

BOX BUTTE COUNTY

2025 Real Estate Breakdown Report

Parcel ID 070252386			Legal			Card File 070252386						
Owner CULLAN FARMS INC 6731 FRANKLIN HEMINGFORD, NE 69348			W1/2 & SE1/4 (EX RR) 27-27-49 469.74 ACRES S-T-R: 27-27-49 Acres: 469.740			Situs 1131 CR 68 HEMINGFORD, NE 69348						
County Area	2	MARKET AREA 2 AGLAND	Class Code	01-05-05-03-00-09		Value	Previous	Current				
Neighborhood	2	00002 MARKET AREA 2 AGLAN	State GEO	1091-27-0-00000-000-0002		Buildings	0	0				
Location / Group	0	N/A	Cadastral	0000-0000-		Improvement	7,360	7,360				
Valuation / Group	0	N/A	Book / Page	/		Land / Lots	693,374	954,606				
District	30	10-10	Sale Date			Total	700,734	961,966				
School	07-0010		Sale Amount	0								
Date Added Notes												
10/24/2024	Per 2025 Rural Review, no changes. Updated site plan and photos.											
05/12/2020	Per 2020 rural review, no changes made. Updated site plan.											
10/30/2018	per 2018 change finder for 2019 p/up no change already matched											
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1725	IRRG	1A1	ROSEBUD LOAM- 0 TO 1 PERCENT SLOPES	1A1	N	78.130	3,000	234,390	0			
1726	IRRG	2A	ROSEBUD LOAM- 1 TO 3 PERCENT SLOPES	2A	N	33.020	3,000	99,060	0			
5100	IRRG	1A1	ALLIANCE LOAM- 0 TO 1 PERCENT SLOPES	1A1	N	131.620	3,000	394,860	0			
5101	IRRG	1A	ALLIANCE LOAM- 1 TO 3 PERCENT SLOPES	1A	N	4.230	3,000	12,690	0			
5625	IRRG	2A1	DUROC LOAM- OCCASIONALLY FLOODED	2A1	N	4.570	3,000	13,710	0			
						251.570		754,710				
1725	DRY	1D	ROSEBUD LOAM- 0 TO 1 PERCENT SLOPES	1D	N	50.330	940	47,310	0			
1726	DRY	2D	ROSEBUD LOAM- 1 TO 3 PERCENT SLOPES	2D	N	89.310	940	83,951	0			
1736	DRY	4D1	ROSEBUD-CANYON COMPLEX- 3 TO 9 PERCENT SLOPES	4D1	N	13.400	735	9,849	0			
5100	DRY	1D	ALLIANCE LOAM- 0 TO 1 PERCENT SLOPES	1D	N	20.840	940	19,590	0			
5101	DRY	1D	ALLIANCE LOAM- 1 TO 3 PERCENT SLOPES	1D	N	12.830	940	12,060	0			
5625	DRY	2D1	DUROC LOAM- OCCASIONALLY FLOODED	2D1	N	7.710	940	7,247	0			
5943	DRY	1D	DUROC LOAM- 1 TO 3 PERCENT SLOPES	1D	N	2.100	940	1,974	0			
						196.520		181,981				
1363	GRAS	4G1	BRIDGET VERY FINE SANDY LOAM- 3 TO 6 PERCENT SLOPES	4G1	N	2.110	440	928	0			
1726	GRAS	4G1	ROSEBUD LOAM- 1 TO 3 PERCENT SLOPES	4G1	N	2.000	440	880	0			
1736	GRAS	4G1	ROSEBUD-CANYON COMPLEX- 3 TO 9 PERCENT SLOPES	4G1	N	3.770	440	1,659	0			
5109	GRAS	3G	ALLIANCE-ROSEBUD LOAMS- 3 TO 6 PERCENT SLOPES	3G	N	0.050	440	22	0			

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Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
5181	GRAS	4G1	HEMINGFORD LOAM- 3 TO 6 PERCENT SLOPES	4G1	N		0.060	440	26	0			
							7.990		3,515				
802	802	802	RMST2 2 THRU 5	FARM 2-5 ACRES	N		2.880	5,000	14,400	0			
ROAD	ROAD	1500	ROADS	ROAD	N		10.780	0	0	0			
							Land Total	469.740	954,606				
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax			
2024	1408	30	0	7,360	693,374	700,734	0	700,734	6,474.62	0			
2023	1428	30	0	7,360	693,374	700,734	0	700,734	9,064.92	0			
2022	1454	30	0	7,360	693,374	700,734	0	700,734	9,370.68	0			
2021	1387	30	0	7,360	693,374	700,734	0	700,734	9,359.04	0			
2020	1384	30	0	7,360	693,374	700,734	0	700,734	9,212.48	0			

Primary ImageSketchSite Plan



Parcel ID070252386(8855) Cadastral ID0000-0000- PAD Class Code01-05-05-03-00-09 State GEO1091-27-0-000000-000-0002 Owner CULLAN FARMS INC 6731 FRANKLIN HEMINGFORD, NE 69348 Situs 1131 CR 68 HEMINGFORD NE 69348 Neighborhood2 - 00002 MARKET AREA 2 AGLAN District30 - 10-10 Legal W1/2 & SE1/4 (EX RR) 27-27-49 469.74 ACRES	Primary Image 	Sketch Image																																																								
Property Valuation <table><tr><td>Buildings</td><td>0</td></tr><tr><td>Improvement</td><td>7,360</td></tr><tr><td>Land/Lot</td><td>954,606</td></tr><tr><td>Total</td><td>961,966</td></tr></table>	Buildings	0	Improvement	7,360	Land/Lot	954,606	Total	961,966	Residential Information <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	Marshall & Swift Cost Approach(06/2024) <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>RCNLD</td><td>0</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	RCNLD	0
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Cadastral ID 0000-0000-
PAD Class Code 01-05-05-03-00-09
State GEO 1091-27-0-00000-000-0002
Owner
CULLAN FARMS INC
6731 FRANKLIN
HEMINGFORD, NE 69348
Situs
1131 CR 68 HEMINGFORD NE 69348
Neighborhood 2 - 00002 MARKET AREA 2 AGLAN
District 30 - 10-10
Legal
W1/2 & SE1/4 (EX RR) 27-27-49
469.74 ACRES



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary	
1	FLB1 - LOW BIN Building Components	0	2.00	3.00	1978	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	920 0 920 0 920
2	FLB1 - LOW BIN Building Components	0	2.00	3.00	1978	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	920 0 920 0 920
3	FLB1 - LOW BIN Building Components	0	2.00	3.00	1978	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	920 0 920 0 920
4	FLB1 - LOW BIN Building Components	0	2.00	3.00	1978	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198) Components Total Replacement Cost Depr (Phys 0.00%, Func 0.00%) RCNLD	920 0 920 0 920

BOX BUTTE COUNTY
2025 Appraisal Property Record Card

Parcel ID	070252386		(8855)	Owner	CULLAN FARMS INC					Legal	W1/2 & SE1/4 (EX RR) 27-27-49		469.74 ACRES
Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	Valuation Summary		
5	FLB1 - LOW BIN Building Components	0	2.00	3.00	1977	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198)		920
											Components Total		0
											Replacement Cost		920
											Depr (Phys 0.00%, Func 0.00%)		0
											RCNLD		920
6	FLB1 - LOW BIN Building Components	0	2.00	3.00	1977	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198)		920
											Components Total		0
											Replacement Cost		920
											Depr (Phys 0.00%, Func 0.00%)		0
											RCNLD		920
7	FLB1 - LOW BIN Building Components	0	2.00	3.00	1977	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198)		920
											Components Total		0
											Replacement Cost		920
											Depr (Phys 0.00%, Func 0.00%)		0
											RCNLD		920
8	FLB1 - LOW BIN Building Components	0	2.00	3.00	1977	0	27d x 20h			9,198	Unit Cost (0.10 x 9,198)		920
											Components Total		0
											Replacement Cost		920
											Depr (Phys 0.00%, Func 0.00%)		0
											RCNLD		920
											Outbuildings Total		7,360