
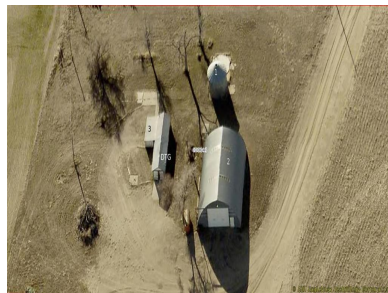



BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

Parcel ID 070080445			Legal		Card File 070080445	
Owner SCHNELL HOLDINGS, LLC 2221 CR 60 ALLIANCE, NE 69301			N1/2 23-25-48 326.89 ACRES S-T-R: 23-25-48 Acres: 326.890		Situs ALLIANCE, NE 69301	
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-05-05-03-00-10	Value	Previous
Neighborhood	450	AG RESIDENTIAL	State GEO	1365-23-0-00000-000-0002	Buildings	2,505
Location / Group	6	AG RESIDENTIAL	Cadastral	0000-0000-	Improvement	4,595
Valuation / Group	84	AG RESIDENTIAL	Book / Page	2020 / 0483 Ext: 0484	Land / Lots	631,060
District	95	52A 8-6	Sale Date	04/01/2020	Total	638,160
School	07-0006		Sale Amount	864,000		842,181
Irrigation	20	Pivot / Well				
Date Added Notes						
07/18/2024 Per 2025 rural review, no changes made.						
12/09/2020 Spoke with Brad Schnell and the well and electricity is still working here even though the previous mobile home has been moved off. He is hoping to get someone back on this yard to live, another mobile home. Keeping site acres on this land.						
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03/14/2016 TRUSTEES DANIEL O & JUDY A FARRINGTON 50% OWNERSHIP EACH PERSON~						
12/22/2015 UPDATE OUTBUILDING CODES PER RURAL REVIEW 2016.						
					Permit No.	Type
					2027	00 N/A
					(IN OFFICE) CRP EXPIRES 9/30/2027	
					Description	Date Open
						Date Closed
					Amount	
					0	
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code
1585	IRRG	1A1	GOSHEN LOAM- 0 TO 1 PERCENT SLOPES	1A1	N	
1617	IRRG	1A1	KEITH LOAM- 0 TO 1 PERCENT SLOPES	1A1	N	
1618	IRRG	1A	KEITH LOAM- 1 TO 3 PERCENT SLOPES	1A	N	
1621	IRRG	2A	KEITH LOAM- 3 TO 6 PERCENT SLOPES	2A	N	
1809	IRRG	1A	SATANTA FINE SANDY LOAM- 1 TO 3 PERCENT SLOPES	1A	N	
1812	IRRG	2A	SATANTA FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES	2A	N	
5625	IRRG	2A1	DUROC LOAM- OCCASIONALLY FLOODED	2A1	N	
5934	IRRG	1A	CREIGHTON VERY FINE SANDY LOAM- 1 TO 3 PERCENT SLOPES	1A	N	
5936	IRRG	4A1	CREIGHTON VERY FINE SANDY LOAM- 6 TO 11 PERCENT SLOPES	4A1	N	
					249.070	738,274
1585	DRY	1D	GOSHEN LOAM- 0 TO 1 PERCENT SLOPES	1D	N	
1617	DRY	1D	KEITH LOAM- 0 TO 1 PERCENT SLOPES	1D	N	
1618	DRY	1D	KEITH LOAM- 1 TO 3 PERCENT SLOPES	1D	N	

BOX BUTTE COUNTY
2025 Real Estate Breakdown Report

Parcel ID	070080445			Owner	SCHNELL HOLDINGS, LLC			Legal	N1/2 23-25-48			326.89 ACRES		
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub	
1621	DRY	2D	KEITH LOAM- 3 TO 6 PERCENT SLOPES	2D	N		7.590	940	7,135	0				
1809	DRY	2D	SATANTA FINE SANDY LOAM- 1 TO 3 PERCENT SLOPES	2D	N		1.490	940	1,401	0				
1812	DRY	2D	SATANTA FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES	2D	N		0.010	940	9	0				
5625	DRY	2D1	DUROC LOAM- OCCASIONALLY FLOODED	2D1	N		10.370	940	9,748	0				
5934	DRY	1D	CREIGHTON VERY FINE SANDY LOAM- 1 TO 3 PERCENT SLOPES	1D	N		2.380	940	2,237	0				
5936	DRY	4D1	CREIGHTON VERY FINE SANDY LOAM- 6 TO 11 PERCENT SLOPES	4D1	N		0.040	735	29	0				
							49.690		46,701					
CRP SHLT	CRP SHLT	1015	CRP SHELTERBELT	CRP TREES	N		12.330	495	6,103	0				
1617	GRAS	4G1	KEITH LOAM- 0 TO 1 PERCENT SLOPES	4G1	N		3.440	440	1,514	0				
1618	GRAS	4G1	KEITH LOAM- 1 TO 3 PERCENT SLOPES	4G1	N		0.380	440	167	0				
							3.820		1,681					
802	802	802	RMST2 2 THRU 5	FARM 2-5 ACRES	N		4.000	5,000	20,000	0				
800	800	800	HOME SITE	FARM HOMESITE	N		1.000	20,000	20,000	0				
ROAD	ROAD	1500	ROADS	ROAD	N		6.980	0	0	0				
Land Total							326.890		832,759					
Sale Date	Book	Page	Extend	Ownership History							Amount			
12/12/2007	96	367		FARRINGTON/DANIEL O							0			
12/06/2007	2016	0191		FARRINGTON/DANIEL O (TRUST)							0			
08/29/2005	94	425	426	FARRINGTON/HELEN L~(REVOCABLE TRUST							0			
				FARRINGTON/DANIEL O(TRUST DANIEL~FARRING							0			
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax				
2024	6461	95	2,505	4,595	631,060	638,160	0	638,160	6,120.68	0				
2023	6438	95	2,505	4,595	624,060	631,160	0	631,160	8,993.14	0				
2022	6431	95	2,160	4,595	624,060	630,815	0	630,815	9,483.38	0				
2021	6370	95	2,160	4,595	624,060	630,815	0	630,815	9,543.20	0				
2020	6400	95	0	7,351	624,060	631,411	0	631,411	9,668.06	0				
Primary Image			Sketch					Site Plan						
														

<div>Parcel ID070080445</div> <div>Cadastral ID0000-0000-</div> <div>PAD Class Code01-05-05-03-00-10</div> <div>State GEO1365-23-0-00000-000-0002</div> <div>Owner</div> <div>SCHNELL HOLDINGS, LLC</div> <div>2221 CR 60</div> <div>ALLIANCE, NE 69301</div> <div>Situs</div> <div>ALLIANCE NE 69301</div> <div>Neighborhood450 - AG RESIDENTIAL</div> <div>District95 - 52A 8-6</div> <div>Legal</div> <div>N1/2 23-25-48</div> <div>326.89 ACRES</div>	(4342)	<div>Primary Image</div> <div></div>	<div>Sketch Image</div>																																				
<div>Property Valuation</div> <table><tr><td>Buildings</td><td>2,937</td></tr><tr><td>Improvement</td><td>6,015</td></tr><tr><td>Land/Lot</td><td>832,759</td></tr><tr><td>Total</td><td>841,711</td></tr></table>		Buildings	2,937	Improvement	6,015	Land/Lot	832,759	Total	841,711	<div>Residential Information</div> <table><tr><td>Type</td><td></td></tr><tr><td>Quality</td><td>.00 -</td></tr><tr><td>Condition</td><td>.00 -</td></tr><tr><td>Base/Total</td><td>0 / 0</td></tr><tr><td>Area of Slab</td><td>0</td></tr><tr><td>Area of Crawl</td><td>0</td></tr><tr><td>Fixture/Roughin</td><td>0 / 0</td></tr><tr><td>Bed/Bathroom</td><td>0 / 0.0</td></tr><tr><td>Basement Area</td><td>0</td></tr></table>		Type		Quality	.00 -	Condition	.00 -	Base/Total	0 / 0	Area of Slab	0	Area of Crawl	0	Fixture/Roughin	0 / 0	Bed/Bathroom	0 / 0.0	Basement Area	0										
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		<div>Marshall & Swift Cost Approach</div> <div>(06/2024)</div> <table><tr><td>Year/Effective Age</td><td>0/0</td></tr><tr><td>Base Cost</td><td>0.00</td></tr><tr><td>Roofing Adj</td><td>0.00</td></tr><tr><td>Subfloor Adj</td><td>0.00</td></tr><tr><td>Heat/Cool Adj</td><td>0.00</td></tr><tr><td>Plumbing Adj</td><td>0.00</td></tr><tr><td>Basement Adj</td><td>0.00</td></tr><tr><td>Adjusted Cost</td><td>0.000</td></tr><tr><td>RCN (0.000 x 0)</td><td>0</td></tr><tr><td>Total Misc Impr</td><td>0</td></tr><tr><td>Garage Cost</td><td>0</td></tr><tr><td>Total RCN</td><td>0</td></tr><tr><td>Depr (Phys 0.00%, Func 0.00%)</td><td>0</td></tr><tr><td>Depr Misc Impr</td><td>0</td></tr><tr><td>Depr Garages</td><td>2,937</td></tr><tr><td>RCNLD</td><td>2,937</td></tr><tr><td>Adj. RCNLD</td><td>2,937</td></tr><tr><td>Cost per Sq Ft</td><td>0.00</td></tr></table>		Year/Effective Age	0/0	Base Cost	0.00	Roofing Adj	0.00	Subfloor Adj	0.00	Heat/Cool Adj	0.00	Plumbing Adj	0.00	Basement Adj	0.00	Adjusted Cost	0.000	RCN (0.000 x 0)	0	Total Misc Impr	0	Garage Cost	0	Total RCN	0	Depr (Phys 0.00%, Func 0.00%)	0	Depr Misc Impr	0	Depr Garages	2,937	RCNLD	2,937	Adj. RCNLD	2,937	Cost per Sq Ft	0.00
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Legal
N1/2 23-25-48
326.89 ACRES



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	FLB1 - LOW BIN Building Components	D	3.00	0.00	0	0	17d x 14h			2,552	Unit Cost (0.10 x 2,552)	255
											Components Total	0
											Replacement Cost	255
											Depr (Phys 0.00%, Func 0.00%)	0
											RCNLD	255
2	FUQN - Farm Utility Arch-rib, Quon. Building Components	H	2.00	1.00	1970	63	60 x 40 x 14	Concrete	Metal	2,400	Unit Cost (10.99 x 2,400)	26,376
											Components Total	0
											Replacement Cost	26,376
											Depr (Phys 80.00%, Func 0.00%)	21,101
											RCNLD	5,275
3	LNT0 - Lean-to, Farm Utility Building Components	D	3.00	1.00	1920	121	16 x 12 x 8	Dirt	Metal	192	Unit Cost (12.63 x 192)	2,425
											Components Total	0
											Replacement Cost	2,425
											Depr (Phys 80.00%, Func 0.00%)	1,940
											RCNLD	485
											Outbuildings Total	6,015