick & Stacy Kampschnieder - 7.16
 O Stanley & Dorothy Settle - 23.88

R 1 E	R 2 E	R 3 E	
SPRING BRANCH	DEWEY	PILGER	T 24 N
ELKHORN	STANTON	KINGSBURG	T 23 N
UNION CREEK	BUTTERFLY	HAYMOW	T 22 N
DIMICK	RAMSHORN	MAPLE CREEK	T 21 N



Soils Map



State: **Nebraska**
 County: **Stanton**
 Location: **35-21N-1E**
 Township: **Dimick**
 Acres: **317.42**
 Date: **9/1/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE141, Soil Area Version: 23
 Area Symbol: NE167, Soil Area Version: 25

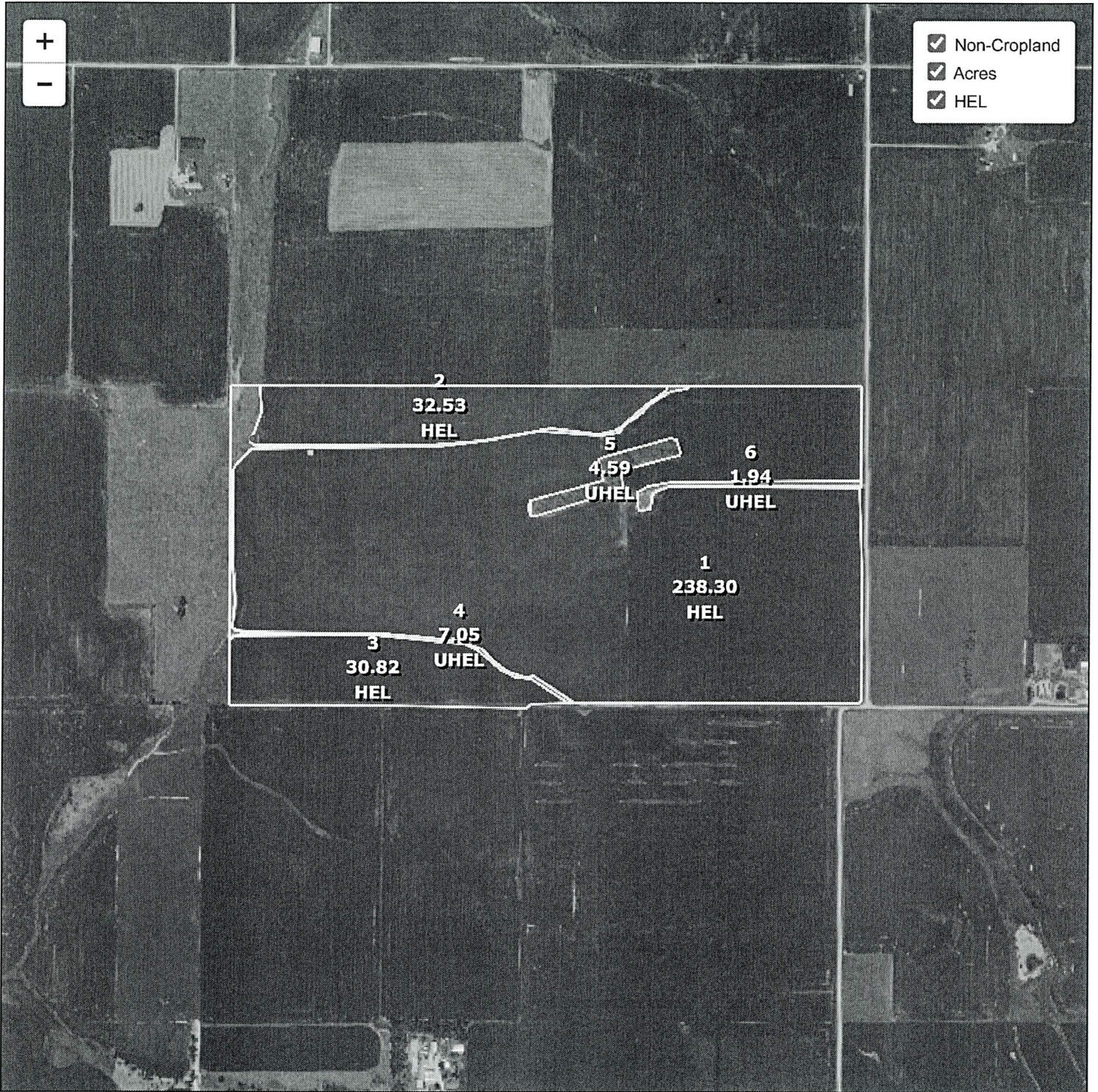
Code	Soil Description	Acres	Percent of field	SRPG Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	135.37	42.6%		> 6.5ft.	Well drained	IIIe	IVe	3350	57	66
6628	Belfore silty clay loam, 0 to 2 percent slopes	76.86	24.2%		> 6.5ft.	Well drained	I	I	3455	70	79
6811	Moody silty clay loam, 2 to 6 percent slopes	29.22	9.2%		> 6.5ft.	Well drained	IIe	IIIe	3243	74	75
3640	Kezan silt loam, 0 to 2 percent slopes, frequently flooded	29.18	9.2%		> 6.5ft.	Poorly drained	IVw		5346	49	74
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	24.38	7.7%		> 6.5ft.	Well drained	VIe		2995	51	61
6603	Alcester silty clay loam, 2 to 6 percent slopes	13.59	4.3%		> 6.5ft.	Well drained	IIe	IIIe	3498	73	75
6758	Nora silty clay loam, 11 to 17 percent slopes	8.34	2.6%		> 6.5ft.	Well drained	IVe		3215	54	69
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	0.32	0.1%		> 6.5ft.	Well drained	IIIe	IVe	3350	59	66
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	0.16	0.1%		> 6.5ft.	Well drained	VIe		2995	59	61
Weighted Average							2.73	*-	3524.4	61.1	*n 70.8

*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.

Soils data provided by USDA and NRCS.



Farm 195
Tract 234

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NEBRASKA
STANTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 195
Prepared : 8/14/26 12:04 PM CST
Crop Year : 2026

Tract Land Data

Tract 234 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
315.23	301.65	301.65	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	301.65	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	148.10	0.00	137
Soybeans	138.50	0.00	44
TOTAL	286.60	0.00	

NOTES

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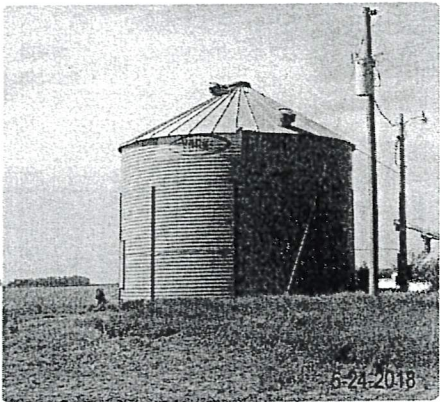
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Stanton County, NE

Summary

Parcel Number 0003746.00
PropertyAddress 82227 563 AVE
City LEIGH
State NE
Zip 68643
Legal SE DIMICK PCT
Acres 160
Section 35
Township 21
Range 1
Tax District 370
Neighborhood 12 - RURAL FARM



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Owners

KATY-PAT FARMS, INC
C/O RAMBOUR REALTY
PO BOX 6
COLUMBUS, NE 68602

Recent Sales in Area

Sale date range:

From:

08/03/21

To:

08/03/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

Dwelling/Building

Actual Year Built
Style
Bedrooms
Building Sq ft
Ground Floor Sq ft
Quality
Total Baths
Bath Fixtures
Exterior Walls
Roof Cover
HVAC
Foundation
Improvement Description
Building Class Code

Other Improvements

Description	Extended Description	Year	Dimensions	Units
SBN1	Steel Bin, without Drying (Butler Bin)	1980	1 x 24 x 18	6540
SBN1	Steel Bin, without Drying (York Bin)	1980	1 x 28 x 19	9397

Land

Frontage	Depth1	Depth2	Square Feet	Description
0	0	0		
0	0	0		
0	0	0		
0	0	0		
0	0	0		
0	0	0		
0	0	0		
0	0	0		
0	0	0		
0	0	0		
0	0	0		

Valuation

Assessed Year	2026	2025	* 2024	2023	2022
Dwelling/Building	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Improvement	\$4,045.00	\$4,045.00	\$4,445.00	\$4,445.00	\$4,505.00
Land	\$1,242,620.00	\$1,206,625.00	\$929,525.00	\$807,860.00	\$773,930.00
Total	\$1,246,665.00	\$1,210,670.00	\$933,970.00	\$812,305.00	\$778,435.00

Tax History

Tax Year	2025	2024	2023	2022	2021
Net Tax	\$9,477.02	\$8,039.58	\$10,150.62	\$10,213.34	\$9,779.32

Tax Levy

Description	Rate
COUNTY GENERAL	0.237152
LEIGH 39 GEN	0.661153
LEIGH 39 BOND K-12	0.12094
ESU #7 GEN	0.015
NORTHEAST GEN	0.02
LOWER ELKHORN	0.016712
LEIGH FIRE GEN	0.03
AG SOCIETY	0.003752
Total Tax Levy	1.104709

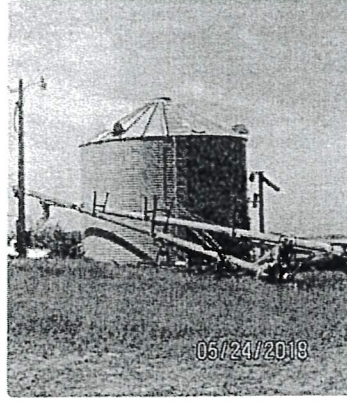
Treasurer Link

[Treasurer's Online](#)

Documents / Property Record Card(s)

[Appraisal Card 2024 \(PDF\)](#)[2025 Appraisal Card \(PDF\)](#)[Appraisal Card \(PDF\)](#)[2024 Record Cards \(Admin Values\) \(PDF\)](#)[2024 Breakdown \(PDF\)](#)[2025 Record Cards \(Admin Values\) \(PDF\)](#)[2026 Record Card \(PDF\)](#)

Photos



No data available for the following modules: Sales, Site Plans / Sketches, Sales.

The public information contained herein is furnished as a public service by Stanton County. The map, all associated data, and measurements are approximate and not to be used for any official purpose. All assessment information was collected for the purpose of developing the annual Property Tax Roll as provided for in Chapter 77 of the Nebraska Revised Statutes.
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Developed by
 **SCHNEIDER**
GEOSPATIAL

Stanton County, NE

Summary

Parcel Number 0003745.00
PropertyAddress
City
State
Zip
Legal SW DIMICK PCT
Acres 160
Section 35
Township 21
Range 1
Tax District 370
Neighborhood 12 - RURAL FARM

Owners

KATY-PAT FARMS, INC
C/O RAMBOUR REALTY
PO BOX 6
COLUMBUS, NE 68602

Recent Sales in Area

Sale date range:

From: 08/03/21

To: 08/03/21

Search Sales by Neighborhood

Distance: 1500

Units: Feet

Search Sales by Distance

Land

Frontage	Depth1	Depth2	Square Feet	Description
0	0	0		
0	0	0		
0	0	0		
0	0	0		
0	0	0		
0	0	0		
0	0	0		
0	0	0		
0	0	0		
0	0	0		
0	0	0		

Valuation

Assessed Year	2026	2025	2024	2023	2022
Dwelling/Building	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$1,163,340.00	\$1,127,655.00	\$868,310.00	\$755,520.00	\$715,165.00
Total	\$1,163,340.00	\$1,127,655.00	\$868,310.00	\$755,520.00	\$715,165.00

Tax History

Tax Year	2025	2024	2023	2022	2021
Net Tax	\$8,825.18	\$7,471.56	\$9,439.32	\$9,381.58	\$8,982.80

Tax Levy

Description	Rate
COUNTY GENERAL	0.237152
LEIGH 39 GEN	0.661153
LEIGH 39 BOND K-12	0.12094
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