

	<u>Date of Sale</u>	<u>Book/Page</u>	<u>Grantor/Grantee</u>	<u>Acres of grass in sale</u>	<u>Adj. Sales Price</u>	<u>2016 Assessed Value</u>	<u>Ratio</u>
1.	12/2013	70-831	Garner-Adams	83.01	300,000	137,580	45.86%
2.	7/2014	71-307	Matson-Williamson	192.86	208,000	96,430	46.36%
3.	10/2014	71-394	Hagemann – Schaffert	316.20	988,380	561,913	56.85%
4.	1/2015	71-617	Forgue	2040.99	1,950,000	1,139,788	58.45%
5.	4/2015	71-755	Cushing-Smith	226.00	203,500	119,500	58.72%
6.	10/2014	71-428	Littrel-Bailey	86.00	251,000	148,820	59.29%
7.	5/2015	71-791	Kuenning-Smith	393.00	355,000	218,460	61.54%
8.	11/2012	70-367	Hayen-Eyl	128.51	104,280	64,255	61.62%
9.	2/2015	71-666	Rife-Jesch	633.00	480,000	316,500	65.94%
10.	11/2013	70-800	Petersen-Adams	539.53	840,000	602,546	71.73%
11.	4/2014	71-76	Full Harvest-Princess Land	337.00	780,000	604,920	77.55%
12.	9/2013	70-706	Schneider-Bauer	91.35	196,000	153,125	78.13%
13.	8/2015	72-97	Horinek-Box Farms LP	166.00	385,000	302,420	78.55
14.	12/2014	71-541	Eiler- Perry Case	406.00	1,100,000	868,480	78.95%
15.	11/2012	70-340	Amann-Licht	141.00	435,000	380,220	87.41%
16.	12/2014	71-573	etal-J. Vrbas	362.00	410,000	339,760	82.87%
17.	5/2014	71-152	Asbury-Rippen	444.94	246,497	221,820	89.99%
18.	3/2013	70-488	Cook-Felker	42.33	21,400	21,165	98.90%
19.	12/2012	70-373	Shackelford-Brown	546.37	381,495	385,498	101.05%
20.	10/2013	70-715	Applegarth-Bailey	40.00	15,000	20,000	133.33%
21.	12/2015	72-245	McClatchey	1029.70	425,000	587105	138.14%

old too new

21 sales with a median of **77.55%** represents 8,245.79 acres of grass sold with a **50% makeup** of the sale being grass. 11 sales out of the 21 are above the acceptable range of 69-75%. 9 Sales are too low and **only 1 is within the acceptable range representing only 6.5% of the grass acres in the above sample.**

	<u>Date of Sale</u>	<u>Book/Page</u>	<u>Grantor/Grantee</u>	<u>Acres of grass in sale</u>	<u>Adj. Sales Price</u>	<u>2016 Assessed Value</u>	<u>Ratio</u>
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20.	10/2013	70-715	Applegarth-Bailey	40.00	15,000	20,000	133.33%
21.	12/2015	72-245	McClatchey	1029.70	425,000	587105	138.14%

**14** Grass sales with a median of **75.34** represents 7,025.23 acres of grass sold with a **60%** makeup of the sale being grass. **7** sales out of the **14** are above the acceptable range of **69-75%**. **6** sales are too low and only one is within the acceptable range.

	<u>Date of Sale</u>	<u>Book/Page</u>	<u>Grantor/Grantee</u>	<u>Acres of grass in sale</u>	<u>Adj. Sales Price</u>	<u>2016 Assessed Value</u>	<u>Ratio</u>
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3.	10/2014	71-394	Hagemann-Schaffert	316.20	988,380	561,913	56.85%
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6.	10/2014	71-428	Littrel-Bailey	86.00	251,000	148,820	59.29%
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20.	10/2013	70-715	Applegarth-Bailey	40.00	15,000	20,000	133.33%
21.	12/2015	72-245	McClatchey	1029.70	425,000	587105	138.14%

**12** Grass sales with a median of **74.40** represents **6,079.70** acres of grass sold with a **70%** makeup of the sale being grass. **6** sales out of the **12** are above the acceptable range of **69-75%**. **6** sales are too low and **none** are within the acceptable range.

	<u>Date of Sale</u>	<u>Book/Page</u>	<u>Grantor/Grantee</u>	<u>Acres of grass in sale</u>	<u>Adj. Sales Price</u>	<u>2016 Assessed Value</u>	<u>Ratio</u>
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20.	10/2013	70-715	Applegarth-Bailey	40.00	15,000	20,000	133.33%
21.	12/2015	72-245	McClatchey	1029.70	425,000	587,105	138.14%

12 Grass sales with a median of 74.40 represents 6,079.70 acres of grass sold with

Count	6	22	12
Median	75.09%	71.54%	74.40%
Avg Value	3091	1451	500

a 76% MLU of the sale being grass.



	<u>Date of Sale</u>		<u>Book/Page</u>	<u>Grantor/Grantee</u>	<u>Acres of grass in sale</u>	<u>Adj. Sales Price</u>	<u>2016 Assessed Value</u>	<u>Ratio</u>
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21.	12/2015		72-245	McClatchey	1029.70	425,000	587105	138.14%

**Raising from 76% MLU to 80%; takes out one sale.** This sale is 77% grass and 23% dryland. This is the typically makeup of parcels in Hitchcock County. If there were 15 more acres of grass; the sale would be included in the 80% MLU statistics and the median would be 74.41%.

# Real Estate Transfer Statement

FORM 521

440021456

To be filed with the Register of Deeds.  
Read instructions on reverse side.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name HITCHCOCK - 44		2 County Number 0244	3 Date of Sale Mo. 12 Day 31 Yr. 2013	4 Date of Deed Mo. 12 Day 31 Yr. 2013
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Yvonne C. Garner & James E. Garner, Sr. Street or Other Mailing Address 1881 Q Lane City Oberlin State KS Zip Code 67749 Telephone Number (785) 678-2205			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert C. Adams & Vickie Adams Street or Other Mailing Address 70451 Road 369 City Trenton State NE Zip Code 69044 Telephone Number (308) 334-5593	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Corrective <input type="checkbox"/> Sheriff <input type="checkbox"/> Conservator	<input type="checkbox"/> Land Contract <input type="checkbox"/> Executor <input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep. <input type="checkbox"/> Mineral <input type="checkbox"/> Trust	<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other
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9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input checked="" type="checkbox"/> Sale <input type="checkbox"/> Auction	<input type="checkbox"/> Gift <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Court Decree <input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other (Explain.)
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11 Was ownership transferred in full? (If No, explain the division.)  
 YES  NO

12 Was real estate purchased for same use? (If No, state the intended use.)  
 YES  NO

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  
 YES  NO  Spouse  Parents and Child  Brothers and Sisters  Family Corp., Partnership or LLC  
 Grandparents and Grandchild  Step-parent and Step-child  Aunt or Uncle to Niece or Nephew  Other

14 What is the current market value of the real property?  
 \$300,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 YES  NO \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 YES  NO

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)  
 YES  NO

18 Address of Property  
rural

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Robert C. Adams & Vickie Adams  
70451 Road 369  
Trenton, NE 69044

20 Legal Description  
Northwest Quarter (NW¼) of Section Twenty-Eight (28); Township One (1) North, Range Thirty-Two (32) West of the 6th P.M., Hitchcock County, Nebraska,

21 If agricultural, list total number of acres 160 +/-

22 Total purchase price, including any liabilities assumed	\$	300,000.00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	300,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Robert C. Adams (308) 334-5593  
 Print or Type Name of Grantee or Authorized Representative Telephone Number

*[Signature]* Grantee 12/31/2013  
 Signature of Grantee or Authorized Representative Title Date

Register of Deeds' Use Only

Deed Recorded Mo. 12 Day 31 Yr. 2013	27 Value of Stamp or Exempt Number \$ 675.00	28 Deed Book 70	29 Deed Page 831	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440021456	Legal NW1/4 SEC 28-1-32 162.21 AC.	Card File Situs
Owner ADAMS, ROBERT C. & VICKIE 70451 ROAD 369 TRENTON, NE 69044-1723	S-T-R: 28-01-32 Acres: 162.210	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements	Previous 0	Current 0
Neighborhood 90	AGLAND	State Geo 4533-28-1-00000-000-0465	Land / Lot	200,505	142,940
Location/Group 0	N/A	Cadastral 00001 00077 00000 00000 00000	Total	200,505	142,940
District 60	60	Book / Page 70 / 831			
School 44-0070	60	Sale Date 12/31/2013			
Irrigation 00	No Irrigation	Sale Amount 300,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Date Open	Date Closed	Amount
1620	DRY	1D	KEITH SILT LOAM	1D	20090001	00 N/A	AGRIDATA READY	11/04/2009	11/04/2009	0
1532	GRAS	4G	SULCO SILT LOAM	4G		N	64.050			96,075
1532	GRAS	4G	SULCO SILT LOAM	4G		N	57.840			28,920
1532	GRAS	4G	SULCO SILT LOAM	4G		N	6.590			3,295
1620	GRAS	1G	KEITH SILT LOAM	1G		N	5.130			2,565
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM4G1	4G1		N	12.030			6,015
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM4G1	4G1		N	1.420			710
							83.010			41,505
ROAD	ROAD	ROAD	ROAD	ROAD		N	4.430			0
FARM	FARM	FARM	FARM	FARM		N	10.720			5,360
			Land Total				162.210			142,940

Sale Date	Book	Page	Extend	Ownership History	Amount					
12/31/2013	70	831		ADAMS, ROBERT C. & VICKIE	300,000					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1039	60	0	0	200,505	200,505	0	200,505	2,389.60	0.00
2014	1029	60	168,090	0	0	168,090	0	168,090	2,121.66	0.00
2013	1409	60	107,360	0	0	107,360	0	107,360	1,620.44	0.00
2012	1365	60	86,465	0	0	86,465	0	86,465	1,404.90	0.00
2011	1246	60	80,400	0	0	80,400	0	80,400	1,366.80	0.00

140023620  
140023611

# Real Estate Transfer Statement

• To be filed with the Register of Deeds.  
• Read instructions on reverse side.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name HITCHCOCK - 44		2 County Number 1149		3 Date of Sale Mo. 7 Day 28 Yr. 2014		4 Date of Deed Mo. 7 Day 28 Yr. 2014	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gary Matson and Susan Engell Matson Street or Other Mailing Address 36912 Rd. 713 City Trenton State NE Zip Code 69044 Telephone Number (308) 340-1179				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joyce K. Williamson Street or Other Mailing Address 36768 Road 714 City Trenton State NE Zip Code 69044 Telephone Number (308) 334-5627			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mobile Home
	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	

8 Type of Deed

<input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Corrective <input type="checkbox"/> Sheriff <input type="checkbox"/> Conservator	<input type="checkbox"/> Land Contract <input type="checkbox"/> Executor <input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep. <input type="checkbox"/> Mineral <input type="checkbox"/> Trust	<input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Cemetery <input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other
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9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input checked="" type="checkbox"/> Sale <input type="checkbox"/> Auction	<input type="checkbox"/> Gift <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Court Decree <input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other (Explain.)
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11 Was ownership transferred in full? (If No, explain the division.)  
 YES  NO

12 Was real estate purchased for same use? (If No, state the intended use.)  
 YES  NO

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  
 YES  NO  Spouse  Parents and Child  Brothers and Sisters  Family Corp., Partnership or LLC  
 Grandparents and Grandchild  Step-parent and Step-child  Aunt or Uncle to Niece or Nephew  Other

14 What is the current market value of the real property?  
\$208,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 YES  NO \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 YES  NO

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)  
 YES  NO

18 Address of Property  
rural Hitchcock County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
same as Grantee above

20 Legal Description  
see attached legal *Filed a corrective Deed*

21 If agricultural, list total number of acres *197 +/- ??*

22 Total purchase price, including any liabilities assumed	22	\$	208,000.00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	208,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.  
Joyce K. Williamson (308) 334-5627  
Print or Type Name of Grantee or Authorized Representative Telephone Number  
*Joyce K Williamson* Grantee 7-28-14  
Signature of Grantee or Authorized Representative Title Date

sign here

Register of Deeds' Use Only			For Dept. Use Only
Date Deed Recorded Mo. 07 Day 29 Yr. 2014	27 Value of Stamp or Exempt Number \$ 468.00	28 Deed Book 71	29 Deed Page 307

Grantee—Retain a copy of this document for your records.

8





# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID 440023611  
 Owner WILLIAMSON, JOYCE K  
 36768 ROAD 714  
 TRENTON, NE 69044

Legal Part E1/2 SEC 9-2-32 78.46 AC  
 S-T-R: 09-02-32 Acres: 78.460

Card File Status  
 Value Improvements Land/Lot Total  
 Previous 0 33,180 33,180  
 Current 0 38,645 38,645

County Area	1	AGLAND	Class Code	02-05-05-03-00-09	Spot Code	Acres	Value/Acre	500	Assessed Sub	29,165	Market/Acre	Market Sub
Neighborhood	90	AGLAND	State Geo	4329-09-2-00000-000-0152	N	1.780	500	890				
Location/Group	0	N/A	Cadastral	00000 000000 000000 000000	N	9.610	500	4,805				
District	60	60	Book / Page	71 / 362	N	5.000	500	2,500				
School	44-0070	60	Sale Date	09/15/2014	N	1.290	500	645				
Irrigation	00	No Irrigation	Sale Amount	.00	N	1.280	500	640				

Soil	Use	LCGLVG	Soil Description	Soil Description	Spot Code	Acres	Value/Acre	500	Assessed Sub	29,165	Market/Acre	Market Sub
1532	GRAS	4G	SULCO SILT LOAM	4G	N	58.330	500	29,165				
1620	GRAS	1G	KEITH SILT LOAM	1G	N	1.780	500	890				
1629	GRAS	2G	KEITH SILT LOAM	2G	N	9.610	500	4,805				
1630	GRAS	3G1	KEITH SILT LOAM	3G1	N	5.000	500	2,500				
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM	4G1	N	1.290	500	645				
1860	GRAS	3G1	ULYSSES SILT LOAM	3G1	N	1.280	500	640				
ROAD	ROAD	ROAD	ROAD	ROAD	N	1.170	0	0				
						Land Total	78.460	38,645				

Sale Date	Book	Page	Extend	Ownership History	Amount					
09/15/2014	71	362		WILLIAMSON/JOYCE K						
09/15/2014	71	360		MATSON/GARY C & SUSAN ENGELL						
07/28/2014	71	307								
07/28/2014	71	306			208,000					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	4317	60	0	0	33,180	33,180	0	33,180	395.44	0.00
2014	4268	60	28,210	0	0	28,210	0	28,210	356.08	0.00

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440023630	Legal PART NW1/4 SEC 10-2-32 116.68 AC	Card File Situs
Owner WILLIAMSON, JOYCE K 36768 ROAD 714 TRENTON, NE 69044	S-T-R: 10-02-32 Acres: 116.680	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements Land / Lot Total	Previous 0 49,195 49,195	Current 0 57,785 57,785
Neighborhood 90	AGLAND	State Geo 4329-10-2-00000-000-0157			
Location/Group 0	N/A	Cadastral 00000 000000 000000 000000			
District 60	60	Book / Page 71 / 362			
School 44-0070	60	Sale Date 09/15/2014			
Irrigation 00	No Irrigation	Sale Amount .00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1532	GRAS	4G	SULCO SILT LOAM	4G	N	114.010	500	57,005		
1620	GRAS	1G	KEITH SILT LOAM	1G	N	1.550	500	775		
1629	GRAS	2G	KEITH SILT LOAM	2G	N	0.010	500	5		
						115.570		57,785		
ROAD	ROAD	ROAD	ROAD	ROAD	N	1.110	0	0		
						Land Total	116.680	57,785		

Sale Date	Book	Page	Extend	Ownership History	Amount
09/15/2014	71	360		MATSON/GARY C & SUSAN ENGELL	
09/15/2014	71	362		WILLIAMSON/JOYCE K	
07/28/2014	71	306			
07/28/2014	71	307			208,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	4318	60	0	0	49,195	49,195	0	49,195	586.30	0.00
2014	4267	60	42,180	0	0	42,180	0	42,180	532.40	0.00

440040084  
440834811

# Real Estate Transfer Statement

FORM  
521

To be filed with the Register of Deeds. Read instructions on reverse side.  
If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Cook		2 County Number 44		3 Date of Sale/Transfer Mo. 10 Day 9 Yr. 14		4 Date of Deed Mo. 10 Day 9 Yr. 14	
Grantor's Name, Address, and Telephone (Please Print) Estate of Pauline Hagemann Street or Other Mailing Address PO Box 100 City McCook State NE Zip Code 69001				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Warren E. Schaffert and Robin J. Schaffert Street or Other Mailing Address 36776 Road 714 City Trenton State NE Zip Code 69004			
Telephone Number (308) 345-5063		Telephone Number (308) 340-0886		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address NA				Email Address NA			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input checked="" type="checkbox"/> Other_Special Admin
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
			<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
988,380.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes\_Gateway Realty  No

18 Address of Property  
Rural Land in Hitchcock County, NE

19 Name and Address of Person to Whom Tax Statement Should be Sent  
Warren E. Schaffert  
36776 Road 714  
Trenton, NE 69004

18a  No address assigned 18b  Vacant Land

20 Legal Description  
SEE ATTACHED EXHIBIT "A"

21 If agricultural, list total number of acres  
396.7 ± 125.2

22 Total purchase price, including any liabilities assumed	\$	988,380	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	988,380	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Warren E. Schaffert  
 Print or Type Name of Grantee or Authorized Representative (308) 340-0886  
 Phone Number  
 *Warren E. Schaffert*  
 Signature of Grantee or Authorized Representative Grantee  
 Title 10/9/14  
 Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 09 Yr. 2014	27 Value of Stamp or Exempt Number \$ 2,225.25	28 Recording Data 71-394

sign here

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HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440046084  
 Owner SCHAEFFERT, WARRENE, & ROBIN J.  
 36776 ROAD 714  
 TRENTON, NE 69044  
 Legal Part N1/2 SEC 15-3-32 19175 AC.  
 S-T-R: 15-03-32 Acres: 191.750  
 Card File Situs

County Area	1	AGLAND	Class Code	02-05-05-03-00-10	Value	Previous	Current
Neighborhood	90	AGLAND	State Geo	4287-15-3-00000-000-0332	Improvements	0	0
Location/Group	0	N/A	Cadastral	00001 00057 00000 00000 00000	Land / Lot	176,630	176,455
District	10	10	Book / Page	71 / 394	Total	176,630	176,455
School	44-0070		Sale Date	10/09/2014			
Irrigation	00	No Irrigation	Sale Amount	988,380.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
1532	DRY	4D	SULCO SILT LOAM	4D	N	0.190	1,160	220			
1615	DRY	1D	KEITH & BLACKWOOD SILT L	1D	N	14.190	1,500	21,285			
1620	DRY	1D	KEITH SILT LOAM	1D	N	63.030	1,500	94,545			
1826	DRY	4D	SULCO COMPLEX	4D	N	6.000	1,160	6,960			
						83.410		123,010			
1532	GRAS	4G	SULCO SILT LOAM	4G	N	5.990	500	2,995			
1615	GRAS	1G	KEITH & BLACKWOOD SILT L	1G	N	4.520	500	2,260			
1620	GRAS	1G	KEITH SILT LOAM	1G	N	4.860	500	2,430			
1826	GRAS	4G	SULCO COMPLEX	4G	N	91.520	500	45,760			
						106.890		53,445			
ROAD	ROAD	ROAD	ROAD	ROAD	N	1.450	0	0			
						Land Total		191.750			176,455

Sale Date	Book	Page	Extend	Ownership History	Amount					
10/09/2014	71	394		SCHAEFFERT, WARRENE, & ROBIN J.	988,380					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	3616	10	0	0	176,630	176,630	0	176,630	2,128.04	0.00
2014	3578	10	145,590	0	0	145,590	0	145,590	1,860.54	0.00
2013	1657	10	196,370	0	0	196,370	0	196,370	2,978.64	0.00
2012	1614	10	167,390	0	0	167,390	0	167,390	2,742.28	0.00
2011	1492	10	157,630	0	0	157,630	0	157,630	2,686.62	0.00



HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440024811	Legal SE1/4-S1/2/NW1/4-PT SW1/4 SEC 10-3-32	Card File Situs
Owner SCHAFFERT, WARREN E. & ROBIN J. 36776 ROAD 714 TRENTON, NE 69044	399.51 AC. S-T-R: 10-03-32 Acres: 399.510	

County Area 1	AGLAND	Class Code 02-05-05-03-00-10	Value Improvements	Previous 0	Current 0
Neighborhood 90	AGLAND	State Geo 4287-10-3-00000-000-0180	Land / Lot	388,730	385,460
Location/Group 0	N/A	Cadastral 00001 00057 00000 00000 00000	Total	388,730	385,460
District 10	10	Book / Page 71 / 394			
School 44-0070	10	Sale Date 10/09/2014			
Irrigation 00	No Irrigation	Sale Amount 988,380.00			

Permit No. 20090001	Type 00 N/A	Description AGRIDATA READY	Date Open 10/23/2009	Date Closed 10/23/2009	Amount 0
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Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
1532	DRY	4D	SULCO SILT LOAM	4D	N	8.190	1,160	9,500			
1615	DRY	1D	KEITH & BLACKWOOD SILT L	1D	N	25.040	1,500	37,560			
1620	DRY	1D	KEITH SILT LOAM	1D	N	150.170	1,500	225,255			
1630	DRY	3D1	KEITH SILT LOAM	3D1	N	4.780	1,300	6,215			
1826	DRY	4D	SULCO COMPLEX	4D	N	1.960	1,160	2,275			
						<u>190.140</u>		<u>280,805</u>			
1357	GRAS	2G	BRIDGET SILT LOAM	2G	N	1.080	500	540			
1532	GRAS	4G	SULCO SILT LOAM	4G	N	71.340	500	35,670			
1615	GRAS	1G	KEITH & BLACKWOOD SILT L	1G	N	8.380	500	4,190			
1620	GRAS	1G	KEITH SILT LOAM	1G	N	20.050	500	10,025			
1826	GRAS	4G	SULCO COMPLEX	4G	N	108.460	500	54,230			
						<u>209.310</u>		<u>104,655</u>			
ROAD	ROAD	ROAD	ROAD	ROAD	N	0.060	0	0			
						<u>Land Total</u>		<u>385,460</u>			

Sale Date	Book	Page	Extend	Ownership History	Amount
10/09/2014	71	394		SCHAFFERT, WARREN E. & ROBIN J.	988,380
07/01/1989	59	320			13,000
02/01/1989	59	341			

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	3612	10	0	0	388,730	388,730	0	388,730	4,683.42	0.00
2014	3577	10	319,680	0	0	319,680	0	319,680	4,085.30	0.00
2013	1656	10	231,070	0	0	231,070	0	231,070	3,505.02	0.00
2012	1613	10	200,735	0	0	200,735	0	200,735	3,288.52	0.00
2011	1491	10	186,315	0	0	186,315	0	186,315	3,175.52	0.00

440027578 / 440033500 / 440058988 / 440058961 / 440024684 / 440033519

# Real Estate Transfer Statement

FORM

521

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Hitchcock	2 County Number 44	3 Date of Sale/Transfer Mo. 1 Day 30 Yr. 15	4 Date of Deed Mo. 1 Day 27 Yr. 15
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sheree M. Forgue Street or Other Mailing Address 4040 South 82nd Street Circle City Lincoln State NE Zip Code 68506 Telephone Number (402) 440-6175 Email Address shereeforgue@gmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Calvin and Susan Freehling Trust Street or Other Mailing Address 1511 Parkway Drive City McCook State NE Zip Code 69001 Telephone Number (308) 345-8869 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address csfree@allophone.com	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)  Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

11 Was ownership transferred in full? (If No, explain the division.)  Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
1,950,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes Lashley Land & Real Broker  No

18 Address of Property  
Rural land in Hitchcock County, NE

19 Name and Address of Person to Whom Tax Statement Should be Sent  
Calvin Freehling  
1511 Parkway Drive  
McCook, NE 69001

18a  No address assigned 18b  Vacant Land

20 Legal Description  
SEE ATTACHED EXHIBIT "A"

21 If agricultural, list total number of acres 2129 +/-

22 Total purchase price, including any liabilities assumed	22	\$	1,950,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,950,000	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Calvin L. Freehling  
Print or Type Name of Grantee or Authorized Representative (308) 345-8869  
Phone Number

Calvin L. Freehling  
Signature of Grantee or Authorized Representative  
Grantee Title 1/30/15  
Date

sign here

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 02 Day 02 Yr. 2015	27 Value of Stamp or Exempt Number \$ 4387 50	28 Recording Data 71-617

EXHIBIT "A"

Tract 1:

The East Half of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter and the South Half of the Northeast Quarter and the Southeast Quarter and Lots 2, 3 and 4, all in Section 31, Township 4 North, Range 32 West of the 6th P.M., Hitchcock County, Nebraska; and, all of Section 6, Township 3 North, Range 32 West of the 6th P.M., EXCEPT Part of the East Half of Section 6, Township 3 North, Range 32 West of the 6th P.M., Hitchcock County, Nebraska, more particularly described as follows: Referring to the southeast corner of said Section 6 as the point of beginning; go thence north 0°12'51" east along the east line of Section 6, a distance of 3,949.63 feet; go thence north 81°30' west, a distance of 1,132.00 feet; go thence north 35°57' west, a distance of 381.80 feet; go thence south 78°9' west, a distance of 114.20 feet; go thence south 31°18' west, a distance of 522.00 feet; go thence south 8°47' east, a distance of 417.90 feet; go thence south 20°42' east, a distance of 314.70 feet; go thence north 85°49' east, a distance of 287.60 feet; go thence south 1°59' west, a distance of 656.10 feet; go thence north 89°38' west, a distance of 249.10 feet; go thence south 1°12' west, a distance of 637.70 feet; go thence south 2°24' east, a distance of 1,190.10 feet; go thence south 85°30' west, a distance of 209.70 feet; go thence south 12°45' west, a distance of 792.60 feet; go thence south 90°0' east, a distance of 1,870.10 feet along the south line of Section 6 to the southeast corner of Section 6, being the point of beginning, with 4.0 acres, more or less, being occupied by public road; AND, EXCEPT part of the Southwest Quarter of Section 6, Township 3 North, Range 32 West of the 6th P.M., Hitchcock County, Nebraska, more particularly described as follows: Referring to the southwest corner of said Section 6 as the point of beginning; go thence north 1°41'55" west along the west line of said Section 6, a distance of 1,972.76 feet; go thence north 60°29' east, a distance of 583.70 feet; go thence south 2°42' east, a distance of 1,226.50 feet; go thence south 62°38'99" east, a distance of 129.20 feet; go thence north 53°45' east, a distance of 401.00 feet; go thence south 1°19' west, a distance of 529.90 feet; go thence north 89°45' east, a distance of 105.30 feet; go thence south 1°21' east, a distance of 683.00 feet; go thence south 90°00' west, a distance of 1,054.60 feet along the south line of said Section 6 to the southwest corner of said Section 6, being the point of beginning, including 0.799 acres, more or less, being occupied by public road-right-of-way;

AND

The North Half of Section 1, Township 3 North, Range 33 West of the 6th P.M., EXCEPT A part of the North Half of Section 1, Township 3 North, Range 33 West of the 6th P.M.; Hitchcock County, Nebraska, more particularly described as follows: Referring to the west quarter corner of said Section 1; go thence north 90°0' east along the fence marking the south line of the North Half of said Section 1, a distance of 1,571.0 feet to the point of beginning; thence continuing north 90°0' east along the fence marking the south line of the North Half of Section 1, a distance of 2,799.6 feet; go thence north 40°51' east, a distance of 610.70 feet; go thence north 13°50' east, a distance of 146.50 feet; go thence north 85°40' east, a distance of 318.20 feet; go thence north 2°16' west, a distance of 556.50 feet; go thence north 50°55' east, a distance of 547.10 feet; go thence north 8°14' west, a distance of 514.30 feet; go thence north 77°25' west, a distance of 1,053.90 feet; go thence north 55°10' west, a distance of 326.20 feet; go thence south 88°39' west, a distance of 787.30 feet along the north line; go thence south 0°54' east, a distance of 242.40 feet; go thence south 39°41' east, a distance of 414.50 feet; go thence south 2°42' east, a distance of 434.10 feet; go thence south 13°45' west, a distance of 257.80 feet; go thence south 33°7' west, a distance of 269.20 feet; go thence south 37°22' west, a distance of 285.10 feet; go thence north 60°51'35" west, a distance of 191.81 feet; go thence north 12°27'14" west, a distance of 375.60 feet; go thence north 89°11' west, a distance of 1,150.00 feet; go thence south 1°45'19" east, a distance of 1,361.91 feet to the point of beginning.

AND

The East Half and that part of the East Half of the West Half of Section 35, lying east of Highway 25, Township 4 North, Range 33 West of the 6th P.M., and Lots 1, 2 and 3 of Section 2 in Township 3 North, Range 33 West of the 6th P.M., EXCEPT, part of the Northeast Quarter of the Northwest Quarter and North Half of the Northeast Quarter of Section 2, Township 3 North, Range 33 West of the 6th P.M., and part of Section 35, Township 4 North, Range 33 West of the 6th P.M., all in Hitchcock County, Nebraska, more particularly described as follows: Refer to the northwest corner of said Section 2; go thence South 88°50' East along the north line of said Section 2, a distance of 1,440.62 feet to a point on the east line of Highway 25 Right-of-Way, the point of beginning; go thence South 00°35' West in the Northeast Quarter of the Northwest Quarter of said Section 2 and along the East Right-of-Way line of Highway 25, a distance of 1,299.15 feet; go thence North 88°51'20" East, a distance of 2,426.25 feet along the South line of the Northeast Quarter of the Northwest Quarter and the North Half of the Northeast Quarter of said Section 2; go thence North 13°28'0" East, a distance of 628.70 feet; go thence North 84°40' 0" West, a distance of 576.10 feet; go thence North 0°21' 0" East, a distance of 627.50 feet; go thence South 89°30'0" West, a distance of 532.60 feet; into Section 35, Township 4 North, Range 33 West of the 6th P.M.; go thence North 1°40'0" West, a distance of 625.0 feet; go thence South 86°11'0" West, a distance of 695.10 feet; go thence North 14°58'0" West, a distance of 532.90 feet; go thence South 80°19'0" West, a

distance of 374.00 feet; go thence North 24°19'0" West, a distance of 129.70 feet; go thence North 43°31'0" East, a distance of 404.10 feet; go thence North 0°55'0" West, a distance of 1,397.70 feet; go thence South 81°52'0" West, a distance of 233.70 feet; go thence North 17°16'0" West, a distance of 454.40 feet; go thence North 31°49'0" West, a distance of 90.10 feet to a point on the East Right-of-Way line of Highway 25; go thence South 0°28'0" West, a distance of 3,353.85 feet along the East Right-of-Way line of Highway 25 to its intersection with the south line of Section 35, the point of beginning.

Tract 2:

All of Section 36, Township 4 North, Range 33 West of the 6th P.M., Hitchcock County, Nebraska.



**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

<b>Parcel ID</b> 440027578	<b>Legal</b> E1/2/SW1/4-SE1/4/NW1/4-S1/2/NE1/4-SE1/4- LOTS 2-3 & 4 SEC 31-4-32 458 AC S-T-R: 31-04-32 Acres: 459.030	<b>Card File</b> Situs
<b>Owner</b> FREEHLING REV. TRUST C/O CALVIN L. & SUSAN M. 1511 PARKWAY DRIVE MCCOOK, NE 69001		

<b>County Area</b> 1	<b>AGLAND</b>	<b>Class Code</b> 02-05-05-03-00-09	<b>Value</b>	<b>Previous</b>	<b>Current</b>
<b>Neighborhood</b> 90	<b>AGLAND</b>	<b>State Geo</b> 4089-31-4-00000-000-0570	<b>Improvements</b>	0	0
<b>Location/Group</b> 0	<b>N/A</b>	<b>Cadastral</b> 00001 00054 000000 000000 000000	<b>Land / Lot</b>	202,735	234,380
<b>District</b> 20	<b>20</b>	<b>Book / Page</b> 71 / 617	<b>Total</b>	202,735	234,380
<b>School</b> 44-0070		<b>Sale Date</b> 01/30/2015			
<b>Irrigation</b> 00	<b>No Irrigation</b>	<b>Sale Amount</b> 1,950,000.00			

<b>Permit No.</b> 20090001	<b>Type</b> 00 N/A	<b>Description</b> AGRIDATA READY CORRECT USING GIS, MAP & BREAKDOWN IN CA	<b>Date Open</b> 10/07/2009	<b>Date Closed</b> 10/07/2009	<b>Amount</b> 0
18990001	00 N/A		12/30/1899	12/30/1899	0

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1532	DRY	4D	SULCO SILT LOAM	4D	N	0.690	1,160	800		
1630	DRY	3D1	KEITH SILT LOAM	3D1	N	0.240	1,300	310		
1632	DRY	1D	KEITH SILT LOAM	1D	N	6.690	1,500	10,035		
						<b>7.620</b>		<b>11,145</b>		
1356	GRAS	1G	BRIDGET SILT LOAM	1G	N	2.550	500	1,275		
1532	GRAS	4G	SULCO SILT LOAM	4G	N	160.200	500	80,100		
1629	GRAS	2G	KEITH SILT LOAM	2G	N	8.300	500	4,150		
1630	GRAS	3G1	KEITH SILT LOAM	3G1	N	0.460	500	230		
1632	GRAS	1G	KEITH SILT LOAM	1G	N	16.750	500	8,375		
1826	GRAS	4G	SULCO COMPLEX	4G	N	232.350	500	116,175		
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM	4G1	N	15.120	500	7,560		
1860	GRAS	3G1	ULYSSES SILT LOAM	3G1	N	10.740	500	5,370		
						<b>446.470</b>		<b>223,235</b>		
ROAD	ROAD	ROAD	ROAD	ROAD	N	4.940	0	0		
						<b>Land Total</b> 459.030		<b>234,380</b>		

Sale Date	Book	Page	Extend	Ownership History	Amount
01/30/2015	71	617		FREEHLING REV. TRUST, CALVIN & JUDY	1,950,000
05/24/2012	70	732		FORGUESHEREE M.	
05/24/2012	70	732		FORGUESHEREE M.	
07/25/2004	67	84		FORGUESHEREE M.	320,000
07/25/2004	67	87			160,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1357	20	0	0	202,735	202,735	0	202,735	2,448.14	0.00
2014	1285	20	172,620	0	0	172,620	0	172,620	2,258.36	0.00
2013	1274	20	163,375	0	0	163,375	0	163,375	2,538.72	0.00
2012	78	20	154,310	0	0	154,310	0	154,310	2,575.56	0.00
2011		20	135,095	0	0	135,095	0	135,095	2,355.88	0.00

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440033500	Legal PT E1/2W1/2-NE1/4-PT SE1/4 SEC 35-4-33	Card File Situs
Owner FREEHLING REV. TRUST C/O CALVIN L. & SUSAN M. 1511 PARKWAY DRIVE MCCOOK, NE 69001	395 AC. S-T-R: 35-04-33 Acres: 395.430	

County Area	1	AGLAND	Class Code	02-05-05-03-00-10	Value	Previous	Current
Neighborhood	90	AGLAND	State Geo	4087-35-4-00000-000-0490	Improvements	0	0
Location/Group	0	N/A	Cadastral	00002 00111 00000 00000 00000	Land / Lot	178,060	206,030
District	80	80	Book / Page	71 / 617	Total	178,060	206,030
School	15-0536		Sale Date	01/30/2015			
Irrigation	00	No Irrigation	Sale Amount	1,950,000.00			

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Description	Date Open	Date Closed	Amount
1532	DRY	4D	SULCO SILT LOAM	4D	N	AGRIDATA READY	12/10/2009	12/10/2009	0
1620	DRY	1D	KEITH SILT LOAM	1D	N	CORRECT USING GIS MAP & BREAKDOWN IN CA	12/30/1899	12/30/1899	0

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1532	GRAS	4G	SULCO SILT LOAM	4G	N	380.650	500	190,325		
1620	GRAS	1G	KEITH SILT LOAM	1G	N	5.950	500	2,975		
						386.600		193,300		
						Land Total		206,030		

Sale Date	Book	Page	Extend	Ownership History	Amount
01/30/2015	71	617		FREEHLING REV. TRUST, CALVIN & JUDY	1,950,000
06/12/2014	97	255		FORGUE/SHEREE M.	
05/24/2012	70	732		FORGUE/SHEREE M.	160,000
05/24/2012	70	732			320,000
07/25/2004	67	87			
07/25/2004	67	84			

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1358	80	0	0	178,060	178,060	0	178,060	2,382.20	0.00
2014	1286	80	152,130	0	0	152,130	0	152,130	2,219.10	0.00
2013	1275	80	129,155	0	0	129,155	0	129,155	1,951.04	0.00
2012	1229	80	125,725	0	0	125,725	0	125,725	1,880.26	0.00
2011	1111	80	108,045	0	0	108,045	0	108,045	1,616.88	0.00

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**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

<b>Parcel ID</b> 440058988	<b>Legal</b> PT N/2 SEC 1-3-33 182 AC.	<b>Card File</b> Situs
<b>Owner</b> FREEHLING REV. TRUST C/O CALVIN L. & SUSAN M. 1511 PARKWAY DRIVE MCCOOK, NE 69001	<b>S-T-R:</b> 01-03-33 Acres: 179.490	

County Area	1	AGLAND	Class Code	02-05-05-03-00-10	Value	Previous	Current
Neighborhood	90	AGLAND	State Geo	4289-01-3-00000-000-0007	Improvements	0	0
Location/Group	0	N/A	Cadastral	00000 000000 000000 000000	Land / Lot	76,940	89,775
District	60	60	Book / Page	71 / 617	Total	76,940	89,775
School	44-0070		Sale Date	01/30/2015			
Irrigation	00	No Irrigation	Sale Amount	1,950,000.00			

Permit No.	Type	Description	Date Open	Date Closed	Amount
20090001	00 N/A	AGRIDATA READY	11/23/2009	11/23/2009	0
18990001	00 N/A	CORRECT USING GIS, MAP & ACRE BREAKDOWN	12/30/1899	12/30/1899	0

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
1620	DRY	1D	KEITH SILT LOAM	1D	N	0.030	1,500	45			
1532	GRAS	4G	SULCO SILT LOAM	4G	N	140.780	500	70,390			
1620	GRAS	1G	KEITH SILT LOAM	1G	N	12.150	500	6,075			
1632	GRAS	1G	KEITH SILT LOAM	1G	N	0.360	500	180			
1826	GRAS	4G	SULCO COMPLEX	4G	N	26.170	500	13,085			
						<b>179.460</b>		<b>89,730</b>			
						<b>Land Total</b>		<b>179.490</b>			<b>89,775</b>

Sale Date	Book	Page	Extend	Ownership History	Amount
01/30/2015	71	617		FREEHLING REV. TRUST, CALVIN & JUDY	1,950,000
05/24/2012	70	732		FORGUE/SHEREE M.	320,000
05/24/2012	70	732		FORGUE/SHEREE M.	160,000
07/25/2004	67	84			
07/25/2004	67	87			

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1361	60	0	0	76,940	76,940	0	76,940	916.96	0.00
2014	1287	60	65,540	0	0	65,540	0	65,540	827.24	0.00
2013	1276	60	57,330	0	0	57,330	0	57,330	865.32	0.00
2012	1230	60	56,420	0	0	56,420	0	56,420	916.72	0.00
2011	1112	60	48,230	0	0	48,230	0	48,230	819.92	0.00

**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440058961	Legal LOT 1-PT LOT 2 SEC 2-3-33 50 AC.	Card File Sitius
Owner FREEHLING REV. TRUST C/O CALVIN L. & SUSAN M. FREEHLING 1511 PARKWAY DRIVE MCCOOK, NE 69001	S-T-R: 02-03-33 Acres: 49.100	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements Land/Lot Total	Previous 0 21,875 21,875	Current 0 24,550 24,550
Neighborhood 0	AGLAND	State Geo 00000 00000 00000 00000 00000			
Location/Group 0	N/A	Cadastral 71 / 617			
District 60	60	Book / Page 01/30/2015			
School 44-0070		Sale Date 01/30/2015			
Irrigation 00	No Irrigation	Sale Amount 1,950,000.00			

Permit No. 18990001	Type 00 N/A	Description CORRECT USING GIS MAP & ACRE BREAKDOWN	Date Open 12/30/1899	Date Closed 12/30/1899	Amount 0
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Soil 1532	Use GRAS	LCGLVG 4G	Soil Description SULCO SILT LOAM	LVG Description 4G	Spot Code N	Acres 28.950	Value/Acre 500	Assessed Sub 14,475	Market Sub
1620	GRAS	1G	KEITH SILT LOAM	1G	N	20.150	500	10,075	
						<b>49.100</b>		<b>24,550</b>	
						<b>Land Total</b>	<b>49.100</b>	<b>24,550</b>	

Sale Date	Book	Page	Extend	Ownership History	Amount					
01/30/2015	71	617		FREEHLING REV. TRUST, CALVIN & JUDY	1,950,000					
05/24/2012	70	732		FORGUE/SHEREE M.						
05/24/2012	70	732		FORGUE/SHEREE M.						
07/25/2004	67	84			320,000					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1360	60	0	0	21,875	21,875	0	21,875	260.72	0.00
2014	1288	60	17,920	0	0	17,920	0	17,920	226.20	0.00
2013	1277	60	15,750	0	0	15,750	0	15,750	237.72	0.00
2012	1231	60	15,500	0	0	15,500	0	15,500	251.86	0.00
2011	1113	60	13,250	0	0	13,250	0	13,250	225.26	0.00

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**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440024684	Legal PT E1/2-NW1/4-PT SW1/4 SEC 6-3-32 425	Card File Situs
Owner FREEHLING REV. TRUST C/O CALVIN L. & SUSAN M. FREEHLING 1511 PARKWAY DRIVE MCCOOK, NE 69001	AC. S-T-R: 06-03-32 Acres: 424.660	

County Area	1	AGLAND	Class Code	02-05-05-03-00-10	Value	Previous	Current
Neighborhood	90	AGLAND	State Geo	4287-06-3-00000-000-0120	Improvements	0	0
Location/Group	0	N/A	Cadastral	00001 00054 00000 00000 00000	Land / Lot	180,960	211,595
District	60	60	Book / Page	71 / 617	Total	180,960	211,595
School	44-0070		Sale Date	01/30/2015			
Irrigation	00	No Irrigation	Sale Amount	1,950,000.00			

Permit No.	Type	Description	Date Open	Date Closed	Amount
20090001	00 N/A	AGRIDATA READY	10/23/2009	10/23/2009	0
18990001	00 N/A	CORRECT USING GIS. MAP & ACRE BREAKDOWN	12/30/1899	12/30/1899	0

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1532	GRAS	4G	SULCO SILT LOAM	4G	N	293.800	500	146,900		
1615	GRAS	1G	KEITH & BLACKWOOD SILT L	1G	N	4.270	500	2,135		
1620	GRAS	1G	KEITH SILT LOAM	1G	N	17.800	500	8,900		
1826	GRAS	4G	SULCO COMPLEX	4G	N	107.320	500	53,660		
						423.190		211,595		
ROAD	ROAD	ROAD	ROAD	ROAD	N	1.470	0	0		
			Land Total			424.660		211,595		

Sale Date	Book	Page	Extend	Ownership History	Amount					
01/30/2015	71	617		FREEHLING REV. TRUST, CALVIN & JUDY	1,950,000					
05/24/2012	70	732		FORGUE/SHEREE M.						
05/24/2012	70	732		FORGUE/SHEREE M.						
07/25/2004	67	84			320,000					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1356	60	0	0	180,960	180,960	0	180,960	2,156.66	0.00
2014	1289	60	154,460	0	0	154,460	0	154,460	1,949.62	0.00
2013	1278	60	133,875	0	0	133,875	0	133,875	2,020.64	0.00
2012	1232	60	131,750	0	0	131,750	0	131,750	2,140.70	0.00
2011	1114	60	112,625	0	0	112,625	0	112,625	1,914.62	0.00

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440033519	Legal ALL SEC 36-4-33 619 AC.	Card File Situs
Owner FREEHLING REV. TRUST C/O CALVIN L. & SUSAN M. FREEHLING 1511 PARKWAY DRIVE MCCOOK, NE 69001	S-T-R: 36-04-33 Acres: 624.890	

County Area	1	AGLAND	Class Code	02-05-05-03-00-10	Value	Previous	Current
Neighborhood	90	AGLAND	State Geo	4087-36-4-00000-000-0495	Improvements	0	0
Location/Group	0	N/A	Cadastral	00001 00054 00000 00000 00000	Land / Lot	335,865	373,460
District	80	80	Book / Page	71 / 617	Total	335,865	373,460
School	15-0536		Sale Date	01/30/2015			
Irrigation	00	No Irrigation	Sale Amount	1,950,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Description	Date Open	Date Closed	Amount
1532	DRY	4D	SULCO SILT LOAM	4D	N	AGRIDATA READY	12/10/2009	12/10/2009	0
1620	DRY	1D	KEITH SILT LOAM	1D	N	CORRECT USING GIS, MAP AND ACR12/30/1899	12/30/1899		0
1630	DRY	3D1	KEITH SILT LOAM	3D1	N	BREAKDOWN			
1632	DRY	1D	KEITH SILT LOAM	1D	N				
									95,375
									68,720
									240,910
									1,990
									1,390
									4,790
									303,590
									3,500
									556,170
									278,085
									373,460
									Land Total 624,890

Sale Date	Book	Page	Extend	Ownership History	Land	Exempt	Taxable	Total Tax	Penalty Tax	Amount
01/30/2015	71	617		FREEHLING REV. TRUST, CALVIN & JUDY	335,865	0	335,865	4,493.42	0.00	1,950,000
06/13/2014	97	388		FORGUE/SHEREE M.	0	0	285,060	4,158.12	0.00	10
05/24/2012	70	732		FORGUE/SHEREE M.	0	0	225,415	3,405.14	0.00	
05/24/2012	70	732		FORGUE/SHEREE M.	0	0	212,140	3,172.64	0.00	
12/17/2003	66	570			0	0	185,825	2,780.88	0.00	135,500
2015	1359	80	0		335,865	0	335,865	4,493.42	0.00	
2014	1290	80	0		0	0	285,060	4,158.12	0.00	
2013	1273	80	0		0	0	225,415	3,405.14	0.00	
2012	1233	80	0		0	0	212,140	3,172.64	0.00	
2011	1109	80	0		0	0	185,825	2,780.88	0.00	

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# Real Estate Transfer Statement

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

This document shall not be recorded unless this statement is signed and dated by the grantor or grantors.

1 County Name		2 County Number HITCHCOCK - 44		3 Date of Sale/Transfer Mo. 4 Day 15 Yr. 2015		4 Date of Deed Mo. 4 Day 15 Yr. 2015	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Loran D. Cushing Street or Other Mailing Address 71050 Drive 353 City Palisade State NE Zip Code 69040 Telephone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) S. Shannon Smith Street or Other Mailing Address 71715 Rd. 381 City McCook State NE Zip Code 69001 Telephone Number (308) 737-1006 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Sell	<input type="checkbox"/> Other
	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse		
	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child		

14 What is the current market value of the real property?  
203,500

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes Colson Agency, Inc.  No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Grantee named above

18a  No address assigned 18b  Vacant land

20 Legal Description  
See attached legal description

21 If agricultural, list total number of acres: 234.83 1/4

22 Total purchase price, including any liabilities assumed	22	\$ 203,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 203,500.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

<i>S. Shannon Smith</i> Print or Type Name of Grantee or Authorized Representative	308-737-1006 Phone Number
<i>S. Shannon Smith</i> Signature of Grantee or Authorized Representative	4-15-15 Date
	Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 04 Day 14 Yr. 2015	27 Value of Stamp or Exempt Number \$ 459.00	28 Recording Data 71-755

Grantee—Retain a copy of this document for your records.



HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440076144	Legal PT E1/2 SEC 15-3-35 235 AC.	Card File 440076144
Owner SMITH, S. SHANNON 71715 RD 381 MC COOK, NE 69001	S-T-R: 15-03-35 Acres: 235.000	Situs

County Area	1	AGLAND	Class Code	02-05-05-03-00-10	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
Neighborhood	90	AGLAND	State Geo	4293-15-3-00000-000-0245	N	5.000	1,300	6,500		
Location/Group	0	N/A	Cadastral	00002 00178 00000 00000 00000						
District	35	35	Book / Page	71 / 755						
School	29-0117		Sale Date	04/15/2015						
Irrigation	00	No Irrigation	Sale Amount	203,500.00						
			Value						Previous	Current
			Improvements						0	0
			Land / Lot						103,500	119,500
			Total						103,500	119,500

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1630	DRY	3D1	KEITH SILT LOAM	3D1	N	5.000	1,300	6,500		
1532	GRAS	4G	SULCO SILT LOAM	4G	N	194.000	500	97,000		
1620	GRAS	1G	KEITH SILT LOAM	1G	N	19.000	500	9,500		
1826	GRAS	4G	SULCO COMPLEX	4G	N	13.000	500	6,500		
						226.000		113,000		
ROAD	ROAD	ROAD	ROAD	ROAD	N	4.000	0	0		
						Land Total		235.000		

Sale Date	Book	Page	Extend	Ownership History	Total	Exempt	Taxable	Total Tax	Penalty Tax	Amount
08/09/2011	69	599		CUSHING, LOREN D.	103,500	0	103,500	899.20	0.00	1,175,000
Year	Statement	District	Building	Other	Land					
2015	3745	35	0	0	103,500	0	103,500	899.20	0.00	



440043034

# Real Estate Transfer Statement

FORM 521

- To be filed with the Register of Deeds. • Read instructions on reverse side.
- If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number HITCHCOCK - 44		3 Date of Sale/Transfer Mo. 10 Day 30 Yr. 14		4 Date of Deed Mo. 10 Day 8 Yr. 14	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) SEE ATTACHED Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew J. Bailey Street or Other Mailing Address 115 E. Ashton Ave.			
City		State		City		State	
Telephone Number		Zip Code		City		Zip Code	
Email Address				Telephone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Essement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty		

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

11 Was ownership transferred in full? (If No, explain the division.)

Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?

\$89,600      125,070

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes Colson Agency  No

18 Address of Property

Rural Ag Land in Hitchcock County, NE

18a  No address assigned      18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent

Same as Grantee

20 Legal Description

Township 4, North, Range 35 West of the 6th P.M.  
Section 12; NW1/4  
Hitchcock County, Nebraska

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	\$	251,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	251,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Print or Type Name of Grantee or Authorized Representative: Matthew J. Bailey      Phone Number: 310-383-9030

Signature of Grantee or Authorized Representative: Matthew J. Bailey      Title: \_\_\_\_\_      Date: 10/30/2014

Register of Deed's Use Only

26 Date Deed Recorded to 10 Day 31 Yr. 2014	27 Value of Stamp or Exempt Number \$ 564.75	28 Recording Data 71-428	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440043034	Legal NW1/4 SEC 12-4-35 159 AC.	Card File Situs
Owner BAILEY, MATTHEW J 115 E ASHTON AVE GRAND ISLAND, NE 68801	S-T-R: 12-04-35 Acres: 159.000	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements	Previous 0	Current 0
Neighborhood 0	AGLAND	State Geo 4083-12-4-00000-000-0245	Land / Lot	149,670	148,820
Location/Group 0	N/A	Cadastral 00002 00120 00000 00000 00000	Total	149,670	148,820
District 45	45	Book / Page /			
School 29-0117		Sale Date			
Irrigation 00	No Irrigation	Sale Amount .00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Acres	Value/Acre	Assessed	Date Open	Date Closed	Amount
1534	DRY	4D	SULCO SILTLOAM	4D	20090001	00 N/A	AGRI DATA READY	2,000	1,160	2,320	06/10/2009	06/10/2009	0
1620	DRY	1D	KEITH SILT LOAM	1D		N		69,000	1,500	103,500			
								71,000		105,820			
1534	GRAS	4G	SULCO SILT LOAM	4G		N		78,000	500	39,000			
1588	GRAS	1G	BLACKWOOD SILTLOAM	1G		N		2,000	500	1,000			
1620	GRAS	1G	KEITH SILT LOAM	1G		N		6,000	500	3,000			
								86,000		43,000			
ROAD	ROAD	ROAD	ROAD	ROAD		N		2,000	0	0			
								Land Total	159,000	148,820			

Sale Date	Book	Page	Extend	Ownership History	Amount
10/31/2014	71	428		BAILEY, MATTHEW J	251,000
05/17/2012	70	165		DARSA ETAL/RICHARD	7,500
06/12/2007	68	77			7,500
06/08/2007	68	75			15,000
06/01/2007	68	76			
11/15/2005	67	370			
11/25/2003	66	543			

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	121	45	0	0	149,670	149,670	0	149,670	1,292.00	0.00
2014	124	45	123,090	0	0	123,090	0	123,090	1,166.98	0.00
2013	937	45	89,600	0	0	89,600	0	89,600	1,013.64	0.00
2012	919	45	78,195	0	0	78,195	0	78,195	1,004.06	0.00
2011	800	45	72,480	0	0	72,480	0	72,480	1,005.02	0.00

27



440041466 / 440041563



# Real Estate Transfer Statement

FORM 521

• To be filed with the Register of Deeds. • Read Instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
HITCHCOCK - 44				Mo. 05 Day 05 Yr. 2015		Mo. 05 Day 05 Yr. 2015	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) See Attached Grantor's List				Grantee's Name (Buyer) Scott Shannon Smith and Jodi L. Smith			
Street or Other Mailing Address				Street or Other Mailing Address 71715 Rd 381			
City		State		City		State	
		NE		McCook		NE	
Zip Code		69001		Telephone Number		Is the grantee a 501(c)(3) organization?	
				(308) 737-1006		If Yes, is the grantee a 509(a) foundation?	
Telephone Number				Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
Email Address		none		Email Address		none	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Agricultural	
	<input type="checkbox"/> Commercial	
	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	
	<input type="checkbox"/> Mineral Interests-Producing	
	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Exempt	

8 Type of Deed							
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partllion	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee		
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty			

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer					
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death	
		<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	
		<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partllion	<input type="checkbox"/> Satisfaction of Contract	
						<input type="checkbox"/> Trustee to Beneficiary	
						<input type="checkbox"/> Other (Explain)	

11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Solt	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

4 What is the current market value of the real property? \$355,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Colson Agency <input type="checkbox"/> No
---	---

18 Address of Property Rural Hitchcock County, NE	19 Name and Address of Person to Whom the Tax Statement Should be Sent Scott Shannon Smith and Jodie L. Smith 71715 Rd 381 McCook, NE 69001
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20 Legal Description  
See Attached Exhibit "A"

21 If agricultural, list total number of acres 409.49

22 Total purchase price, including any liabilities assumed	22	\$	355,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	355,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Scott Shannon Smith  
Print or Type Name of Grantee or Authorized Representative

*Scott Shannon Smith*  
Signature of Grantee or Authorized Representative

308-737-1006  
Phone Number

Grantee

5-4-15  
Date

Register of Deed's Use Only			For Dept. Use Only
7 Date Deed Recorded Mo. 5 Day 7 Yr. 2015	27 Value of Stamp or Exempt Number \$ 798.75	28 Recording Data 71-791	

Grantee—Retain a copy of this document for your records.

TRACT #1

Part of the E1/2 Section 22, Township 3 North, Range 35 West of the 6th P.M. in Hitchcock County, Nebraska, more particularly described as follows:

Beginning at the SE corner of said Section 22, thence N00°06'11"E (assumed and all bearings relative to) along the east section line a distance of 1711.76 feet to a point,  
 thence N74°02'31"W a distance of 221.35 feet to a point,  
 thence N00°48'14"W a distance of 316.78 feet to a point,  
 thence N79°22'00"E a distance of 221.83 feet to a point on the east line of said Section 22,  
 thence N00°06'11"E along said east line a distance of 3025.63 feet to the NE corner of Section 22;  
 thence N89°21'46"W along the north section line a distance of 2644.09 feet to the N1/4 corner of Section 22,  
 thence S00°06'17"E along the quarter section line a distance of 5167.07 feet to the S1/4 corner of Section 22,  
 thence S89°36'05"E along the south line of section 22 a distance of 2625.25 feet to the SE corner of Section 22, which is the Point of Beginning.

TRACT #2

Part of the W1/2 Section 23, Township 3 North, Range 35 West of the 6th P.M. in Hitchcock County, Nebraska, more particularly described as follows:

Beginning at the SW corner of said Section 23, thence N00°06'11"E (assumed and all bearings relative to) along the east section line a distance of 1711.76 feet to a point,  
 thence S74°02'31"E a distance of 836.56 feet to a point,  
 thence S05°07'59"E a distance of 356.61 feet to a point,  
 thence N86°06'58"E a distance of 924.01 feet to a point,  
 thence S00°15'07"W a distance of 509.64 feet to a point,  
 thence S87°09'19"E a distance of 351.24 feet to a point,  
 thence S01°16'13"W a distance of 686.94 feet to a point on the south line of said Section 23,  
 thence N89°20'07"W along said south line a distance of 2125.13 feet to the SW corner of Section 23, which is the Point of Beginning.

TRACT #3

Part of the W1/2 Section 23, Township 3 North, Range 35 West of the 6th P.M. in Hitchcock County, Nebraska, more particularly described as follows:

Referring to the SW corner of said Section 23, thence N00°06'11"E (assumed and all bearings relative to) along the west section line a distance of 2130.30 feet to the Point of Beginning,  
 thence continuing N00°06'11"E along the west line of Section 23 a distance of 3025.63 feet to the NW corner of Section 23,  
 thence S88°58'39"E along the north line of said Section 23 a distance of 449.44 feet to a point,  
 thence S00°42'16"E a distance of 916.63 feet to a point,  
 thence S15°48'59"E a distance of 639.48 feet to a point,  
 thence S00°39'05"W a distance of 1368.56 feet to a point,  
 thence S79°22'00"W a distance of 635.74 feet to a point on the west line of said Section 23 which is the Point of Beginning,

**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440041466	Legal PT E1/2 SEC 22-3-35 310 AC	Card File Situs
Owner SMITH, SCOTT SHANNON & JODI L. 71715 RD 381 MC COOK, NE 69001	S-T-R: 22-03-35 Acres: 310.000	

County Area 1	AGLAND	Class Code 02-05-05-03-00-10	Value Improvements Land / Lot Total	Previous 0 148,260 148,260	Current 0 168,960 168,960
Neighborhood 0	AGLAND	State Geo 00002 00177 000000 00000 00000			
Location/Group 0	N/A	Cadastral 71 / 791			
District 35	35	Book / Page 05/05/2015			
School 29-0117		Sale Date 05/05/2015			
Irrigation 00	No Irrigation	Sale Amount 355,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Date Open	Date Closed	Market/Acre	Market Sub	Amount
1532	DRY	4D	SULCO SILT LOAM	4D	N	6.000	1,160	6,960	12/30/1899	12/30/1899			0
1620	DRY	1D	KEITH SILT LOAM	1D	N	10.000	1,500	15,000					
						16.000		21,960					
1532	GRAS	4G	SULCO SILT LOAM	4G	N	201.000	500	100,500					
1620	GRAS	1G	KEITH SILT LOAM	1G	N	7.000	500	3,500					
1630	GRAS	3G1	KEITH SILT LOAM	3G1	N	1.000	500	500					
1826	GRAS	4G	SULCO COMPLEX	4G	N	85.000	500	42,500					
						294.000		147,000					
						Land Total		310,000					168,960

Sale Date 05/26/2011	Book 69	Page 526	Extend	Ownership History KUENNING, BRANDON	Amount 180,000
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Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	3746	35	0	0	148,260	148,260	0	148,260	1,288.06	0.00
2014	2232	35	126,310	0	0	126,310	0	126,310	1,166.40	0.00
2013	2227	35	104,810	0	0	104,810	0	104,810	1,180.60	0.00
2012	2187	35	100,950	0	0	100,950	0	100,950	1,294.30	0.00
2011	2069	35	86,145	0	0	86,145	0	86,145	1,196.28	0.00

**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440041563	Legal PT W1/2 SEC 23-3-35 99 AC	Card File Situs
Owner SMITH, SCOTT SHANNON & JODI L. 71715 RD 381 MC COOK, NE 69001	S-T-R: 23-03-35 Acres: 99.000	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements Land / Lot Total	Previous 0 42,325 42,325	Current 0 49,500 49,500
Neighborhood 90	AGLAND	State Geo 4293-23-3-00000-000-0356			
Location/Group 0	N/A	Cadastral 00002 00177 00000 00000 00000			
District 35	35	Book / Page 71 / 791			
School 29-0117	35	Sale Date 05/05/2015			
Irrigation 00	No Irrigation	Sale Amount 355,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1532	GRAS	4G	SULCO SILT LOAM	4G	N	92.000	500	46,000		
1620	GRAS	1G	KEITH SILT LOAM	1G	N	5.000	500	2,500		
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM4G1		N	2.000	500	1,000		
						<u>99.000</u>		<u>49,500</u>		
						Land Total		99.000		49,500

Sale Date 05/26/2011	Book 69	Page 526	Extend	Ownership History KUENNING, BRANDON	Amount 180,000
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Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	3747	35	0	0	42,325	42,325	0	42,325	367.72	0.00
2014	2233	35	36,135	0	0	36,135	0	36,135	333.68	0.00
2013	2228	35	31,185	0	0	31,185	0	31,185	351.26	0.00
2012	2188	35	30,690	0	0	30,690	0	30,690	393.48	0.00
2011	2070	35	26,235	0	0	26,235	0	26,235	364.32	0.00

# Real Estate Transfer Statement

440036003

To be filed with the Register of Deeds.  
Read instructions on reverse side.

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND ITEMS 1-25 ARE ACCURATELY COMPLETED

1 Grantor's Name HITCHCOCK - 44		2 County Number # 212		3 Date of Sale Mo. 11 Day 26 Yr. 2012		4 Date of Deed Mo. 11 Day 28 Yr. 12	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Estate of Curtis L. Hayen Street or Other Mailing Address 2600 Sunset Lane City State Zip Code Grepley CO 80634 Telephone Number (970) 330-7530				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brian J. & Tami M. Eyl Street or Other Mailing Address 71149 RD 360 City State Zip Code Trenton NE 69044 Telephone Number (308) 340-4433			

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
(1) <input checked="" type="checkbox"/> Improved	(1) <input type="checkbox"/> Single Family (4) <input type="checkbox"/> Industrial (7) <input type="checkbox"/> Mineral Interests-Nonproducing (9) <input type="checkbox"/> State Assessed (1) <input type="checkbox"/> Mobile Home	
(2) <input type="checkbox"/> Unimproved	(2) <input type="checkbox"/> Multi-Family (5) <input checked="" type="checkbox"/> Agricultural (8) <input type="checkbox"/> Mineral Interests-Producing (10) <input type="checkbox"/> Exempt	
(3) <input type="checkbox"/> IOLL	(3) <input type="checkbox"/> Commercial (6) <input type="checkbox"/> Recreational	

8 Type of Deed:  Warranty,  Quit Claim,  Corrective,  Sheriff,  Conservator,  Land Contract,  Executor,  Partition,  Personal Rep.,  Mineral,  Trust,  Bill of Sale,  Cemetery,  Other.

9 IRC § 1031 Exchange? (Was the transfer an IRS like-kind exchange?)  Yes  No

10 Type of Transfer:  Sale,  Auction,  Gift,  Exchange,  Foreclosure,  Life Estate,  Revocable Trust,  Irrevocable Trust,  Court Decree,  Partition,  Satisfaction of Contract,  Other (Explain.)

11 Was ownership transferred in full? (If No, explain the division.)  YES  NO

12 Was real estate purchased for same use? (If No, state the intended use.)  YES  NO

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

YES  NO

Spouse  Parents and Child  Family Corporation, Partnership or LLC  Grandparents and Grandchild  Brothers and Sisters  Aunt or Uncle to Niece or Nephew  Other

14 What is the current market value of the real property? \$104,280 *40,920*

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  YES  NO \$ %

16 Does this conveyance divide a current parcel of land?  YES  NO

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)  YES  NO

18 Address of Property: Hitchcock County, Nebraska

19 Name and Address of Person to Whom Tax Statement Should Be Sent: Brain & Tami Eyl, 71149 RD 360, Trenton, NE 69044

20 Legal Description: See Attached Schedule A

21 If agricultural, list total number of acres: 132 *M/L*

22 Total purchase price, including any liabilities assumed	\$	104,280.00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	104,280.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

*Aaron Kucher*  
Print or Type Name of Grantee or Authorized Representative

*Settlement Agent*  
Title

*308-345-2623*  
Telephone Number

*11-26-12*  
Date

sign here

REGISTER OF DEEDS' USE ONLY				FOR DEPT. USE ONLY
26 Date Deed Recorded Mo. 12 Day 7 Yr. 2012	27 Value of Stamp or Exempt Number \$ 236.25	28 Deed Book 70	29 Deed Page 367	30

GRANTEE—Please retain a copy of this document for your records.

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440036003	Legal PT SE1/4-PT S1/2/SW1/4/NE1/4 SEC.35-2-34	Card File Situs
Owner EYL, BRIAN J. & TAMI M. 71149 ROAD 360 TRENTON, NE 69044	128.51 AC. S-T-R: 35-02-34 Acres: 128.510	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value 0	Previous 0	Current 0
Neighborhood 90	AGLAND	State Geo 4325-35-2-00000-000-0660	Improvements 56,220	56,220	64,255
Location/Group 0	N/A	Cadastral 00002 00142 00000 00000 00000	Land / Lot 70 / 367		
District 40	40	Book / Page 70 / 367	Total 56,220		64,255
School 29-0117		Sale Date 11/26/2012			
Irrigation 00	No Irrigation	Sale Amount 104,280.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Description	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1532	GRAS	4G	SULCO SILT LOAM	4G	N	AGRI DATA READY	92.730	500	46,365		
1620	GRAS	1G	KEITH SILT LOAM	1G	N		27.860	500	13,930		
1632	GRAS	1G	KEITH SILT LOAM	1G	N		4.090	500	2,045		
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM4G1		N		3.830	500	1,915		
							<b>128.510</b>		<b>64,255</b>		
							<b>Land Total</b>	<b>128.510</b>	<b>64,255</b>		

Sale Date 11/26/2012	Book 70	Page 367	Extend	Ownership History EYL, BRIAN J. & TAMI M.	Amount 104,280
12/10/1999	65	86			21,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1170	40	0	0	56,220	56,220	0	56,220	476.44	0.00
2014	1165	40	46,910	0	0	46,910	0	46,910	423.14	0.00
2013	1145	40	40,480	0	0	40,480	0	40,480	439.92	0.00
2012	1707	40	40,920	0	0	40,920	0	40,920	507.32	0.00
2011	1592	40	34,980	0	0	34,980	0	34,980	469.70	0.00

33

440036674



# Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name: HITCHCOCK - 44 2 County Number: 44 3 Date of Sale/Transfer: Mo. 02 Day 20 Yr. 15 4 Date of Deed: Mo. 02 Day 20 Yr. 15

5 Grantor's Name, Address, and Telephone (Please Print):  
 Grantor's Name (Seller): Daniel J. Rife, Jr.  
 Street or Other Mailing Address: 2691 College Hill Circle  
 City: Schaumburg State: IL Zip Code: 60173

6 Grantee's Name, Address, and Telephone (Please Print):  
 Grantee's Name (Buyer): Bradley P. Jesch and Tami Jo Jesch  
 Street or Other Mailing Address: 35698 Rd. 715  
 City: Stratton State: NE Zip Code: 60173-5752

Telephone Number: (847) 961-0877 Is the grantee a 501(c)(3) organization?  Yes  No  
 If Yes, is the grantee a 509(a) foundation?  Yes  No

Email Address: n/a

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Exempt
<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	

8 Type of Deed:  Conservator  Distribution  Land Contract/Memo  Partition  Sheriff  Other \_\_\_\_\_  
 Bill of Sale  Corrective  Easement  Lease  Personal Rep.  Trust/Trustee  
 Cemetery  Death Certificate - Transfer on Death  Executor  Mineral  Quit Claim  Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Yes  No

10 Type of Transfer:  Auction  Easement  Gift  Life Estate  Sale  Transfer on Death  
 Court Decree  Exchange  Grantor Trust  Partition  Satisfaction of Contract  Other (Explain) \_\_\_\_\_

11 Was ownership transferred in full? (If No, explain the division.)  Yes  No \_\_\_\_\_

12 Was real estate purchased for same use? (If No, state the intended use.)  Yes  No \_\_\_\_\_

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property? \$480,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes  No

18 Address of Property: rural Hitchcock County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent: same as Grantee above

18a  No address assigned 18b  Vacant land

20 Legal Description: Section Twenty-one, Township Three North, Range Thirty-four West of the 6th P.M., Hitchcock County, Nebraska, RESERVING, however, unto GRANTOR, all oil, gas or other mineral in, on or under said land

21 If agricultural, list total number of acres: 639

22 Total purchase price, including any liabilities assumed	22	\$	480,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	480,000	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here Bradley P. Jesch  
 Print or Type Name of Grantee or Authorized Representative  
Bradley P. Jesch  
 Signature of Grantee or Authorized Representative  
 \_\_\_\_\_  
 Title a Grantee  
 \_\_\_\_\_  
 Date 02/20/15  
 Phone Number (308) 276-2476

Register of Deed's Use Only

Date Deed Recorded: Mo. <u>02</u> Day <u>20</u> Yr. <u>2015</u>	27 Value of Stamp or Exempt Number: \$ <u>1080</u>	28 Recording Data: <u>71-666</u>	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

34

MIP: ✓



HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID: 440036674	Legal: ALL SEC 21-3-34 639 AC.	Card File: Situs
Owner: JESCH, BRADLEY P. AND TAMI JO 35698 RD, 715 STRATTON, NE 60173	S-T-R: 21-03-34 Acres: 639.000	

County Area: 1	AGLAND	Class Code: 02-05-05-03-00-10	Value: 0	Previous: 0	Current: 0
Neighborhood: 90	AGLAND	State Geo: 4291-21-3-00000-000-0255	Improvements: 272,425	Land/Lot: 272,425	316,500
Location/Group: 0	N/A	Cadastral: 00002 00131 00000 00000 00000			
District: 35	35	Book / Page: 71 / 666	Total: 272,425		316,500
School: 29-0117		Sale Date: 02/20/2015			
Irrigation: 00	No Irrigation	Sale Amount: 480,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Acres	Value/Acre	Assessed Sub	Date Open	Date Closed	Market/Acre	Market Sub	Amount
1532	GRAS	4G	SULCO SILT LOAM	4G	20100001	00 N/A	AGRIDATA READY	498.000	500	249,000	01/04/2010	01/04/2010			0
1620	GRAS	1G	KEITH SILT LOAM	1G				68.000	500	34,000					
1860	GRAS	3G1	ULYSSES SILT LOAM	3G1				11.000	500	5,500					
5153	GRAS	4G	CANYON SOILS	4G				56.000	500	28,000					
								633.000		316,500					
ROAD	ROAD	ROAD	ROAD	ROAD		N		6.000	0	0					316,500
								Land Total		639.000					

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	Amount
2015	2033	35	0	0	272,425	272,425	0	272,425	2,366.78	0.00	
2014	3368	35	231,045	0	0	231,045	0	231,045	2,133.56	0.00	
2013	3336	35	199,395	0	0	199,395	0	199,395	2,246.02	0.00	
2012	3291	35	196,230	0	0	196,230	0	196,230	2,515.90	0.00	
2011	3257	35	167,745	0	0	167,745	0	167,745	2,329.44	0.00	

Ownership History:  
RIFE, DANIEL J. JR.

35

4400 21146  
4400 21111  
4400 21510

# Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds.  
Read instructions on reverse side.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 Grantor's Name Jason S. Petersen		2 County Number HITCHCOCK - 44		3 Date of Sale Mo. 11 Day 15 Yr. 2013		4 Date of Deed Mo. 11 Day 14 Yr. 2013	
5 Grantor's Name, Address, and Telephone (Please Print) Jason S. Petersen 70463 Rd 368 Trenton NE 69044				6 Grantee's Name, Address, and Telephone (Please Print) Double A Farms, Inc. 70451 Rd 369 Trenton NE 69044			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Corrective <input type="checkbox"/> Sheriff <input type="checkbox"/> Conservator	<input type="checkbox"/> Land Contract <input type="checkbox"/> Executor <input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep. <input type="checkbox"/> Mineral <input type="checkbox"/> Trust	<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other
---	---	---	--	--	--

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input checked="" type="checkbox"/> Sale <input type="checkbox"/> Auction	<input type="checkbox"/> Gift <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Court Decree <input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other (Explain)
--	--	--	--	---	---	--

11 Was ownership transferred in full? (If No, explain the division.)  
 YES  NO

12 Was real estate purchased for same use? (If No, state the intended use.)  
 YES  NO

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> Spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Family Corp., Partnership or LLC
		<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Other

14 What is the current market value of the real property?  
\$840,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 YES  NO \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 YES  NO

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)  
 YES  NO

18 Address of Property  
Hitchcock County, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Double A Farms, Inc.  
70451 Rd 369  
Trenton, NE 69044

20 Legal Description  
See Attached Schedule A

21 If agricultural, list total number of acres 600 +/-

22 Total purchase price, including any liabilities assumed	22	\$	840,000.00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	840,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **Aaron Kircher** (308) 345-2123  
 Print or Type Name of Grantee or Authorized Representative Telephone Number  
 Signature of Grantee or Authorized Representative Settlement Agent 11/15/2013  
 Title Date

Register of Deeds' Use Only				For Dept. Use Only
Deed Recorded Mo. 11 Day 20 Yr. 2013	27 Value of Stamp or Exempt Number \$ 1,890.00	28 Deed Book 70	29 Deed Page 800	

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440021510	Legal NE1/4 SEC 30-1-32 163.30 AC. S-T-R: 30-01-32 Acres: 163.300	Card File Sitius
Owner DOUBLE A FARMS INC. C/O ROBERT C. ADAMS 70451 ROAD 369 TRENTON, NE 69044-1723		

County Area 1	AGLAND	Class Code 02-05-05-03-00-10	Value Improvements Land / Lot Total	Previous 0 68,735 68,735	Current 0 78,885 78,885
Neighborhood 90	AGLAND	State Geo 4533-30-1-00000-000-0495			
Location/Group 0	N/A	Cadastral 00001 00078 00000 00000 00000			
District 60	60	Book / Page /			
School 44-0070	60	Sale Date			
Irrigation 00	No Irrigation	Sale Amount .00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1356	GRAS	1G	BRIDGET SILT LOAM	1G	20090001	00 N/A	AGRIDATA READY	3.700	500	1,850		
1532	GRAS	4G	SULCO SILT LOAM	4G				120.840	500	60,420		
1620	GRAS	1G	KEITH SILT LOAM	1G				29.040	500	14,520		
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM	4G1				0.060	500	30		
1861	GRAS	4G1	ULYSSES SILT LOAM	4G1				0.910	500	455		
5612	GRAS	3G1	CRAFT LOAM	3G1				2.600	500	1,300		
								<u>157.150</u>		<u>78,575</u>		
WASTE	WASTE	WASTE	WASTE	WASTE				6.150	50	310		
								<u>Land Total 163.300</u>		<u>78,885</u>		

Sale Date	Book	Page	Extend	Ownership History	Amount					
11/15/2013	70	800		DOUBLE A FARMS INC.	840,000					
10/07/2009	69	12			300,000					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1041	60	0	0	68,735	68,735	0	68,735	819.18	0.00
2014	1021	60	57,665	0	0	57,665	0	57,665	727.86	0.00
2013	3066	60	53,130	0	0	53,130	0	53,130	801.92	0.00
2012	3019	60	51,370	0	0	51,370	0	51,370	834.66	0.00
2011	2987	60	44,365	0	0	44,365	0	44,365	754.20	0.00

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**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440021146	Legal S1/2-S1/2/NW1/4-PT S1/2/NE1/4 SEC	Card File Situs
Owner DOUBLE A FARMS INC. C/O ROBERT C. ADAMS 70451 ROAD 369 TRENTON, NE 69044-1723	20-1-32 473.53 AC S-T-R: 20-01-32 Acres: 473.530	

County Area	1	AGLAND	Class Code	01-05-05-03-00-10	Value	Previous	Current
Neighborhood	90	AGLAND	State Geo	4533-20-1-00000-000-0320	Improvements	24,790	24,790
Location/Group	0	N/A	Cadastral	00001 00077 00000 00000 00000	Land / Lot	430,585	435,720
District	60	60	Book / Page	70 / 800	Total	455,375	460,510
School	44-0070		Sale Date	11/15/2013			
Irrigation	00	No Irrigation	Sale Amount	840,000.00			

Permit No.	Type	Description	Date Open	Date Closed	Amount
20140001	00 N/A	OWNER STATED THAT THEY WERE GOING TO REM	01/27/2014		0
20090002	00 N/A	REWORKED AGRI DATA BECAUSE OF SALE & SPL	11/06/2009	11/06/2009	0
20090001	00 N/A	AGRIDATA READY	11/04/2009	11/04/2009	0

Soil	Use	LCGLVG	Soil Description	L VG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
1355	DRY	1D	BRIDGET SILT LOAM	1D	N	25.060	1,500	37,390			
1532	DRY	4D	SULCO SILT LOAM	4D	N	10.400	1,160	12,065			
1615	DRY	1D	KEITH & BLACKWOOD SILT L	1D	N	48.790	1,500	73,185			
1620	DRY	1D	KEITH SILT LOAM	1D	N	73.080	1,500	109,620			
1632	DRY	1D	KEITH SILT LOAM	1D	N	7.340	1,500	11,010			
1853	DRY	4D1	ULYSSES & SULCO SILT LOAM4D1	4G1	N	44.080	1,160	51,135			
5612	DRY	3D1	CRAFT LOAM	3D1	N	3.200	1,300	4,160			
						<b>211.950</b>		<b>298,765</b>			
1355	GRAS	1G	BRIDGET SILT LOAM	1G	N	12.880	500	6,440			
1356	GRAS	1G	BRIDGET SILT LOAM	1G	N	1.430	500	715			
1532	GRAS	4G	SULCO SILT LOAM	4G	N	91.260	500	45,630			
1615	GRAS	1G	KEITH & BLACKWOOD SILT L	1G	N	8.890	500	4,445			
1620	GRAS	1G	KEITH SILT LOAM	1G	N	15.020	500	7,510			
1632	GRAS	1G	KEITH SILT LOAM	1G	N	1.800	500	900			
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM4G1	4G1	N	17.000	500	8,500			
1861	GRAS	4G1	ULYSSES SILT LOAM	4G1	N	28.840	500	14,420			
5612	GRAS	3G1	CRAFT LOAM	3G1	N	70.450	500	35,225			
						<b>247.570</b>		<b>123,785</b>			
WASTE	WASTE	WASTE	WASTE	WASTE	N	4.170	50	210			
ROAD	ROAD	ROAD	ROAD	ROAD	N	2.920	0	0			
FARM	FARM	FARM	FARM	FARM	N	2.920	500	1,460			
FARM	FARM	FARM	FARM	FARM	N	3.000	500	1,500			
						<b>5.920</b>		<b>2,960</b>			
HOME	HO	HOME	HOME	HOME	N	1.000	10,000	10,000			

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Land Total 473,530 435,720  
Page 2  
RPBRKDW  
4/22/16 11:02 AM

Sale Date	Book	Page	Extend	Ownership History	Total	Exempt	Taxable	Total Tax	Penalty Tax	Amount
11/15/2013	70	800		DOUBLE A FARMS INC.						840,000
10/07/2009	69	12								300,000
<b>Year</b>	<b>Statement</b>	<b>District</b>	<b>Building</b>	<b>Other</b>	<b>Land</b>	<b>Total</b>	<b>Exempt</b>	<b>Taxable</b>	<b>Total Tax</b>	<b>Penalty Tax</b>
2015	1037	60	24,790	0	430,585	455,375	0	455,375	5,427.14	0.00
2014	1038	60	384,665	0	0	384,665	0	384,665	4,855.30	0.00
2013	3068	60	185,955	0	0	185,955	0	185,955	2,806.72	0.00
2012	3021	60	165,610	0	0	165,610	0	165,610	2,690.86	0.00
2011	2986	60	152,760	0	0	152,760	0	152,760	2,596.92	0.00

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440021111	Legal SE1/4 SEC 19-1-32 159.67AC. S-T-R: 19-01-32 Acres: 159.670	Card File Status
Owner DOUBLE A FARMS INC. C/O ROBERT C. ADAMS 70451 ROAD 369 TRENTON, NE 69044-1723		

County Area	1	AGLAND	Class Code	02-05-05-03-00-10	Value	0	Current	0
Neighborhood	90	AGLAND	State Geo	4533-19-1-00000-000-0310	Improvements	0	0	0
Location/Group	0	N/A	Cadastral	00001 00078 00000 00000 00000	Land/Lot	92,665	100,910	100,910
District	60	60	Book / Page	70 / 800	Total	92,665		
School	44-0070		Sale Date	11/15/2013				
Irrigation	00	No Irrigation	Sale Amount	840,000.00				

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Description	Acres	Value/Acre	Assessed	Date Open	Date Closed	Market/Acre	Market Sub	Amount
1356	DRY	1D	BRIDGET SILT LOAM	1D	N	AGRIDATA READY	13.310	1,500	19,965	11/04/2009	11/04/2009		0	0
1532	DRY	4D	SULCO SILT LOAM	4D	N		0.050	1,160	60					
1853	DRY	4D1	ULYSSES & SULCO SILT LOAM	4D1	N		10.500	1,160	12,180					
5612	DRY	3D1	CRAFT LOAM	3D1	N		1.000	1,300	1,300					
							<b>24.860</b>		<b>33,505</b>					
1356	GRAS	1G	BRIDGET SILT LOAM	1G	N		10.720	500	5,360					
1532	GRAS	4G	SULCO SILT LOAM	4G	N		38.520	500	19,260					
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM	4G1	N		18.550	500	9,275					
1861	GRAS	4G1	ULYSSES SILT LOAM	4G1	N		27.660	500	13,830					
5612	GRAS	3G1	CRAFT LOAM	3G1	N		39.360	500	19,680					
							<b>134.810</b>		<b>67,405</b>					
							<b>Land Total</b>		<b>159.670</b>					<b>100,910</b>

Sale Date	Book	Page	Extend	Ownership History	Amount
11/15/2013	70	800		DOUBLE A FARMS INC.	840,000
10/07/2009	69	12			300,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1036	60	0	0	92,665	92,665	0	92,665	1,104.36	0.00
2014	1025	60	78,160	0	0	78,160	0	78,160	986.54	0.00
2013	3067	60	61,705	0	0	61,705	0	61,705	931.34	0.00
2012	3020	60	56,980	0	0	56,980	0	56,980	925.82	0.00
2011	2988	60	50,645	0	0	50,645	0	50,645	860.98	0.00

4400 34132  
4400 34116

# Real Estate Transfer Statement

- To be filed with the Register of Deeds.
- Read instructions on reverse side.

FORM  
521

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Hitchcock		2 County Number 44		3 Date of Sale Mo. 4 Day 4 Yr. 14		4 Date of Deed Mo. 5 Day 31 Yr. 2014	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) FULL HARVEST AGRICULTURAL REIT II, INC.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) PRINCESS LAND & CATTLE CO., LLC			
Street or Other Mailing Address c/o Chess Ag.				Street or Other Mailing Address 19535 East Geddes Place			
City Clarkdale		State MS		Zip Code 38614		City Centennial	
Telephone Number				State CO		Zip Code 80016	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							

<b>(A) Status</b>			<b>(B) Property Type</b>			<b>(C)</b>	
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home		
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt			
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational					

8 Type of Deed						9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Corrective	<input type="checkbox"/> Land Contract	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Joint Tenancy	
<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Other	
	<input type="checkbox"/> Conservator	<input type="checkbox"/> Partition	<input type="checkbox"/> Trust	<input type="checkbox"/> Transfer on Death		

10 Type of Transfer							
<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Gift	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Joint Tenancy	
<input type="checkbox"/> Auction	<input type="checkbox"/> Exchange	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Other (Explain.)	

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
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13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> Spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Family Corp., Partnership or LLC		
		<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Other		

14 What is the current market value of the real property? 0.00 (354,100)				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO \$ _____ %			
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16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				17 Was transfer through a real estate agent? (If Yes, include the name of the agent.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Hall & Hall partners, LLP			
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18 Address of Property Rural Route Hitchcock County , NE				19 Name and Address of Person to Whom Tax Statement Should be Sent Kari Tolkacz 19535 East Geddes Place Centennial, CO 80016			
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20 Legal Description  
The North Half and the Southwest Quarter and the West Half of the Southeast Quarter of Section 35 and the East Half of the Southeast Quarter of Section 34, all in Township 1 North, Range 34 West, Hitchcock County, Nebraska

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	780,000	00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	780,000	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

PRINCESS LAND & CATTLE CO., LLC  
Print or Type Name of Grantee or Authorized Representative

(303) 693-4040  
Telephone Number

**sign here**    
Signature of Grantee or Authorized Representative

Grantee  
Title

4/1/13  
Date

Register of Deeds' Use Only				For Dept. Use Only	
26 Date Deed Recorded Mo. 04 Day 03 Yr. 2014	27 Value of Stamp or Exempt Number \$ 1,755.00	28 Deed Book 71	29 Deed Page 76		

Grantee --Retain a copy of this document for your records.

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# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID 440034116	Legal N1/2-SW1/4-W1/2/SE1/4 SEC 35-1-34 567 AC.	Card File Situs
Owner PRINCESS LAND & CATTLE CO., LLC C/O KARI TOLKACZ 19635 EAST GEDDES PLACE CENTENNIAL, CO 80016	S-T-R: 35-01-34 Acres: 567.000	

County Area 1	AGLAND	Class Code 02-05-05-03-00-10
Neighborhood 90	AGLAND	State Geo 4537-35-1-00000-000-0485
Location/Group 0	N/A	Cadastral 00002 00153 00000 00000 00000
District 40	40	Book / Page 71 / 76
School 29-0117		Sale Date 04/04/2014
Irrigation 00	No Irrigation	Sale Amount 780,000.00

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1532	DRY	4D	SULCO SILT LOAM	4D	N	2.000	1,160	2,320		
1615	DRY	1D	KEITH & BLACKWOOD SILT L	1D	N	5.000	1,500	7,500		
1620	DRY	1D	KEITH SILT LOAM	1D	N	124.000	1,500	186,000		
1630	DRY	3D1	KEITH SILT LOAM	3D1	N	25.000	1,300	32,500		
1632	DRY	1D	KEITH SILT LOAM	1D	N	44.000	1,500	66,000		
1853	DRY	4D1	ULYSSES & SULCO SILT LOAM4D1		N	35.000	1,160	40,600		
						<b>235.000</b>		<b>334,920</b>		
1532	GRAS	4G	SULCO SILT LOAM	4G	N	252.000	500	126,000		
1615	GRAS	1G	KEITH & BLACKWOOD SILT L	1G	N	8.000	500	4,000		
1620	GRAS	1G	KEITH SILT LOAM	1G	N	2.000	500	1,000		
1629	GRAS	2G	KEITH SILT LOAM	2G	N	2.000	500	1,000		
1630	GRAS	3G1	KEITH SILT LOAM	3G1	N	13.000	500	6,500		
1632	GRAS	1G	KEITH SILT LOAM	1G	N	13.000	500	6,500		
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM4G1		N	37.000	500	18,500		
						<b>327.000</b>		<b>163,500</b>		
ROAD	ROAD	ROAD	ROAD	ROAD	N	5.000	0	0		
						<b>Land Total</b>		<b>498,420</b>		

Sale Date	Book	Page	Extend	Ownership History	Total	Exempt	Taxable	Total Tax	Penalty Tax	Amount
04/04/2014	71	76		PRINCESS LAND & CATTLE CO., LLC	492,395	0	492,395	4,172.88	0.00	780,000
11/15/2010	69	343			408,755	0	408,755	3,686.96	0.00	384,000
11/15/2010	69	344			293,575	0	293,575	3,190.36	0.00	192,000
12/15/2009	69	58			255,570	0	255,570	3,168.50	0.00	
11/19/2009	69	48			236,410	0	236,410	3,174.38	0.00	
<b>Year</b>	<b>Statement</b>	<b>District</b>	<b>Building</b>	<b>Other</b>	<b>Land</b>	<b>Total</b>	<b>Exempt</b>	<b>Taxable</b>	<b>Total Tax</b>	<b>Penalty Tax</b>
2015	3250	40	0	0	492,395	492,395	0	492,395	4,172.88	0.00
2014	3212	40	408,755	0	408,755	408,755	0	408,755	3,686.96	0.00
2013	1382	40	293,575	0	293,575	293,575	0	293,575	3,190.36	0.00
2012	1337	40	255,570	0	255,570	255,570	0	255,570	3,168.50	0.00
2011	1218	40	236,410	0	236,410	236,410	0	236,410	3,174.38	0.00

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# Real Estate Transfer Statement

FORM  
521

440027438

- To be filed with the Register of Deeds.
- Read instructions on reverse side.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Hitchcock		2 County Number 44 #1107		3 Date of Sale Mo. 09 Day 27 Yr. 13		4 Date of Deed Mo. 09 Day 27 Yr. 13	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) IRENE M SCHNEIDER AND LINDA A. JOLLENSTEN, CO-TRUSTEES OF THE SCHNEIDER LIFETIME TRUST Street or Other Mailing Address 803 West J Street City McCook State NE Zip Code 69001 Telephone Number (308) 696-7777				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael S. Bauer Street or Other Mailing Address 320 West 35th Street City Sioux Falls State SD Zip Code 57105 Telephone Number (605) 359-6972			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Corrective <input type="checkbox"/> Warranty <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Conservator	<input type="checkbox"/> Land Contract <input type="checkbox"/> Executor <input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep. <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Trust	<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other
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9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input checked="" type="checkbox"/> Sale <input type="checkbox"/> Auction	<input type="checkbox"/> Gift <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Court Decree <input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other (Explain)
--	--	--	--	---	---	--

11 Was ownership transferred in full? (If No, explain the division.)  
 YES  NO

12 Was real estate purchased for same use? (If No, state the intended use.)  
 YES  NO

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> Spouse <input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership or LLC <input type="checkbox"/> Other
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14 Is the current market value of the real property?  
\$000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 YES  NO \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 YES  NO

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)  
 YES  NO Lashley Land & Rec Brokers

18 Address of Property  
Land  
Hitchcock County, NE

19 Name and Address of Person to Whom Tax Statement Should be Sent  
Michael S. Bauer  
320 West 35th Street  
Sioux Falls, SD 57105

20 Legal Description  
Southeast Quarter of Section 29, Township 4 North, Range 32 West of the 6th P.M., Hitchcock County, Nebraska

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	196,000	00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	196,000	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Michael S. Bauer *Camy Bradley*  
Print or Type Name of Grantee or Authorized Representative (605) 359-6972  
Telephone Number

*Camy Bradley*  
Signature of Grantee or Authorized Representative Grantee Title *Settlement Agent*

9/27/13  
Date

Register of Deeds' Use Only			For Dept. Use Only	
26 Date Deed Recorded Mo. 9 Day 30 Yr. 2013	27 Value of Stamp or Exempt Number \$ 441.00	28 Deed Book 70	29 Deed Page 706	

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HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440027438	Legal SE1/4 SEC 29-4-32 164.78 AC. S-T-R: 29-04-32 Acres: 164.780	Card File Situs
Owner BAUER, MICHAEL S 6911 E SPLIT ROCK CIRCLE SIOUX FALLS, SD 57110		

County Area	1	AGLAND	Class Code	02-05-05-03-00-09	Value	Previous	Current
Neighborhood	90	AGLAND	State Geo	4089-29-4-00000-000-0505	Improvements	0	0
Location/Group	0	N/A	Cadastral	00001 00050 00000 00000 00000	Land / Lot	157,235	153,125
District	20	20	Book / Page	70 / 706	Total	157,235	153,125
School	44-0070		Sale Date	09/27/2013			
Irrigation	00	No Irrigation	Sale Amount	196,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1593	DRY	4D1	HAIGLER AND SANBORN LOAM D1		N	10.880	1,160	12,620		
2109	DRY	4D	MCCOOK SILT LOAM	4D	N	0.190	1,160	220		
2302	DRY	1D1	MCCOOK LOAM	1D1	N	3.360	1,500	5,040		
						14.430		17,880		

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1355	GRAS	1G	BRIDGET SILT LOAM	1G	N	3.880	500	1,940		
1356	GRAS	*1G	BRIDGET SILT LOAM	1G	N	1.260	500	630		
1414	GRAS	2G	GLENBERG FINE SANDY LOAM 2G		N	10.170	500	5,085		
1593	GRAS	4G1	HAIGLER AND SANBORN LOAM G1		N	7.200	500	3,600		
1826	GRAS	4G	SULCO COMPLEX	4G	N	6.890	500	3,445		
2109	GRAS	4G	MCCOOK SILT LOAM	4G	N	14.110	500	7,055		
2112	GRAS	2G1	MCCOOK LOAM SAND	2G1	N	0.680	500	340		
2115	GRAS	4G	INAVALE SOILS	4G	N	44.590	500	22,295		
2302	GRAS	1G1	MCCOOK LOAM	1G1	N	2.570	500	1,285		
						91.350		45,675		

RIVER	RIVER	RIVER	RIVER	RIVER	N	9.500	50	475		
1355	CREP	1A CREP	BRIDGET SILT LOAM	1A CREP	N	4.590	1,800	8,260		
1356	CREP	1A CREP	BRIDGET SILT LOAM	1A CREP	N	7.120	1,800	12,815		
1593	CREP	4A1 CREP	HAIGLER AND SANBORN LOAM A1 CREP		N	2.830	1,800	5,095		
1826	CREP	4A CREP	SULCO COMPLEX	4A CREP	N	1.290	1,800	2,320		
2302	CREP	1A1 CREP	MCCOOK LOAM	1A1 CREP	N	33.670	1,800	60,605		
						49.500		89,095		
						Land Total	164.780	153,125		

Sale Date	Book	Page	Extend	Ownership History	Total	Exempt	Taxable	Total Tax	Penalty Tax	Amount
09/27/2013	70	706		BAUER/MICHAEL S	157,235	0	157,235	1,898.72	0.00	196,000
C4/15/2008	70	704			169,230	0	169,230	2,214.02	0.00	
2015	20	0			157,235	0	157,235	1,898.72	0.00	
2014	20	169,230			169,230	0	169,230	2,214.02	0.00	

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**HITCHCOCK COUNTY**  
**2016 Real Estate Breakdown Report**

Parcel ID 440027438 Continued.. Owner BAUER, MICHAEL S Legal SE1/4 SEC 29-4-32 164.78 AC.

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2013	238	20	123,420	0	0	123,420	0	123,420	1,917.84	0.00
2012	3519	20	109,415	0	0	109,415	0	109,415	1,826.24	0.00
2011	3471	20	89,950	0	0	89,950	0	89,950	1,568.60	0.00
2010	3443	20	85,760	0	0	85,760	0	85,760	1,321.26	0.00

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# Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name HITCHCOCK - 44		2 County Number 44		3 Date of Sale/Transfer Mo. 8 Day 21 Yr. 2015		4 Date of Deed Mo. 8 Day 21 Yr. 2015	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Box Farms, LP Street or Other Mailing Address 28339 Rd BB			
City Herndon		State KS		Zip Code 67739		Telephone Number	
Telephone Number				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain)				

11 Was ownership transferred in full? (If No, explain the division.)

Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

What is the current market value of the real property?

\$250,290

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes Western Auction & Realty  No

18 Address of Property

Rural Land in Hitchcock County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent

Grantee named above

18a  No address assigned 18b  Vacant land

20 Legal Description

See attached

21 If agricultural, list total number of acres 322.50

22 Total purchase price, including any liabilities assumed	22	\$	385,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	385,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

Print or Type Name of Grantee or Authorized Representative: Clint Johnson Phone Number: 308-892-4348

Signature of Grantee or Authorized Representative: Clint Johnson Title: \_\_\_\_\_ Date: 8/21/2015

Register of Deed's Use Only

Date Deed Recorded Mo. 08 Day 21 Yr. 2015	27 Value of Stamp or Exempt Number \$ 866.25	28 Recording Data 72-97	For Dept. Use Only
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Grantee - Retain a copy of this document for your records.

440028779

Tract 1: Part of the S1/2, Section 25, Township 1 North, Range 33 West of the 6<sup>th</sup> P.M. in Hitchcock County, Nebraska, more particularly described as follows:

Beginning at the SW Corner of said Section 25, thence South 89 degrees 42 minutes 25 seconds East (assumed and all bearings relative to) along the section line a distance of 1288.80 feet to a point, thence North 23 degrees 35 minutes 47 seconds West a distance of 574.21 feet to a point, thence North 38 degrees 37 minutes 36 seconds West a distance of 628.98 feet to a point, thence North 31 degrees 29 minutes 41 seconds East a distance of 420.17 feet to a point, thence South 84 degrees 20 minutes 19 seconds East a distance of 1445.43 feet to a point, thence South 01 degree 40 minutes 50 seconds East a distance of 66.35 feet to a point, thence South 25 degrees 53 minutes 53 seconds East a distance of 605.13 feet to a point, thence South 89 degrees 25 minutes 03 seconds East a distance of 958.02 feet to a point, thence North 01 degree 47 minutes 04 seconds West a distance of 2029.26 feet to a point on the quarter section line, thence North 89 degrees 51 minutes 00 seconds West along said quarter section line a distance of 3471.38 feet to the W1/4 Corner, thence South 00 degrees 18 minutes 00 seconds West along said section line a distance of 2643.64 feet to the Point of Beginning. Said tract containing 153.7 acres, more or less.

Tract 2: Part of the S1/2, Section 25, Township 1 North, Range 33 West of the 6<sup>th</sup> P.M., in Hitchcock County, Nebraska, more particularly described as follows:

Referring to the SW Corner of said Section 25, thence South 89 degrees 42 minutes 25 seconds East (assumed and all bearings relative to) along the section line a distance of 1288.80 feet to the Point of Beginning, thence North 23 degrees 35 minutes 47 seconds West a distance of 574.21 feet to a point, thence North 38 degrees 37 minutes 36 seconds West a distance of 628.98 feet to a point, thence North 31 degrees 29 minutes 41 seconds East a distance of 420.17 feet to a point, thence South 84 degrees 20 minutes 19 seconds East a distance of 1445.43 feet to a point, thence South 01 degree 40 minutes 50 seconds East a distance of 66.35 feet to a point, thence South 25 degrees 53 minutes 53 seconds East a distance of 605.13 feet to a point, thence South 89 degrees 25 minutes 03 seconds East a distance of 958.02 feet to a point, thence North 01 degree 47 minutes 04 seconds West a distance of 2029.26 feet to a point on the quarter section line, thence South 89 degrees 51 minutes 00 seconds East along said quarter section line a distance of 1831.00 feet to the E1/4 Corner, thence South 00 degrees 23 minutes 23 seconds West along said section line a distance of 2656.87 feet to the SE Corner of said section 25, thence North 89 degrees 42 minutes 25 seconds West a distance of 4009.40 feet to the Point of Beginning. Said tract containing 168.8 acres, more or less.



HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440028779	Legal S1/2 SEC 25-1-33 324 AC	Card File Situs
Owner BOX FARMS, LP 705 N. 5TH STREET HERNDON, KS 67739	S-T-R: 25-01-33 Acres: 324.000	

County Area 1	AGLAND	Class Code 02-05-05-03-00-10	Value 0	Previous 0	Current 0
Neighborhood 90	AGLAND	State Geo 4535-25-1-00000-000-0370	Improvements 303,720		
Location/Group 0	N/A	Cadastral 00001 00078 00000 00000 00000	Land / Lot 303,720		
District 60	60	Book / Page 72 / 97	Total 303,720		
School 44-0070		Sale Date 08/21/2015			
Irrigation 00	No Irrigation	Sale Amount 385,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub	Date Open	Date Closed	Amount
1532	DRY	4D	SULCO SILT LOAM	4D	20090001	00 N/A	AGRIDATA READY	N	5,000	1,160	5,800	190,500	5,800	11/09/2009	11/09/2009	0
1620	DRY	1D	KEITH SILT LOAM	1D				N	127,000	1,500	190,500	1,300	190,500			
1630	DRY	3D1	KEITH SILT LOAM	3D1				N	15,000	1,300	19,500	1,160	2,320			
1853	DRY	4D1	ULYSSES & SULCO SILT LOAM	4D1				N	2,000	1,160	2,320	1,300	1,300			
1860	DRY	3D1	ULYSSES SILT LOAM	3D1				N	1,000	1,300	1,300		1,300			
									150,000		219,420					
1532	GRAS	4G	SULCO SILT LOAM	4G				N	127,000	500	63,500	500	63,500			
1620	GRAS	1G	KEITH SILT LOAM	1G				N	21,000	500	10,500	500	10,500			
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM	4G1				N	11,000	500	5,500	500	5,500			
1860	GRAS	3G1	ULYSSES SILT LOAM	3G1				N	7,000	500	3,500	500	3,500			
									166,000		83,000					
ROAD	ROAD	ROAD	ROAD	ROAD				N	8,000	0	0	0	0			
									Land Total	324,000	302,420					

Sale Date	Book	Page	Extend	Ownership History	Amount
04/30/2015	71	787		HORINEK, BERNARDA, ETAL, J, HORINEK	
01/30/2002	66	97		HORINEK, BERNARD J.	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	598	60	0	0	303,720	303,720	0	303,720	3,619.70	0.00
2014	1876	60	250,290	0	0	250,290	0	250,290	3,159.20	0.00
2013	1864	60	179,570	0	0	179,570	0	179,570	2,710.36	0.00
2012	1826	60	155,275	0	0	155,275	0	155,275	2,522.94	0.00
2011	1708	60	144,330	0	0	144,330	0	144,330	2,453.60	0.00

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# Real Estate Transfer Statement

- To be filed with the Register of Deeds. • Read instructions on reverse side.
- If additional space is needed, add an attachment and identify the item.

FORM  
**521**

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Cock	2 County Number 44	3 Date of Sale/Transfer Mo. 12 Day 30 Yr. 14	4 Date of Deed Mo. 12 Day 30 Yr. 14
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Barrett D. Eiler and Rebecca N. Eiler Street or Other Mailing Address 38986 US Hwy. 6 City McCook State NE Zip Code 69001		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Perry A. Case and Vicky L. Case Street or Other Mailing Address 1311 West I Street City McCook State NE Zip Code 69001	
Telephone Number (308) 345-2994		Telephone Number (308) 345-1242	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address NA		Email Address NA	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
1,100,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes  No  
Yes: McCook Abstract

18 Address of Property  
Rural land in Hitchcock county, NE

19 Name and Address of Person to Whom Tax Statement Should be Sent  
Perry A. Case  
1311 West I Street  
McCook, NE 69001

18a  No address assigned      18b  Vacant Land

20 Legal Description  
SEE ATTACHED EXHIBIT "A"

21 If agricultural, list total number of acres 6.90

22 Total purchase price, including any liabilities assumed	22	\$	1,100,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,100,00	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 1,100,000.00

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

v <u>Camy Bradley</u> Print or Type Name of Grantee or Authorized Representative	(308) 345-4900 Phone Number
v Signature of Grantee or Authorized Representative	Settlement Agent Title
	12/30/14 Date

**sign here**

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 31 Yr. 2014	27 Value of Stamp or Exempt Number \$ 2475 <sup>00</sup>	28 Recording Data 71-541

Grantee--Retain a copy of this document for your records.

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mip

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440037212	Legal SE1/4 SEC 2-4-34 160 AC	Card File Status
Owner CASE, PERRY A. & VICKY L. 1311 WEST I STREET MC COOK, NE 69001	S-T-R: 02-04-34 Acres: 160.000	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements Land / Lot Total	Previous 0 105,430 105,430	Current 0 111,480 111,480
Neighborhood 90	AGLAND	State Geo 4085-02-4-00000-000-0035			
Location/Group 0	N/A	Cadastral 00002 00153 00000 00000 00000			
District 80	80	Book / Page 71 / 541			
School 15-0536	80	Sale Date 12/30/2014			
Irrigation 00	No Irrigation	Sale Amount 1,100,000.00			

Permit No.	Type	Description	Date Open	Date Closed	Amount
20080001	00 N/A	SALES FILE AGRIDATA READY	12/30/2008	12/30/2008	0
20030001	00 N/A	(DRIVE BY) COUNT FOR 2004	07/09/2003	07/09/2003	0

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1532	DRY	4D	SULCO SILT LOAM	4D	N	3.000	1,160	3,480		
1615	DRY	1D	KEITH & BLACKWOOD SILT L	1D	N	4.000	1,500	6,000		
1620	DRY	1D	KEITH SILT LOAM	1D	N	26.000	1,500	39,000		
						<u>33.000</u>		<u>48,480</u>		
1532	GRAS	4G	SULCO SILT LOAM	4G	N	118.000	500	59,000		
1615	GRAS	1G	KEITH & BLACKWOOD SILT L	1G	N	2.000	500	1,000		
1620	GRAS	1G	KEITH SILT LOAM	1G	N	6.000	500	3,000		
						<u>126.000</u>		<u>63,000</u>		
ROAD	ROAD	ROAD	ROAD	ROAD	N	1.000	0	0		
						<u>Land Total</u>		<u>111,480</u>		

Sale Date	Book	Page	Extend	Ownership History	Amount
05/20/2011	69	514			600,000
06/04/2008	68	434		EILLER, BARRETT D. & REBECCA N.	600,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	761	80	0	0	105,430	105,430	0	105,430	1,410.52	0.00
2014	1120	80	87,990	0	0	87,990	0	87,990	1,283.50	0.00
2013	1098	80	68,040	0	0	68,040	0	68,040	1,027.82	0.00
2012	1079	80	62,340	0	0	62,340	0	62,340	932.32	0.00
2011	965	80	55,740	0	0	55,740	0	55,740	834.16	0.00

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**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440037778	Legal NE1/4 SEC 14-4-34 160 AC.	Card File Situs
Owner CASE, PERRY A. & VICKY L. 1311 WEST 1 STREET MC COOK, NE 69001	S-T-R: 14-04-34 Acres: 160.000	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements Land / Lot Total	Previous 0 247,625 247,625	Current 0 248,300 248,300
Neighborhood 90	AGLAND	State Geo 4085-14-4-00000-000-0255			
Location/Group 0	N/A	Cadastral 00002 00118 00000 00000 00000			
District 80	80	Book / Page 71 / 541			
School 15-0536		Sale Date 12/30/2014			
Irrigation 00	No Irrigation	Sale Amount 1,100,000.00			

Permit No.	Type	Description	Date Open	Date Closed	Amount
20090001	00 N/A	AGRIDATA READY	12/21/2009	12/21/2009	0
20040001	00 N/A	DEPR SHEET PIVOT HERE GET 2004' 04/29/2004 04/29/2004 CERT MAP (DRIVE BY) PIVOT RUNNING COUNT FOR 2004'	04/29/2004	04/29/2004	0
20030001	00 N/A		07/09/2003	07/09/2003	0

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1588	IRRG	1A	BLACKWOOD SILT LOAM	1A	N	5.000	3,200	16,000		
1620	IRRG	1A	KEITH SILT LOAM	1A	N	56.000	3,200	179,200		
1860	IRRG	3A1	ULYSSES SILT LOAM	3A1	N	2.000	2,800	5,600		
						<b>63.000</b>		<b>200,800</b>		
1532	GRAS	4G	SULCO SILT LOAM	4G	N	88.000	500	44,000		
1620	GRAS	1G	KEITH SILT LOAM	1G	N	7.000	500	3,500		
						<b>95.000</b>		<b>47,500</b>		
ROAD	ROAD	ROAD	ROAD	ROAD	N	2.000	0	0		
						<b>Land Total</b>	<b>160.000</b>	<b>248,300</b>		

Sale Date	Book	Page	Extend	Ownership History	Amount
05/20/2011	69	514			600,000
06/04/2008	68	434			600,000

EILLER, BARRETT D. & REBECCA N.

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	763	80	0	0	247,625	247,625	0	247,625	3,312.88	0.00
2014	1122	80	198,075	0	0	198,075	0	198,075	2,889.30	0.00
2013	1100	80	146,100	0	0	146,100	0	146,100	2,207.02	0.00
2012	1081	80	129,650	0	0	129,650	0	129,650	1,938.96	0.00
2011	967	80	104,800	0	0	104,800	0	104,800	1,568.34	0.00

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HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440037697	Legal E1/2 SEC 11-4-34 320 AC.	Card File Situs
Owner CASE, PERRY A. & VICKY L. 1311 WEST 11 STREET MC COOK, NE 69001	S-T-R: 11-04-34 Acres: 320.000	

County Area 1	AGLAND	Class Code 02-05-05-03-00-10	Value Improvements	Previous 0	Current 0
Neighborhood 0	AGLAND	State Geo 4085-11-4-00000-000-0220	Land / Lot	506,925	508,700
Location/Group 0	N/A	Cadastral 00002 00118 00000 00000 00000	Total	506,925	508,700
District 80	80	Book / Page 71 / 541			
School 15-0536	80	Sale Date 12/30/2014			
Irrigation 00	No Irrigation	Sale Amount 1,100,000.00			

Permit No.	Type	Description	Date Open	Date Closed	Amount
20080001	00 N/A	SALES FILE AGRIDATA READY	12/30/2008	12/30/2008	0
20040002	00 N/A	GET 2004' CERT MAP CHECK IRR	10/13/2004	10/13/2004	0
20040001	00 N/A	FROM TERRY DEP SCH 2TRAVELER	04/29/2004	04/29/2004	0
20030001	00 N/A	PIVOTS 1REI (DRIVE BY) PIVOT COUNT FOR 2004' 07/09/2003 07/09/2003			0

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
1532	IRRG	4A	SULCO SILT LOAM	4A	N	10.000	2,700	27,000			
1615	IRRG	1A	KEITH & BLACKWOOD SILT L	1A	N	55.000	3,200	176,000			
1620	IRRG	1A	KEITH SILT LOAM	1A	N	64.000	3,200	204,800			
1860	IRRG	3A1	ULYSSES SILT LOAM	3A1	N	3.000	2,800	8,400			
						132.000		416,200			
1532	GRAS	4G	SULCO SILT LOAM	4G	N	181.000	500	90,500			
1620	GRAS	1G	KEITH SILT LOAM	1G	N	4.000	500	2,000			
						185.000		92,500			
ROAD	ROAD	ROAD	ROAD	ROAD	N	3.000	0	0			
						Land Total	320.000	508,700			

Sale Date	Book	Page	Extend	Ownership History	Amount
05/20/2011	69	514			600,000
06/04/2008	68	434		EILER, BARRETT D. & REBECCA N.	600,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	762	80	0	0	506,925	506,925	0	506,925	6,781.98	0.00
2014	1121	80	407,125	0	0	407,125	0	407,125	5,938.68	0.00
2013	1099	80	297,500	0	0	297,500	0	297,500	4,494.08	0.00
2012	1080	80	263,650	0	0	263,650	0	263,650	3,942.98	0.00
2011	966	80	210,775	0	0	210,775	0	210,775	3,154.24	0.00

# Real Estate Transfer Statement

FORM  
521

440027594

- To be filed with the Register of Deeds.
- Read instructions on reverse side.

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND LINES 1-25 ARE ACCURATELY COMPLETED

1 County Name Cock	2 County Number 44	3 Date of Sale Mo. 11 Day 1 Yr. 12	4 Date of Deed Mo. 9 Day 20 Yr. 12
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) LAVERNA AMANN TRUSTEE OF THE LAVERNA AMANN TRUST NO. 1, DATED MAY 26, 2005		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bruce J Licht Lana Jo Licht	
Street or Other Mailing Address 906 Logan		Street or Other Mailing Address 36363 US Highway 6	
City Atwood	State KS	Zip Code 67730	City Palisade
State KS	Zip Code 67730	State NE	Zip Code 69040
Telephone Number 785-626-9448		Telephone Number (308) 285-3468	

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
(1) <input checked="" type="checkbox"/> Improved	(1) <input type="checkbox"/> Single Family (4) <input type="checkbox"/> Industrial (7) <input type="checkbox"/> Mineral Interests-Nonproducing (9) <input type="checkbox"/> State Assessed	(1) <input type="checkbox"/> Mobile Home
(2) <input checked="" type="checkbox"/> Unimproved	(2) <input type="checkbox"/> Multi-Family (5) <input checked="" type="checkbox"/> Agricultural (8) <input type="checkbox"/> Mineral Interests-Producing (10) <input type="checkbox"/> Exempt	
(3) <input type="checkbox"/> IOLL	(3) <input type="checkbox"/> Commercial (6) <input type="checkbox"/> Recreational	

8 Type of Deed	<input type="checkbox"/> Corrective <input type="checkbox"/> Land Contract <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Bill of Sale	9 IRC § 1031 Exchange? (Was the transfer an IRS like-kind exchange?) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Sheriff <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Cemetery	
<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Conservator <input type="checkbox"/> Partition <input type="checkbox"/> Trust <input type="checkbox"/> Other	
10 Type of Transfer	<input checked="" type="checkbox"/> Sale <input type="checkbox"/> Gift <input type="checkbox"/> Foreclosure <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Court Decree <input type="checkbox"/> Satisfaction of Contract	
	<input type="checkbox"/> Auction <input type="checkbox"/> Exchange <input type="checkbox"/> Life Estate <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Partition <input type="checkbox"/> Other (Explain)	

11 Was ownership transferred in full? (If No, explain the division.)  
 YES  NO

12 Was real estate purchased for same use? (If No, state the intended use.)  
 YES  NO

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  
 YES  NO

Spouse  Parents and Child  Family Corporation or Partnership or LLC  
 Grandparents and Grandchild  Brothers and Sisters  Aunt or Uncle to Niece or Nephew  Other

14 What is the current market value of the real property?  
00.00 206,255

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 YES  NO \$ %

16 Does this conveyance divide a current parcel of land?  
 YES  NO

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)  
 YES  NO Lashley Land and Recreational Brokers

18 Address of Property  
Land  
Hitchcock County, NE

19 Name and Address of Person to Whom Tax Statement Should be Sent  
Bruce J Licht  
36363 US Highway 6  
Palisade, NE 69040

20 Legal Description  
The Southwest Quarter of Section 32, Township 4 North, Range 32 West of the 6th P.M., Hitchcock County, Nebraska and that part of the Northwest Quarter of Section 32, Township 4 North, Range 32 West of the 6th P.M., Hitchcock County, Nebraska lying South of Railroad Right-Of-Way.

21 If agricultural, list total number of acres 275

22 Total purchase price, including any liabilities assumed	22	\$	435,000	00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	435,000	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Bruce J Licht  
Print or Type Name of Grantee or Authorized Representative (308) 285-3468  
Telephone Number

Bruce Licht  
Signature of Grantee or Authorized Representative

Grantee Title \_\_\_\_\_ Date 11/1/12

sign here

REGISTER OF DEEDS' USE ONLY				FOR DEPT. USE ONLY
26 Date Deed Recorded Mo. <u>11</u> Day <u>02</u> Yr. <u>2012</u>	27 Value of Stamp or Exempt Number \$ <u>918.75</u>	28 Deed Book <u>70</u>	29 Deed Page <u>340</u>	30

54



# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID 440027594	Legal PT NW1/4: SW1/4 SEC 32-4-32 27.5 AC.	Card File Situs 72078 ROAD 367
Owner LICHT, BRUCE J & LANA JO 36363 US HWY 6 PALISADE, NE 69040	S-T-R: 32-04-32 Acres: 275,000	

County Area	Neighborhood	Location/Group	District	School	Irrigation	Class Code	State Geo	Cadastral	Book / Page	Sale Date	Sale Amount	Value	Previous	Current
1	AGLAND	AGLAND			No Irrigation	01-05-05-03-00-09	4089-32-4-00000-000-0580	00001 000053 000000 000000 000000	/		.00	Improve	3,530	3,530
												Land / Lot	384,970	390,220
												Total	388,500	393,750

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub	Amount
1355	IRRG	1A	BRIDGET SILT LOAM	1A	20100001	00 N/A	NRD HAS 73.6 AC IRR, WAS NOT GIVEN FOR 2		33,000	3,200	105,600		102,400			0
1356	IRRG	1A	BRIDGET SILT LOAM	1A	20090001	00 N/A	AGRDATA READY		32,000	3,200	102,400		11,600			0
1357	IRRG	2A	BRIDGET SILT LOAM	2A					4,000	2,900	11,600		13,500			0
1853	IRRG	4A1	ULYSSES & SULCO SILT LOAM4A1						5,000	2,700	74,000		233,100			0
1532	DRY	4D	SULCO SILT LOAM	4D					2,000	1,160	2,320		39,000			0
1620	DRY	1D	KEITH SILT LOAM	1D					26,000	1,500	2,800		2,800			0
1629	DRY	2D	KEITH SILT LOAM	2D					2,000	1,400	2,800		32,500			0
1630	DRY	3D1	KEITH SILT LOAM	3D1					25,000	1,300	76,620					0
1356	GRAS	1G	BRIDGET SILT LOAM	1G					2,000	500	1,000					0
1357	GRAS	2G	BRIDGET SILT LOAM	2G					3,000	500	1,500					0
1532	GRAS	4G	SULCO SILT LOAM	4G					95,000	500	47,500					0
1620	GRAS	1G	KEITH SILT LOAM	1G					1,000	500	500					0
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM4G1						40,000	500	20,000					0
									141,000		70,500					0
ROAD	ROAD	ROAD	ROAD	ROAD					4,000	0	0					0
HOME	HOME	HOME	HOME	HOME					1,000	10,000	10,000					0
											390,220					0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	Amount
2015	2412	20	3,530	0	384,970	388,500	0	388,500	4,591.36	0.00	4,591.36
2014	2396	20	317,570	0	0	317,570	0	317,570	4,154.74	0.00	4,154.74
2013		20	233,015	0	0	233,015	0	233,015	3,620.86	0.00	3,620.86
2012		20	206,855	0	0	206,855	0	206,855	3,452.60	0.00	3,452.60
11/01/2012	70	340	340								435,000
05/26/2005	67	195	195								
Ownership History LICHT, BRUCE J & LANA JO											

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# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
440027594										
Continued...										
2011	54	20	169,310	0	0	169,310	0	169,310	2,952.52	0.00

Owner LIGHT, BRUCE J. & LANA JO

Legal PT NW1/4; SW1/4 SEC 32-4-32 275 AC.



770025800  
440033829



# Real Estate Transfer Statement

FORM  
521

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name 2 County Number <b>HITCHCOCK - 44</b>		3 Date of Sale/Transfer Mo. <b>12</b> Day <b>30</b> Yr. <b>2014</b>		4 Date of Deed Mo. <b>12</b> Day <b>30</b> Yr. <b>2014</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>SEE ATTACHED</b> Street or Other Mailing Address			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Jared B. Vrbas and Laken M. Vrbas</b> Street or Other Mailing Address <b>704 East 1</b>		
City <b>Trenton</b>		State <b>NE</b>		Zip Code <b>69044</b>	
Telephone Number		Telephone Number <b>(308) 340-1148</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Sell	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$269,130**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes **Reck Agri Realty**  No

18 Address of Property  
**Rural Land located in Hitchcock County, Nebraska**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Same as Grantee**

18a  No address assigned 18b  Vacant land

20 Legal Description  
 Township 1 North, Range 34 West  
 Section 11: E1/2 & SW1/4  
 Hitchcock County, Nebraska

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	410,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	410,000	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

**Jared B. Vrbas**  
 Print or Type Name of Grantee or Authorized Representative

*[Signature]*  
 Signature of Grantee or Authorized Representative

**308 340 1148**  
 Phone Number

**12-30-14**  
 Date

\_\_\_\_\_ Title

Register of Deed's Use Only

26 Date Deed Recorded Mo. <b>12</b> Day <b>31</b> Yr. <b>2014</b>	27 Value of Stamp or Exempt Number <b>\$ 922.50</b>	28 Recording Data <b>71-573</b>	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

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MIRS/D

**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440033810	Owner VRBAS, JARED B. & LAKEN M. 704 EAST 1ST STREET TRENTON, NE 69044	Legal NE1/4 SEC 11-1-34 155 AC. S-T-R: 11-01-34 Acres: 155.000	Card File Status
------------------------	---	--	---------------------

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements Land/Lot Total	Previous 0 67,075 67,075	Current 0 77,500 77,500
Neighborhood 90	AGLAND	State Geo 4537-11-1-00000-000-0140			
Location/Group 0	N/A	Cadastral 00002 00147 00000 00000 00000			
District 40	40	Book / Page 71 / 573			
School 29-0117	40	Sale Date 12/30/2014			
Irrigation 00	No Irrigation	Sale Amount 410,000.00			

Soil 1532	Use GRAS	LCGLVG 4G	Soil Description SULCO SILT LOAM	LVG Description 4G	Spot Code N	Acres 131.000	Value/Acre 500	Assessed Sub 65,500	Date Open 01/06/2010	Date Closed 01/06/2010	Market/Acre 500	Market Sub 12,000	Amount 0
1620	GRAS	1G	KEITH SILT LOAM	1G	N	24.000	500	77,500				77,500	
						Land Total	155.000	77,500					

Sale Date	Book	Page	Extend	Ownership History	Amount					
01/14/2014	71	82		MENDOZA, etal/CHARLENE M.						
01/14/2014	71	82		MENDOZA, etal/CHARLENE M.						
11/14/2009	69	41								
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	4088	40	0	0	67,075	67,075	0	67,075	568.44	0.00
2014	2700	40	56,575	0	0	56,575	0	56,575	510.30	0.00
2013	3989	40	48,825	0	0	48,825	0	48,825	530.60	0.00
2012	3955	40	48,050	0	0	48,050	0	48,050	595.72	0.00
2011	3905	40	41,075	0	0	41,075	0	41,075	551.52	0.00



440020081  
440020106

# Real Estate Transfer Statement

FORM  
521

- To be filed with the Register of Deeds.
- Read instructions on reverse side.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

County Name Clark	2 County Number 44	#85	3 Date of Sale Mo. 5 Day 16 Yr. 14	4 Date of Deed Mo. Day Yr.
Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth Asbury and Diane Asbury Charles P. Brewer			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Theodore A. Rippen & Shane C. Rippen	
Street or Other Mailing Address 82 Union Ct.			Street or Other Mailing Address 71640 Road 371	
City Heat Ridge	State CO	Zip Code 80033	City Culbertson	State NE
Telephone Number 3-885-5071			Telephone Number (308) 278-2145	Zip Code 69024

Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

<b>(A) Status</b>		<b>(B) Property Type</b>		<b>(C)</b>
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

Type of Deed

<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Corrective	<input type="checkbox"/> Land Contract	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Joint Tenancy
<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Other
	<input type="checkbox"/> Conservator	<input type="checkbox"/> Partition	<input type="checkbox"/> Trust	<input type="checkbox"/> Transfer on Death	

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)  
 Yes  No

Type of Transfer

<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Gift	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Joint Tenancy
<input type="checkbox"/> Auction	<input type="checkbox"/> Exchange	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Other (Explain.)

Was ownership transferred in full? (If No, explain the division.)  
 YES  NO

12 Was real estate purchased for same use? (If No, state the intended use.)  
 YES  NO

Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> Spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Family Corp., Partnership or LLC
		<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Other

10 What is the current market value of the real property?  
\$.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 YES  NO \$ \_\_\_\_\_ %

Does this conveyance divide a current parcel of land?  
 YES  NO

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)  
 YES  NO

Address of Property  
Agricultural land in Hitchcock Cty, NE

19 Name and Address of Person to Whom Tax Statement Should be Sent  
Theodore A. Rippen  
71640 Road 371  
Culbertson, NE 69024

Legal Description  
SEE ATTACHED EXHIBIT "A"

If agricultural, list total number of acres \_\_\_\_\_

Total purchase price, including any liabilities assumed	22	\$	246,497	00
Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	23	\$		
Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	246,497	00

If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Theodore A. Rippen  
Print or Type Name of Grantee or Authorized Representative

(308) 278-2145  
Telephone Number

*Theodore A. Rippen*  
Signature of Grantee or Authorized Representative

Grantee  
Title

5/16/14  
Date

Register of Deeds' Use Only			For Dept. Use Only	
Date Deed Recorded Mo. 05 Day 19 Yr. 2014	27 Value of Stamp or Exempt Number \$ 555.75	28 Deed Book 71	29 Deed Page 152	

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HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440020086	Legal PT S1/2 SEC 24-3-31 46.64 AC	Card File Situs
Owner RIPPEN, THEODORE A & SHANE C 71640 ROAD 371 CULBERTSON, NE 69024	S-T-R: 24-03-31 Acres: 46.640	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements Land / Lot Total	Previous 0 20,020 20,020	Current 0 22,590 22,590
Neighborhood 0	PREVIOUS SPECIAL VALUE	State Geo 4285-24-3-00000-000-0773			
Location/Group 0	N/A	Cadastral 00000 00000 00000 00000 00000			
District 10	10	Book / Page 71 / 152			
School 44-0070	10	Sale Date 05/16/2014			
Irrigation 00	No Irrigation	Sale Amount 246,497.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1356	GRAS	1G	BRIDGET SILT LOAM	1G	N	6.050	500	3,025		
1357	GRAS	2G	BRIDGET SILT LOAM	2G	N	20.670	500	10,335		
1826	GRAS	4G	SULCO COMPLEX	4G	N	18.460	500	9,230		
						45.180		22,590		
ROAD	ROAD	ROAD	ROAD	ROAD	N	1.460	0	0		
			Land Total			46.640		22,590		

Sale Date	Book	Page	Extend	Ownership History	Amount					
05/16/2014	71	152		RIPPEN/THEODORE A & SHANE C	246,497					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	3436	10	0	0	20,020	20,020	0	20,020	241.20	0.00
2014	3405	10	16,425	0	0	16,425	0	16,425	209.90	0.00

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**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440020106	Legal PT E1/2-E1/2/NW1/4 SEC 25-3-31 40237	Card File Situs
Owner RIPPEN, THEODORE A & SHANE C 71640 ROAD 371 CULBERTSON, NE 69024	S-T-R: 25-03-31 Acres: 402.370	

County Area 1	AGLAND	Class Code 02-05-05-03-00-10	Value 0	Current 0
Neighborhood 0	PREVIOUS SPECIAL VALUE	State Geo 4285-25-3-00000-000-0780	Improvements 172,775	199,150
Location/Group 0	N/A	Cadastral 00000 00000 00000 00000 00000	Land/Lot 172,775	
District 10	10	Book / Page 71 / 152	Total 172,775	199,150
School 44-0070		Sale Date 05/16/2014		
Irrigation 00	No Irrigation	Sale Amount 246,497.00		

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1355	GRAS	1G	BRIDGET SILT LOAM	1G	N	0.040	500	20		
1356	GRAS	1G	BRIDGET SILT LOAM	1G	N	11.290	500	5,645		
1357	GRAS	2G	BRIDGET SILT LOAM	2G	N	0.030	500	15		
1532	GRAS	4G	SULCO SILT LOAM	4G	N	17.030	500	8,515		
1620	GRAS	1G	KEITH SILT LOAM	1G	N	58.430	500	29,215		
1826	GRAS	4G	SULCO COMPLEX	4G	N	311.480	500	155,740		
						<u>398.300</u>		<u>199,150</u>		
ROAD	ROAD	ROAD	ROAD	ROAD	N	2.440	0	0		
CANAL	CANAL	CANAL	CANAL	CANAL	N	1.630	0	0		
						<u>Land Total</u>	<u>402.370</u>	<u>199,150</u>		

Sale Date	Book	Page	Extend	Ownership History	Total	Exempt	Taxable	Total Tax	Penalty Tax	Amount
05/16/2014	71	152		RIPPEN/THEODORE A & SHANE C	172,775	0	172,775	2,081.60	0.00	246,497
2015	3437	10	0		172,775	0	172,775	2,081.60	0.00	
2014	3404	10	0		137,240	0	137,240	1,753.84	0.00	

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# Real Estate Transfer Statement

4400-201080 to 4400-201080  
 • To be filed with the Register of Deeds.  
 • Read instructions on reverse side.

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND ITEMS 1-25 ARE ACCURATELY COMPLETED

1 County Name: HITCHCOCK - 44 # 42 2 County Number: #42

3 Date of Sale: Mo. 03 Day 04 Yr. 2013 4 Date of Deed: Mo. 03 Day 01 Yr. 2013

Grantor's Name, Address, and Telephone (Please Print):  
 Richard A Cook and Kristalee R. Cook  
 37187 Road 722  
 Culbertson NE 69024-7763  
 Telephone Number: (308) 278-2781

Grantee's Name, Address, and Telephone (Please Print):  
 Tommy L. Felker and Irene K. Felker  
 36993 Drive 724  
 Culbertson NE 69024  
 Telephone Number: (308) 278-2329

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
(1) <input type="checkbox"/> Improved	(1) <input type="checkbox"/> Single Family	(7) <input type="checkbox"/> Mineral Interests-Nonproducing
(2) <input checked="" type="checkbox"/> Unimproved	(2) <input type="checkbox"/> Multi-Family	(8) <input type="checkbox"/> Mineral Interests-Producing
(3) <input type="checkbox"/> IOLL	(3) <input type="checkbox"/> Commercial	(9) <input type="checkbox"/> State Assessed
	(4) <input type="checkbox"/> Industrial	(10) <input type="checkbox"/> Exempt
	(5) <input checked="" type="checkbox"/> Agricultural	(1) <input type="checkbox"/> Mobile Home
	(6) <input type="checkbox"/> Recreational	

8 Type of Deed:  Warranty,  Quit Claim,  Corrective,  Sheriff,  Conservator,  Land Contract,  Executor,  Partition,  Personal Rep.,  Mineral,  Trust,  Bill of Sale,  Cemetery,  Other.

9 IRC § 1031 Exchange? (Was the transfer an IRS like-kind exchange?)  Yes  No

10 Type of Transfer:  Sale,  Gift,  Exchange,  Foreclosure,  Life Estate,  Auction,  Revocable Trust,  Irrevocable Trust,  Court Decree,  Partition,  Satisfaction of Contract,  Other (Explain.)

11 Was ownership transferred in full? (If No, explain the division.)  YES  NO

12 Was real estate purchased for same use? (If No, state the intended use.)  YES  NO

13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.)  
 YES  NO  
 Spouse,  Parents and Child,  Family Corporation, Partnership or LLC,  Grandparents and Grandchild,  Brothers and Sisters,  Aunt or Uncle to Niece or Nephew,  Other

14 What is the current market value of the real property? \$21,400

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  YES  NO \$ \_\_\_\_\_ %

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)  YES  NO

18 Address of Property: Rural Hitchcock County

19 Name and Address of Person to Whom Tax Statement Should be Sent: Grantee

20 Legal Description: See Attached

21 If agricultural, list total number of acres: 42.28

22 Total purchase price, including any liabilities assumed	\$	21,400.00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	21,400.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Stanley C. Goodwin (308) 345-2580  
 Print or Type Name of Grantee or Authorized Representative Telephone Number

*Stanley C. Goodwin* Attorney for Grantee  
 Signature of Grantee or Authorized Representative Title Date 3/14/2013

REGISTER OF DEEDS' USE ONLY

26 Date Deed Recorded: <u>3</u> Day <u>14</u> Yr. <u>2013</u>	27 Value of Stamp or Exempt Number: <u>\$ 49.50</u>	28 Deed Book: <u>10</u>	29 Deed Page: <u>488</u>	30 FOR DEPT. USE ONLY
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GRANTEE—Please retain a copy of this document for your records.

Part of the NW1/4 Section 11, Township 4 North, Range 32 West of the 6th P.M. in Hitchcock County, Nebraska, more particularly described as follows:

Beginning at the NW corner of said section 11, thence S82°53'10"E (assumed and all bearings relative to) along the north section line a distance of 537.00 feet to a point,  
thence S07°01'50"E a distance of 1539.52 feet to a point,  
thence S85°27'43"W a distance of 22.32 feet to a point,  
thence S06°38'58"W a distance of 162.81 feet to a point,  
thence S01°55'26"E a distance of 183.05 feet to a point,  
thence S14°08'28"E a distance of 237.05 feet to a point,  
thence S21°46'57"E a distance of 194.42 feet to a point,  
thence S06°55'18"E a distance of 255.32 feet to a point,  
thence S06°55'20"E a distance of 117.98 feet to a point on the quarter section line,  
thence N86°12'46"W along the quarter section line a distance of 892.39 feet to the W1/4 corner of said Section 11,  
thence N00°37'29"E along the west section line a distance of 2663.06 feet to the Point of Beginning.

Said tract containing 42.28 acres more or less.

Subject to any easements, right-of-ways, or reservations of record.



HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440026680	Legal PT NW1/4 SEC 11-4-32 42.33 AC	Card File Situs
Owner FELKER, TOMMY L. & IRENE K. 36993 DRIVE 724 CULBERTSON, NE 69024	S-T-R: 11-04-32 Acres: 42.330	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements Land / Lot Total	Previous 0 17,990 17,990	Current 0 21,165 21,165
Neighborhood 90	AGLAND	State Geo 4089-11-4-00000-000-0167			
Location/Group 0	N/A	Cadastral 00000 00000 00000 00000 00000			
District 10	10	Book / Page 70 / 488			
School 44-0070	No Irrigation	Sale Date 03/04/2013			
Irrigation 00		Sale Amount 21,400.00			

Soil 1833	Use GRAS	LCGLVG 4G	Soil Description SULCO-ULYSSES SILT LOAMS4G	LVG Description N	Spot Code N	Acres 42.330	Value/Acre 500	Assessed Sub 21,165	Market/Acre 21,165	Market Sub 21,165
Land Total 42.330 21,165										

Sale Date 03/04/2013	Book 70	Page 488	Extend	Ownership History FELKER, TOMMY L. & IRENE K.	Amount 21,400
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Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1225	10	0	0	17,990	17,990	0	17,990	216.74	0.00
2014	1219	10	15,450	0	0	15,450	0	15,450	197.44	0.00
2013	1198	10	13,335	0	0	13,335	0	13,335	202.28	0.00

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440023599

# Real Estate Transfer Statement

FORM  
521

- To be filed with the Register of Deeds.
- Read instructions on reverse side.

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND LINES 1-25 ARE ACCURATELY COMPLETED

1 County Name D	2 County Number 44	3 Date of Sale Mo. 12 Day 13 Yr. 12	4 Date of Deed Mo. 12 Day 12 Yr. 12
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) GIL DEAN SHACKELFORD AND E DUANE SHACKELFORD, SUCCESSOR CO-TURSTEE OF THE RUTH H SHACKELFORD VOCABLE LIVING TRUST UNDER AGREEMENT DATED 3-26-99		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark A Brown Jill R Brown	
7 Street or Other Mailing Address 10 West Manor Drive		8 Street or Other Mailing Address 36617 Road 712	
9 State NE	10 Zip Code 68506	11 City Trenton	12 State NE
13 Telephone Number 3-334-5168		14 Telephone Number (308) 340-5457	

PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> (1) Single Family <input type="checkbox"/> (2) Multi-Family <input type="checkbox"/> (3) Commercial	<input type="checkbox"/> (4) Industrial <input checked="" type="checkbox"/> (5) Agricultural <input type="checkbox"/> (6) Recreational	<input type="checkbox"/> (7) Mineral Interests-Nonproducing <input type="checkbox"/> (8) Mineral Interests-Producing	<input type="checkbox"/> (9) State Assessed <input type="checkbox"/> (10) Exempt <input type="checkbox"/> (11) Mobile Home

15 Type of Deed <input type="checkbox"/> Warranty <input type="checkbox"/> Quit Claim <input type="checkbox"/> Corrective <input type="checkbox"/> Sheriff <input type="checkbox"/> Conservator	<input type="checkbox"/> Land Contract <input type="checkbox"/> Executor <input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep. <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Trust	<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Other	16 IRC § 1031 Exchange? (Was the transfer an IRS like-kind exchange?) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
17 Type of Transfer <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Auction <input type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Court Decree <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)				

18 Was ownership transferred in full? (If No, explain the division.)  
 YES  NO

19 Was real estate purchased for same use? (If No, state the intended use.)  
 YES  NO

20 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  
 YES  NO  
 Spouse  Parents and Child  Family Corporation or Partnership or LLC  
 Grandparents and Grandchild  Brothers and Sisters  Aunt or Uncle to Niece or Nephew  Other

21 Current market value of the real property?  
 381,495.00

22 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 YES  NO \$ %

23 Does this conveyance divide a current parcel of land?  
 YES  NO

24 Was transfer through a real estate agent? (If Yes, include the name of the agent.)  
 YES  NO

25 Address of Property  
 Hancock County, NE

26 Name and Address of Person to Whom Tax Statement Should be Sent  
 Mark A Brown  
 36617 Road 712  
 Trenton, NE 69044

27 Legal Description  
SEE ATTACHED EXHIBIT "A"

28 If agricultural, list total number of acres 6.51

Total purchase price, including any liabilities assumed	22	\$	381,495.00
Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	23	\$	
Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	381,495.00

29 If this transfer is exempt from the documentary stamp tax, list the exemption number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

30 Signatures and Date

Print or Type Name of Grantee or Authorized Representative: Mark A Brown Telephone Number: (308) 340-5457

Signature of Grantee or Authorized Representative: [Signature] Grantee Title: Date: 12/13/12

REGISTER OF DEEDS' USE ONLY				FOR DEPT. USE ONLY
Date Deed Recorded Mo. 12 Day 17 Yr. 2012	27 Value of Stamp or Exempt Number \$ 859.50	28 Deed Book 70	29 Deed Page 373	30

GRANTEE -- Please retain a copy of this document for your records.

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440023599	Legal PART SEC 8-2-32 634.01 AC.	Card File Situs
Owner BROWN, MARK A. & JILL R. 36617 ROAD 712 TRENTON, NE 69044-	S-T-R: 08-02-32 Acres: 634.010	

County Area	1	AGLAND	Class Code	02-05-05-03-00-10	Value	Previous	Current
Neighborhood	90	AGLAND	State Geo	4329-08-2-00000-000-0140	Improvements	0	0
Location/Group	0	N/A	Cadastral	00001 00065 00000 00000 00000	Land / Lot	350,620	385,495
District	60	60	Book / Page	70 / 373	Total	350,620	385,495
School	44-0070	60	Sale Date	12/13/2012			
Irrigation	00	No Irrigation	Sale Amount	381,495.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Spot Code	Acres	Value/Acre	Assessed Sub	Date Open	Date Closed	Market Sub	Amount
1620	DRY	1D	KEITH SILT LOAM	1D	20990001	00 N/A	AGRIDATA READY	N	34.780	1,500	52,170	10/30/2009	10/30/2009	0	0
1630	DRY	3D1	KEITH SILT LOAM	3D1				N	37.240	1,300	48,410				
1826	DRY	4D	SULCO COMPLEX	4D				N	2.100	1,160	2,435				
1860	DRY	3D1	ULYSSES SILT LOAM	3D1				N	7.150	1,300	9,295				
									81.270		112,310				
1300	GRAS	2G	BAYARD FINE SANDY LOAM	2G				N	3.010	500	1,505				
1532	* GRAS	4G	SULCO SILT LOAM	4G				N	169.520	500	84,760				
1620	GRAS	1G	KEITH SILT LOAM	1G				N	50.910	500	25,455				
1630	GRAS	3G1	KEITH SILT LOAM	3G1				N	23.090	500	11,545				
1826	GRAS	4G	SULCO COMPLEX	4G				N	123.600	500	61,800				
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM	4G1				N	82.750	500	41,375				
1860	GRAS	3G1	ULYSSES SILT LOAM	3G1				N	1.730	500	865				
5612	GRAS	3G1	CRAFT LOAM	3G1				N	66.860	500	33,430				
6092	GRAS	4G1	SARGEN FINE SANDY LOAM	4G1				N	24.900	500	12,450				
									546.370		273,185				
ROAD	ROAD	ROAD	ROAD	ROAD				N	6.370	0	0				
									Land Total		634,010				385,495

Sale Date	Book	Page	Extend	Ownership History	Land	Exempt	Taxable	Total Tax	Penalty Tax	Amount
12/13/2012	70	373		BROWN, MARK A. & JILL R.	350,620	0	350,620	4,178.66		381,495
2015	Statement	District	Building	Other	Land	Exempt	Taxable	Total Tax	Penalty Tax	Amount
2015	655	60	0	0	350,620	0	350,620	4,178.66		0.00
2014	639	60	295,575	0	0	0	295,575	3,730.80		0.00
2013	631	60	233,075	0	0	0	233,075	3,517.92		0.00
2012	3577	60	102,300	0	0	0	102,300	1,662.20		0.00
2011	3528	60	87,450	0	0	0	87,450	1,486.66		0.00

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# Real Estate Transfer Statement

FORM  
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440037441

- To be filed with the Register of Deeds.
- Read instructions on reverse side.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Hitchcock		2 County Number 44		3 Date of Sale Mo. 10 Day 4 Yr. 13		4 Date of Deed Mo. 9 Day 24 Yr. 13	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Steven Applegarth Carole Applegarth Street or Other Mailing Address 4220 West 49th Street City Greeley State CO Zip Code 80634 Telephone Number (970) 396-3701				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) M. John Bailey Street or Other Mailing Address 115 East Ashton Avenue City Grand Island State NE Zip Code 68801 Telephone Number (308) 384-7296			

7 Property Classification Number; Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Corrective <input type="checkbox"/> Sheriff <input type="checkbox"/> Conservator	<input type="checkbox"/> Land Contract <input type="checkbox"/> Executor <input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep. <input type="checkbox"/> Mineral <input type="checkbox"/> Trust	<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other
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9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input checked="" type="checkbox"/> Sale <input type="checkbox"/> Auction	<input type="checkbox"/> Gift <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Court Decree <input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other (Explain)
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11 Was ownership transferred in full? (If No, explain the division.)  
 YES  NO

12 Was real estate purchased for same use? (If No, state the intended use.)  
 YES  NO

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> Spouse <input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership or LLC <input type="checkbox"/> Other
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14 What is the current market value of the real property?  
 \$0.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 YES  NO \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 YES  NO

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)  
 YES  NO

18 Address of Property  
 Land  
 Hitchcock County, NE

19 Name and Address of Person to Whom Tax Statement Should be Sent  
 M. John Bailey  
 115 East Ashton Avenue  
 Grand Island, NE 68801

20 Legal Description  
 West Half of the West Half of the Southwest Quarter (W1/2 W1/2 SW1/4) of Section Seven (7), Township Four (4) North, Range Thirty-four (34), West of the 6th P.M., Hitchcock County, Nebraska.

21 If agricultural, list total number of acres 41 + 1 -

22 Total purchase price, including any liabilities assumed	22	\$	15,000	00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	15,000	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Signature of Grantor or Authorized Representative: Camy Bradley (308) 345-4900 Telephone Number

Signature of Grantee or Authorized Representative: Camy Bradley Settlement Agent Title: \_\_\_\_\_ Date: 10/13/13

Register of Deeds' Use Only			For Dept. Use Only	
26 Date Deed Recorded Mo. 10 Day 8 Yr. 2013	27 Value of Stamp or Exempt Number \$ 33.75	28 Deed Book 70	29 Deed Page 715	

Grantee --Retain a copy of this document for your records.

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440037743, 440037735, 440037727, 440076207, 440076214, 440076221, 440038138, 440037786



# Real Estate Transfer Statement

FORM  
521

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>HITCHCOCK - 44</b>		2 County Number <b>44</b>		3 Date of Sale/Transfer Mo. <b>12</b> Day <b>3</b> Yr. <b>2015</b>		4 Date of Deed Mo. <b>12</b> Day <b>3</b> Yr. <b>2015</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Virgil F. McClatchey and Janyce E. McClatchey</b> Street or Other Mailing Address <b>72266 Drive 360</b> City <b>Palisade</b> State <b>NE</b> Zip Code <b>69040</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Sean P. McClatchey and Andrea M. McClatchey</b> Street or Other Mailing Address <b>4035 South 27th St.</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68502</b>			
Telephone Number <b>508-340-4284</b>		Telephone Number <b>402-580-6358</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interest-Nonproducing <input type="checkbox"/> Mineral Interest-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution	<input type="checkbox"/> Easement	<input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Lease	<input type="checkbox"/> Mineral	<input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Trust/Trustee	<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other
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9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Sale	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Other (Explain)
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11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Sell	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$425,000**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes **Southwest Title Co.**  No

18 Address of Property  
**Rural Land in Hitchcock County, Nebraska**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantee named above**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**See Attached**

21 If agricultural, list total number of acres **1088.61**

22 Total purchase price, including any liabilities assumed	22	\$ 425,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 425,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here**

Print or Type Name of Grantee or Authorized Representative: Sean P. McClatchey Phone Number: 402-580-6358

Signature of Grantee or Authorized Representative: *Sean P. McClatchey* Title: \_\_\_\_\_ Date: 12/3/15

Register of Deed's Use Only		For Dept. Use Only
Date Deed Recorded Mo. <b>12</b> Day <b>3</b> Yr. <b>2015</b>	27 Value of Stamp or Exempt Number \$ <b>956.25</b>	28 Recording Data <b>72-245</b>

Grantee—Retain a copy of this document for your records.

740031743, 440037735, 440037727, 440076207, 440076214, 440076221  
440038138, 440037786

Township 4 North, Range 34 West of the 6<sup>th</sup> P.M.

Section 14: SE1/4 except a tract of land located in the SW1/4 of Section 13 and the SE1/4 of Section 14 all located in, Township 4 North, Range 34 West of the 6<sup>th</sup> P.M., Hitchcock County, Nebraska, being more particularly described as follows:

Commencing at the SW corner of Section 13, Township 4 North, Range 34 West of the 6<sup>th</sup> P.M., Hitchcock County, Nebraska; thence North 03 degrees 54 minutes 18 seconds East on the west line of said Section 13, 2,059.08 feet; thence South 86 degrees 05 minutes 42 seconds East perpendicular to said west line, 863.60 feet to the SW corner of a 3.3 acre tract of land surveyed by Gerhard H. Dicenta dated August 2000, also being the Point of Beginning; thence North 67 degrees 55 minutes 00 seconds East on the south line of said 3.3 acre tract, 421.32 feet to a point more or less on the centerline of County Road 359; thence South 13 degrees 07 minutes 58 seconds West on said centerline, 919.77 feet; thence South 15 degrees 21 minutes 55 seconds West 360.63 feet; thence leaving said centerline North 72 degrees 58 minutes 46 seconds West 41.86 feet to the beginning of a nontangent 666.30 foot radius curve, concave Northwesterly; thence Southwesterly on the arc of said curve, 364.94 feet, ( chord bearing South 71 degrees 30 minutes 44 seconds West, chord length 360.40 feet); thence South 84 degrees 40 minutes 50 seconds West 1,003.05 feet; thence North 68 degrees 05 minutes 14 seconds West 315.35 feet, thence North 17 degrees 10 minutes 59 seconds East 306.20 feet; thence North 26 degrees 39 minutes 11 seconds East 511.12 feet; thence South 89 degrees 22 minutes 55 seconds East 288.87 feet; thence North 62 degrees 45 minutes 57 seconds East 301.27 feet; thence North 52 degrees 41 minutes 49 seconds East 109.28 feet; thence North 39 degrees 28 minutes 14 seconds East 79.41 feet; thence 62 degrees 35 minutes 39 seconds East 107.16 feet; thence North 84 degrees 25 minutes 27 seconds East 238.43 feet, thence North 77 degrees 23 minutes 35 seconds East 118.94 feet; thence North 67 degrees 15 minutes 38 seconds East 135.38 feet to the Point of Beginning containing 38.34 acres, more or less.

Township 4 North, Range 34 West of the 6<sup>th</sup> P.M.

Section 23: N1/2NE1/4

Section 24: E1/2 except part of the E1/2 Section 24, Township 4 North, Range 34 West of the 6<sup>th</sup> P.M. in Hitchcock County, Nebraska, more particularly described as follows:

Referring to the NE corner of said Section 24, thence South 00 degrees 05 minutes 31 seconds East (assumed and all bearings relative to) along the section line a distance of 186.28 feet to the point of beginning, thence South 80 degrees 12 minutes 36 seconds West a distance of 20.40 feet, thence South 00 degrees 53 minutes 28 seconds East a distance of 368.24 feet, thence North 88 degrees 27 minutes 46 seconds West a distance of 214.75 feet, thence South 00 degrees 08 minutes 43 seconds East a distance of 1,453.45 feet, thence North 88 degrees 00 minutes 22 seconds West a distance of 1,002.33 feet, thence South 22 degrees 48 minutes 24 seconds East a distance of 942.00 feet, thence South 35 degrees 32 minutes 45 seconds East a distance of 641.20 feet, thence South 02 degrees 16 minutes 44 seconds East a distance of 209.76 feet, thence South 52 degrees 56 minutes 54 seconds East a distance of 591.11 feet, thence South 00 degrees 06 minutes 55 seconds East a distance of 951.25 feet, South 25 degrees 48 minutes 39 seconds East a distance of 33.88 feet to a point on the East line of Section 24, thence North 00 degrees 05 minutes 31 seconds West along the east section line a distance of 4,722.05 feet to the Point of Beginning, Said tract containing 41.0 acres more or less. Hitchcock County, Nebraska



# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID 440076214	Legal SE1/4-W1/2-NE1/4 SEC 24-4-34 206 AC.	Card File Situs	440076214
Owner MCCLATCHY, SEAN P. & ANDREA M. 4035 SOUTH 27TH ST LINCOLN, NE 68502	S-T-R: 24-04-34 Acres: 206.000		

County Area 1	AGLAND	Class Code 02-05-05-03-00-10	Value Improvements	Previous 0	Current 0
Neighborhood 90	AGLAND	State Geo 4085-24-4-00000-000-0430	Land / Lot	0	103,000
Location/Group 0	N/A	Cadastral 00002 00114 00000 00000 00000	Total	0	103,000
District 80	80	Book / Page 72 / 245			
School 15-0536		Sale Date 12/03/2015			
Irrigation 00	No Irrigation	Sale Amount 425,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Date Open	Date Closed	Market/Acre	Market Sub	Amount
1532	GRAS	4G	SULCO SILT LOAM	4G	N	153.000	500	76,500	12/21/2009	12/21/2009			
1620	GRAS	1G	KEITH SILT LOAM	1G	N	19.000	500	9,500					
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM	4G1	N	16.000	500	8,000					
1860	GRAS	3G1	ULYSSES SILT LOAM	3G1	N	7.000	500	3,500					
1861	GRAS	4G1	ULYSSES SILT LOAM	4G1	N	11.000	500	5,500					
						<b>206.000</b>		<b>103,000</b>					
						<b>Land Total</b>	<b>206.000</b>	<b>103,000</b>					

Sale Date	Book	Page	Extend	Ownership History	Amount
				MCCLATCHY, VIRGIL F. & JANICE E.	

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HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440076207	Legal PT NW1/4 SEC 18-4-33 41AC.	Card File Situs	440076207
Owner MCCLATCHY, SEAN P. & ANDREA M. 4035 SOUTH 27TH ST LINCOLN, NE 68502	S-T-R: 18-04-33 Acres: 41.000		

County Area	1	AGLAND	Class Code	02-05-05-03-00-09	Value	Previous	Current
Neighborhood	90	AGLAND	State Geo	4087-18-4-00000-000-0300	Improvements	0	0
Location/Group	0	N/A	Cadastral	00002 00115 00000 00000 00000	Land / Lot	0	20,500
District	80	80	Book / Page	72 / 245	Total	0	20,500
School	15-0536		Sale Date	12/03/2015			
Irrigation	00	No Irrigation	Sale Amount	425,000.00			

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Description	Acres	Value/Acre	Assessed	Date Open	Date Closed	Market	Sub
1532	GRAS	4G	SULCO SILT LOAM	4G	N	AGRIDATA READY	12.000	500	6,000	12/10/2009	12/10/2009	Market	Sub
1620	GRAS	1G	KEITH SILT LOAM	1G	N		6.000	500	3,000				
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM4G1		N		23.000	500	11,500				
							41.000		20,500				
Land Total							41.000		20,500				

Sale Date 08/06/2014	Book 71	Page 337	Extend	Ownership History MCCLATCHY, VIRGIL F. & JANICE E.	Amount 65,641
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HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440037735	Legal PT SW1/4 SEC 13-4-34 94.70 AC.	Card File Situs
Owner MCCLATCHEY, SEAN P. & ANDREA M. 4035 SOUTH 27TH ST LINCOLN, NE 68502	S-T-R: 13-04-34 Acres: 94.700	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements	Previous 0	Current 0
Neighborhood 0	AGLAND	State Geo 4085-13-4-00000-000-0240	Land / Lot	39,265	46,085
Location/Group 0	N/A	Cadastral 00002 00115 00000 00000 00000	Total	39,265	46,085
District 80	80	Book / Page 72 / 245			
School 15-0536	80	Sale Date 12/03/2015			
Irrigation 00	No Irrigation	Sale Amount 425,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Acres	Value/Acre	Assessed	Date Open	Date Closed	Amount
1355	GRAS	1G	BRIDGET SILT LOAM	1G	20090001	00 N/A	AGRIDATA READY	1.380	500	690	12/21/2009	12/21/2009	0
1356	GRAS	1G	BRIDGET SILT LOAM	1G				0.540	500	270			
1532	GRAS	4G	SULCO SILT LOAM	4G				89.320	500	44,660			
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM4G1					0.930	500	465			
								<b>92.170</b>		<b>46,085</b>			
ROAD	ROAD	ROAD	ROAD	ROAD		N		2.530	0	0			
								<b>Land Total</b>	<b>94.700</b>	<b>46,085</b>			

Sale Date	Book	Page	Extend	Ownership History	Amount
02/25/2002	66	18		MCCLATCHEY, VIRGIL F. & JANYCE E.	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	2610	80	0	0	39,265	39,265	0	39,265	525.32	0.00
2014	2588	80	33,640	0	0	33,640	0	33,640	490.70	0.00
2013	2584	80	85,205	0	0	85,205	0	85,205	1,287.12	0.00
2012	2548	80	78,025	0	0	78,025	0	78,025	1,166.88	0.00
2011	2528	80	61,735	0	0	61,735	0	61,735	923.86	0.00



**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440037743	Legal PT N1/2-W1/2SE1/4 SEC 13-4-34 346.86 AC.	Card File Situs
Owner MCCLATCHY, SEAN P. & ANDREA M. 4035 SOUTH 27TH ST LINCOLN, NE 68502	S-T-R: 13-04-34 Acres: 346.860	

County Area 1	AGLAND	Class Code 02-05-05-03-00-10	Value Improvements	Previous 0	Current 0
Neighborhood 90	AGLAND	State Geo 4085-13-4-00000-000-0245	Land / Lot	146,255	171,510
Location/Group 0	N/A	Cadastral 00002 00115 00000 00000 00000	Total	146,255	171,510
District 80	80	Book / Page 72 / 245			
School 15-0536		Sale Date 12/03/2015			
Irrigation 00	No Irrigation	Sale Amount 425,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Acres	Value/Acre	Assessed Sub	Date Open	Date Closed	Market/Acre	Market Sub	Amount
1355	GRAS	1G	BRIDGET SILT LOAM	1G	20090001	00 N/A	AGRIDATA READY	2.140	500	1,070	12/21/2009	12/21/2009		0	
1356	GRAS	1G	BRIDGET SILT LOAM	1G				2.640	500	1,320					
1532	GRAS	4G	SULCO SILT LOAM	4G				332.590	500	166,295					
1620	GRAS	1G	KEITH SILT LOAM	1G				4.710	500	2,355					
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM	4G1				0.060	500	30					
1861	GRAS	4G1	ULYSSES SILT LOAM	4G1				0.880	500	440					
								<b>343.020</b>		<b>171,510</b>					
ROAD	ROAD	ROAD	ROAD	ROAD				3.840	0	0					
								<b>Land Total</b>		<b>346.860</b>					<b>171,510</b>

Sale Date	Book	Page	Extend	Ownership History	Amount
02/25/2002	66	18		MCCLATCHY, VIRGIL F. & JANVCE E	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	2611	80	0	0	146,255	146,255	0	146,255	1,956.70	0.00
2014	2589	80	125,320	0	0	125,320	0	125,320	1,828.02	0.00
2013	2585	80	175,550	0	0	175,550	0	175,550	2,651.88	0.00
2012	2549	80	164,800	0	0	164,800	0	164,800	2,464.64	0.00
2011	2529	80	134,750	0	0	134,750	0	134,750	2,016.54	0.00

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HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440076221	Legal PT E1/2/N/E1/4 SEC 24-4-34 53 AC, S-T-R: 24-04-34 Acres: 53.000	Card File Situs	440076221
Owner MCCLATCHEY, SEAN P. & ANDREA M. 4035 SOUTH 27TH ST LINCOLN, NE 68502			

County Area	1	AGLAND	Class Code	02-05-05-03-00-09	Value	Previous	Current
Neighborhood	90	AGLAND	State Geo	4085-24-4-00000-000-0435	Improvements	0	0
Location/Group	0	N/A	Cadastral	00002 00114 00000 00000 00000	Land / Lot	0	26,500
District	80	80	Book / Page	72 / 245	Total	0	26,500
School	15-0536		Sale Date	12/03/2015			
Irrigation	00	No Irrigation	Sale Amount	425,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Acres	Value/Acre	Assessed Sub	Date Open	Date Closed	Market/Acre	Market Sub	Amount
1532	GRAS	4G	SULCO SILT LOAM	4G	20090001	00 N/A	AGRIDATA READY	44.000	500	22,000	12/21/2009	12/21/2009			0
1620	GRAS	1G	KEITH SILT LOAM	1G				5.000	500	2,500					
1630	GRAS	3G1	KEITH SILT LOAM	3G1				1.000	500	500					
1632	GRAS	1G	KEITH SILT LOAM	1G				1.000	500	500					
1860	GRAS	3G1	ULYSSES SILT LOAM	3G1				2.000	500	1,000					
								53.000		26,500					
								Land Total		53.000					26,500

Sale Date	Book	Page	Extend	Ownership History	Amount
08/06/2014	71	337		MCCLATCHEY, VIRGIL F. & JANICE E.	65,641

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HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID: 440038138  
 Owner: MCCCLATCHEY, SEAN P. & ANDREA M.  
 4035 SOUTH 27TH ST  
 LINCOLN, NE 68502  
 Legal: N1/2N/E1/4 SEC 23-4-34 70 AC.  
 S-T-R: 23-04-34 Acres: 70.000  
 Card File Status

County Area	1	AGLAND	Class Code	02-05-05-03-00-09	Value	Previous	Current
Neighborhood	90	AGLAND	State Geo	4085-23-4-00000-000-0420	Improvements	0	0
Location/Group	0	N/A	Cadastral	00002 00123 00000 00000 00000	Land/Lot	29,800	35,000
District	80	80	Book / Page	72 / 245	Total	29,800	35,000
School	15-0536	80	Sale Date	12/03/2015			
Irrigation	00	No Irrigation	Sale Amount	425,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Acres	Value/Acre	Assessed	Date Open	Date Closed	Amount
1532	GRAS	4G	SULCO SILT LOAM	4G	20090001	00 N/A	AGRIDATA READY	46.000	500	23,000	12/21/2009	12/21/2009	0
1620	GRAS	1G	KEITH SILT LOAM	1G				1.000	500	500			
1826	GRAS	4G	SULCO COMPLEX	4G				23.000	500	11,500			
									<b>70.000</b>		<b>35,000</b>		
									<b>Land Total</b>		<b>70.000</b>		<b>35,000</b>

Sale Date: 02/25/2002 Book: 66 Page: 18 Extend: Ownership History: MCCCLATCHEY, VIRGIL F. & JANYCE E. Amount:

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	2613	80	0	0	29,800	29,800	0	29,800	398.68	0.00
2014	2591	80	25,550	0	0	25,550	0	25,550	372.70	0.00
2013	2587	80	22,050	0	0	22,050	0	22,050	333.08	0.00
2012	2561	80	21,700	0	0	21,700	0	21,700	324.54	0.00
2011	2531	80	18,550	0	0	18,550	0	18,550	277.60	0.00

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HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440037786	Legal PT SE1/4 SEC 14-4-34 144.51 AC, S-T-R: 14-04-34 Acres: 144.510	Card File Situs
Owner MCCLATCHY, SEAN P. & ANDREA M. 4035 SOUTH 27TH ST LINCOLN, NE 68502		

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements Land / Lot Total	Previous 0 61,895 61,895	Current 0 72,255 72,255
Neighborhood 90	AGLAND	State Geo 4085-14-4-00000-000-0260			
Location/Group 0	N/A	Cadastral 00002 00118 00000 00000 00000			
District 80	80	Book / Page 72 / 245			
School 15-0536	80	Sale Date 12/03/2015			
Irrigation 00	No Irrigation	Sale Amount 425,000.00			

Soil	Use	LC/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Date Open	Date Closed	Amount
1355	GRAS	1G	BRIDGET SILT LOAM	1G	N	1.270	500	635	12/21/2009	12/21/2009	0
1532	GRAS	4G	SULCO SILT LOAM	4G	N	120.040	500	60,020			
1620	GRAS	1G	KEITH SILT LOAM	1G	N	8.310	500	4,155			
1826	GRAS	4G	SULCO COMPLEX	4G	N	14.890	500	7,445			
						<b>144.510</b>		<b>72,255</b>			
						<b>Land Total</b>		<b>144.510</b>			<b>72,255</b>

Sale Date	Book	Page	Extend	Ownership History	Amount
02/25/2002	66	18		MCCLATCHY, VIRGIL F. & JANICE E.	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	2612	80	0	0	61,895	61,895	0	61,895	828.08	0.00
2014	2590	80	50,005	0	0	50,005	0	50,005	729.42	0.00
2013	2586	80	62,650	0	0	62,650	0	62,650	946.40	0.00
2012	2550	80	59,400	0	0	59,400	0	59,400	888.34	0.00
2011	2530	80	49,850	0	0	49,850	0	49,850	746.02	0.00

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## Marlene Bedore

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**From:** Joanna-DundyCountyAssessor <dundyassessor@bwtelcom.net>  
**Sent:** Friday, April 22, 2016 9:31 AM  
**To:** Marlene Bedore  
**Subject:** Re: info

The information is on its way from [assessoriii@bwtelcom.net](mailto:assessoriii@bwtelcom.net).

FYI: There are two parcels in the sale. The number you used has an older house and buildings on it. The CRP indicated on the aerial photo attached to the second parcel expired in 2007, to the best of my knowledge. When the CRP expires and I have no information of extended contracts, I take the CRP spot adjustment out of the land summary and call it all grass, with no notations.

Also, my CRP is all valued exactly like grass, no matter whether the contract is expired or active.



TerraScan Dundy County Assessor's Office Login: Joanne

File Edit Find Order Tools Tables View Appraisal Info

Date Created 07/29/2014	DUNDY COUNTY ASSESSOR'S OFFICE MAIN SALES FILE		Last Update 07/29/2014
Parcel #	290010942	P Count	2
Map #	4541-18-0-00000-000-0003		
Grantor's Ownership Code RICHARD/TOMMY E	18200	Grantee's Ownership Code HAM/RICHARD R KERI D HAM	8185
70972 AVE 945 BENKELMAN NE	69021-0000	39694 RIVER RD BENKELMAN NE	69021-9700
Book & Page #	57-288	Total Sale Price	409 100
Doc Stamps	922 5	521 Adjustments	
Sales File #	2014119	Assessor Adjustments	
Neighborhood	1	Adjusted Price	409 100
Property Class	4000	Review Code / 1031 Ex	No
Tax District	10	R/S Ratio	62 07%
Land Value	244 478	Sale Date	06/17/2014
Blg Value	9 446	Deed Type	ND
Total Value	253 924	Sale Quali	Yes Code N/A

View: saledata.vw Key: BOOK & PAGE Window: 1 Rec: 4837 (4837)

Activate the main sales information file.

Start | TerraScan Dundy... | 7:21 AM

SALES FILE  
2 PARCELS  
290010942 and 290010977

TerraScan Dundy County Assessor's Office Logan Joanne

File Edit Find Order Tools Tables View Exit

2900109/2

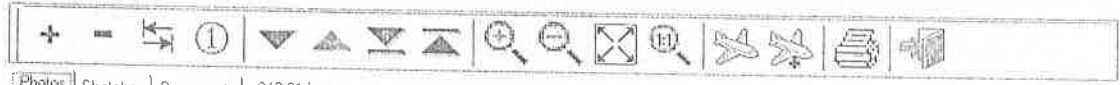
Parcel	Land Use	LVG Code	Adjust	Spot	LVG #	Acres	\$ / Acre	Market Value	Value
1797	DRY	3D	No			35.00	855	47,025	47,025
5973	DRY	2D	No			24.00	1,580	37,920	37,920
1797	GRAS	3B	No			48.00	450	21,600	21,600
1799	GRAS	4B	No			27.00	450	12,150	12,150
800	HOME	800	No			1.00	2,500	2,500	2,500
1300	ROAD	1500	No			2.00			

Market Value: 121,195      Total Acres: 157.00  
 Greenbelt Value: 121,195      Total Land Value: \$121,195  
 Page 4 of 7

View: farm View    Key PARCEL #    Window:1      Rec:1910 (1910)

Start | TerraScan Dundy... | 7:29 AM

Parcel # 2900109/2 | File Preferences About



Photos | Sketches | Documents | 942-01.jpg | Zoom Ratio: 90.23%



Start | TerraScan Dundy C... | Terra-Scan JPEG View... | 7:30 AM

TerraScan Dundy County Assessor's Office Login: Joanne

File Edit Find Order Tools Tables View Working File Historic File Billing File Contract File

Date Created: 08/17/1999 DUNDY COUNTY ASSESSOR'S OFFICE ASSESSMENT RECORD Last Update: 03/16/2016

Parcel #: 290010942 Map #: 4541-18-0-00000-000-0003  
 Ownership Code: 8185 Cadastral #: A-25-6

HAM/RICHARD R  
 KERI D HAM  
 33694 RIVER RD  
 BENKELMAN NE 69021-9700

Improvements: 7,436  
 Land: 121,195  
 Outbuildings: 19  
 Total Value: 128,650

TIF Base

Class Code: 01 05 00 03 00 09 Comments  
 Situs  
 Legal Desc: SW 18-1-36 157 ACRES

Exemption Code: New Growth 0 Prev Impr: 9,343  
 Amount: Property Class: 4000 Prev Land: 118,945  
 Percentage: Appraisal Type: FARM Prev Outldg: 103  
 Taxable Value: 128,650 Neighborhood: 1 Prev Total: 128,391  
 Tax District: 10 TIF Fund #: Prev Taxable: 128,391

Page 1 of 3

View: attr vw Key PARCEL # Window:1 Rec:1199 (1199)

TerraScan Dundy County Assessor's Office Login: Joanne

File Edit Find Order Tools Tables View Working File Historic File Billing File Contract File

2271 290010942

Greenbelt Area AS Loc/Desc  
 Greenbelt Filing Date Val Grp/Desc  
 Greenbelt Market Value: 121,195 Drainage Info  
 Greenbelt Value Loss: 0  
 School District Code: 102 29-0117 Record Status: 1 ACTIVE  
 School Description: SCHOOL DIST 117 Review Status:

Permits

Number	Date Opened	Date Closed	Permit Description	Amount

Sales To Date

Book & Page	Grantor	Sale Date	Sale Price	Code
57-289	RICHARD/TOMMY E	06/17/2014	409,100	Yes
51-414	LNA M WILSON ET AL	06/09/1998	12,220	Yes

Page 2 of 3

View: attr vw Key PARCEL # Window:1 Rec:1199 (1199)

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TerraScan Dundy County Assessor's Office Logon: Joanna

File Edit Find Order Tools Tables View Working File Historic File Billing File Contract File

290010942

Primary Owner HAM/RICHARD R Percent 100.00% Id #: 8185  
 Primary Situs Sequence Of

Parent ID # Last Appeal  
 Comments

Year	Imbr	and	InfoIdg	Total	GB Loss	Taxes	Balance
2015	9 343	118 945	108	128 391	0 00	1 099 26	1 099 26
2014	9 343	92 228	108	101 674	0 00	912 90	912 90
2013	9 343	78 550	108	82 396	0 00	918 50	918 50
2012	9 343	56 250	108	65 696	0 00	889 56	889 56
2011	9 343	56 250	108	65 696	0 00	902 58	902 58

Year	Code	Date	Changed By	Prev TD	New TD	Value Change	Tax Change

Page 3 of 3

View: atr vw Key: PARCEL # Window: 1 Rec: 1199 (1199)

Start TerraScan Dundy... 7:28 AM

TerraScan Dundy County Assessor's Office Logon: Joanna

File Edit Find Order Tools Tables View Exit

DUNDY COUNTY ASSESSOR'S OFFICE  
 FARM WORKING FILE

Date Created: 08/17/1999 Last Update: 09/16/2016

Parcel #: 290010942 Inspected By: On  
 Cadastre #: 8-25-6 Entered By: On 02/11/2016

Record #: 1 of 1 Greenbelt Area:  
 Nbr Code: 1 Greenbelt Date:  
 New Const: 676 Zone #: 1000 Greenbelt Loss: 0

HAM/RICHARD R Residence Value: 7 436  
 KERI D HAM Outbuildings Value: 29  
 39694 REVER RD Ag Land Value: 121 195  
 BENKELMAN NE 69023-9700 Total Farm Value: 128 654

Map #: 4521-18-0-00000-000-0009  
 Situs

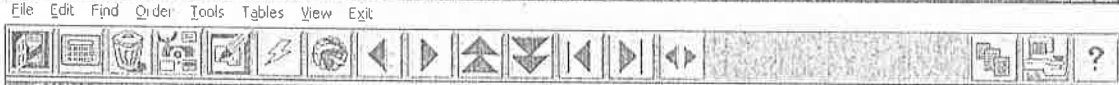
Legal: SW 16-1-36-157 ACRES

Page 1 of 7

View: farm vw Key: PARCEL # Window: 1 Rec: 1910 (1910)

Start TerraScan Dundy... 7:28 AM





**BUILDING DATA** 290010942

Condition	30	Base Area	786	Foundation		Fixtures	6
Type	1	Total Area	786	Slab Area	0	Bedrooms	
Quality	20	Style 1	1 100%	Crawl Area		Bathrooms	
Arch Type	101	Style 2		Basement Area		Total Rms	
Ext Wall 1	100%	Roofing	3	Min Finish		Garage Type	1
Ext Wall 2		HVAC 1	100%	Rec Finish		Garage Area	280
		HVAC 2	0%	Part Finish		# of Stalls	

Misc Table						Year Built	1936
Code	Impr Description	Year	Size	MI Cost	Depr %	MI Value	Actual Age
SNP	SOLID WALL PORCH	1936	126	46.76	90%	590	80
							Remod Year
							Remod Type
							Eff Age
							50
							Phys Depr
							90%
							Func Depr
							Econ Depr
							Total Depr
							90%

Lump Sums: Notes: NEW PAINT/ROOF-1993 Page 2 of 7

View: farm vw Key PARCEL # Window:1 Rec:1910 (1910)



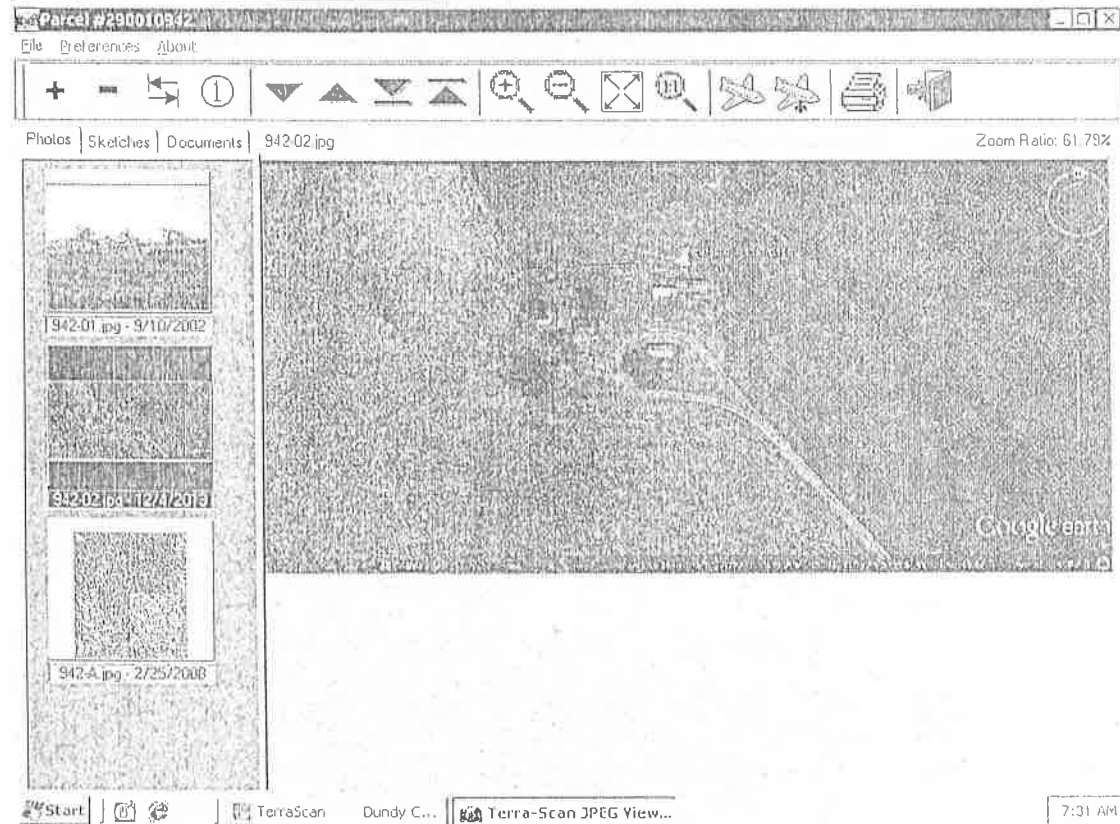
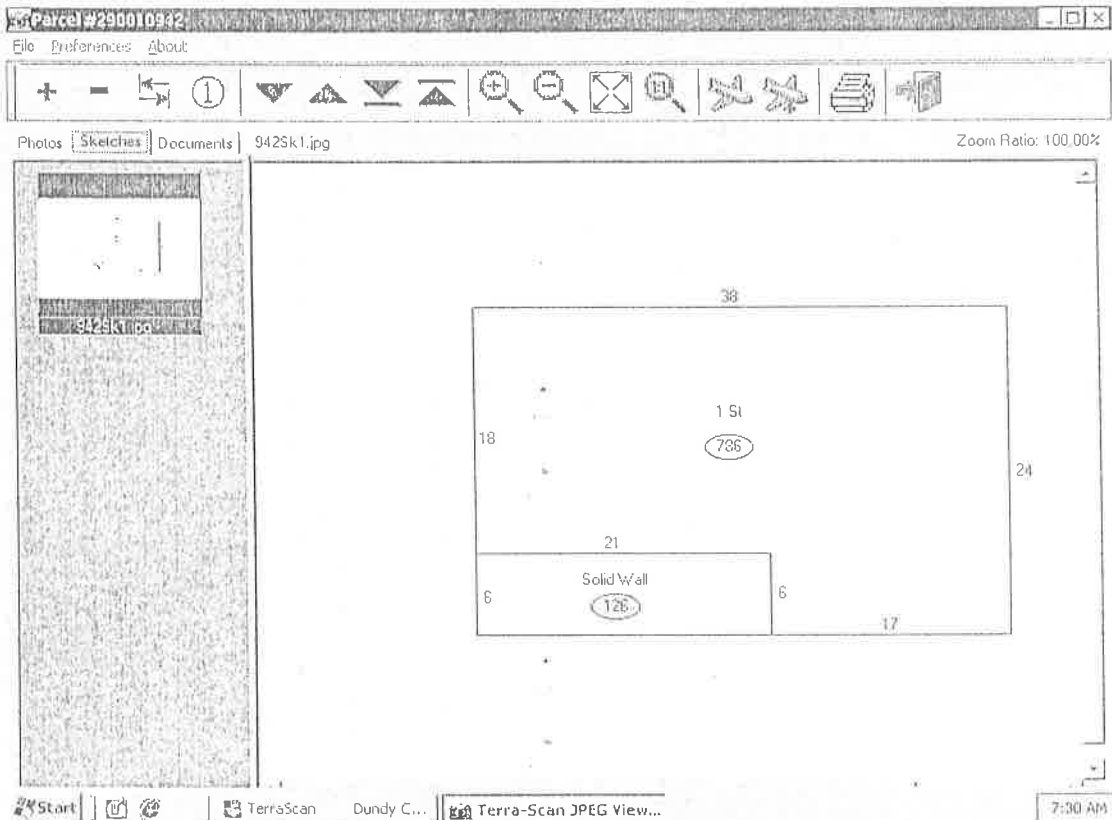
**Improvements** 290010942

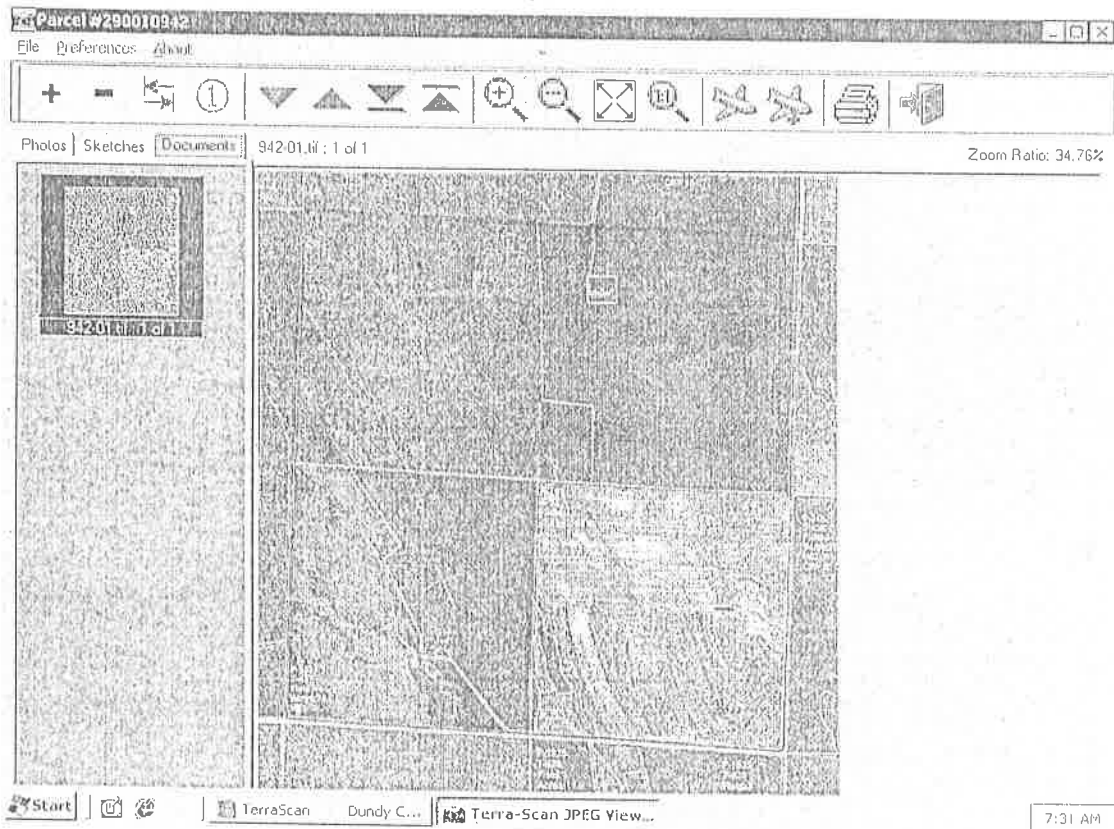
Code	ID	Description	Year	DL	Ed	Len	Wth	Ht	Roof	Gover	Wall	Floor	Units
AGED	1	BARN-SHED	1940	10	30	40	14	10	GABL	SHNGL	WOOD	DIRT	560
AGED	2	FARM SHED	1940	10	30	10	10	8	GABL	SHNGL	WOOD	DIRT	100
AGED	3	FARM SHED	1940	10	30	10	10	8	GABL	SHNGL	WOOD	DIRT	100
AGED	4	LEAN-TO	1940	10	30	10	10	8	GABL	SHNGL	WOOD	DIRT	100

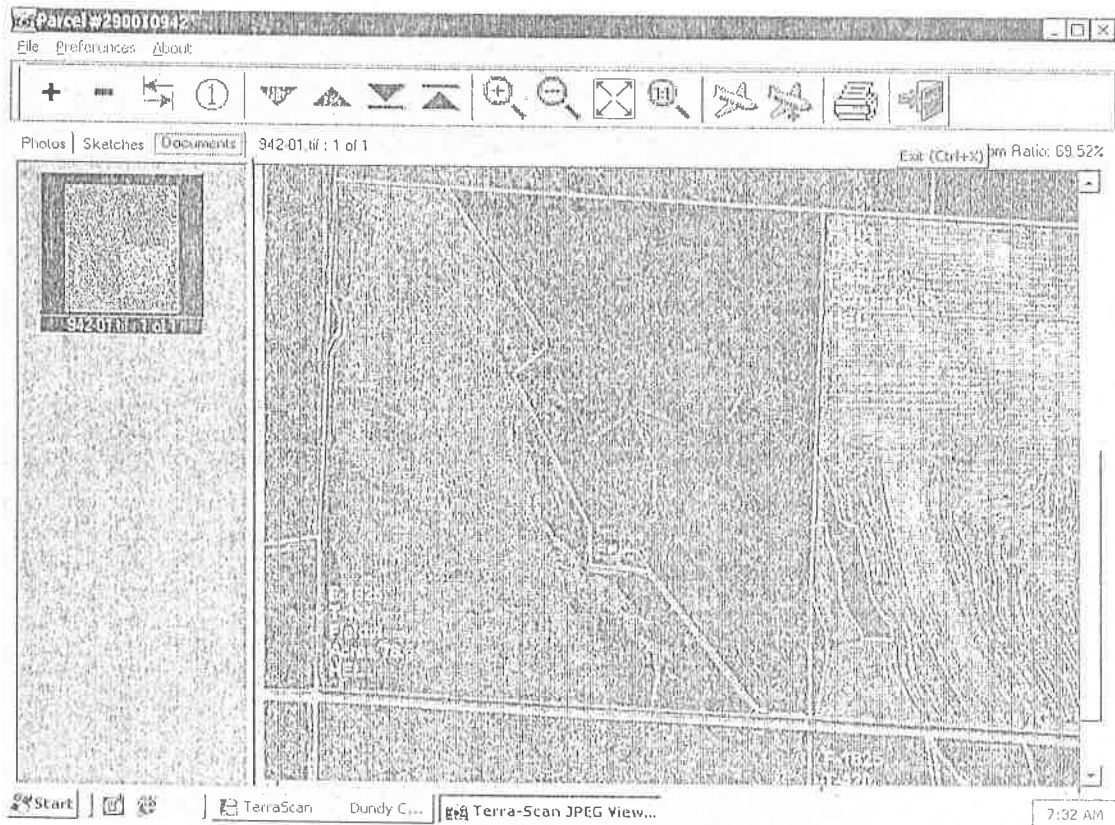
Market Adjustment  
 Total Value of Site Improvements \$23 Page 3 of 7

View: farm vw Key PARCEL # Window:1 Rec:1910 (1910)





WHOLE SECTION



QUARTER ONLY



TerraScan Dundy County Assessor's Office Logon: Joanna

File Edit Find Order Tools Tables View Working File Historic File Billing File Contract File

Date Created: 08/17/1999 DUNDY COUNTY ASSESSOR'S OFFICE ASSESSMENT RECORD Last Update: 03/16/2016

Parcel #: 290010977 Map #: 4541-19-0-00000-000-0003  
 Ownership Code: 8185 Cadastral #: A-20-2

HAM/RICHARD R  
 KERI D HAM  
 33694 RIVER RD  
 BENKELMAN NE 69021-9700

Improvements:  
 Land: 195,750  
 Outbuildings:  
 Total Value: 195,750

TIF Base

Class Code: 02 05 00 03 00 09 Comments:  
 Situs:  
 Legal Desc: NENE-S1/2NE-NW-SE 19-1-36 440 A-/-

Exemption Code:  
 Amount:  
 Percentage:  
 Taxable Value: 195,750  
 Tax District: 10

New Growth Property Class: 0  
 Appraisal Type: FARM  
 Neighborhood: 1  
 TIF Fund #:

Prev Impr:  
 Prev Land: 182,700  
 Prev Outldg:  
 Prev Total: 182,700  
 Prev Taxable: 182,700

Page 1 of 3

View: atr on Key: PARCEL # Window: 1 Rec: 910 (910)

Start TerraScan Dundy... 7:41 AM

TerraScan Dundy County Assessor's Office Logon: Joanna

File Edit Find Order Tools Tables View Working File Historic File Billing File Contract File

2274 290010977

Greenbelt Area  
 Greenbelt Filing Date  
 Greenbelt Market Value: 195,750  
 Greenbelt Value Loss: 0

AS Loc/Desc:  
 Val Grp/Desc:  
 Drainage Info:

School District Code: 102 29-0117  
 School Description: SCHOOL DIST 117

Record Status: 1 ACTIVE  
 Review Status:

Permits

Number	Date Opened	Date Closed	Permit Description	Amount
07-29-2014	07-29-2014		COMBINED ALL E1/2 EXCEPT NANE	

Sales to Date

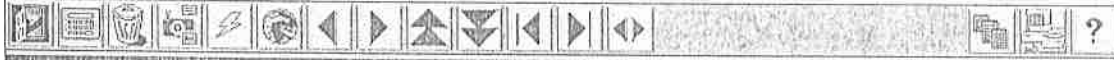
Book & Page	Grantor	Sale Date	Sale Price	Code
57-288	RICHARD/TOMMY E	06/13/2014	49,100	Yes
61-414	INA & WILSON ET AL	06/09/1998	42,220	Yes

Page 2 of 3

View: atr on Key: PARCEL # Window: 1 Rec: 910 (910)

Start TerraScan Dundy... 7:42 AM

89



290010977

Primary Owner: HAM/RICHARD R Percent: 100.00% Id #: 8185  
 Primary Situs: Sequence: Of

Parent ID #: Last Appeal  
 Comments:

Year	Unit	Land	Outings	Total	OB Loss	Taxes	Balance
2015	0	182,700	0	182,700	0.00	1,478.86	1,478.86
2014	0	152,250	0	152,250	0.00	1,367.02	1,367.02
2013	0	49,920	0	49,920	0.00	552.44	552.44
2012	0	45,400	0	45,400	0.00	580.20	580.20
2011	0	45,400	0	45,400	0.00	625.74	625.74

Year	Code	Date	Changed By	Prev. ID	New ID	Value Change	Tax Change
Corrections							

Page 3 of 3

View: atr vw Key: PARCEL # Window: 1

Rec: 910 (910)



Date of Action: 08/17/2006  
 DUNDY COUNTY ASSESSOR'S OFFICE  
 FARM WORKING FILE  
 Last Update: 08/16/2016

Parcel #: 290010977  
 Decadal #: 8-20-2  
 Entered By: [blank]

Record #: 1  
 Non-Code: 1  
 New Code: 1  
 Greenbelt Date: 10/00  
 Greenbelt Loss: 0

HAM/RICHARD R  
 KERR, J. HAP  
 3969 1/2 RIVER RD  
 BENKELMAN NE  
 69021-9700  
 Residence Value  
 Outings Value  
 Farmland Value  
 Total Farm Value: 195,750

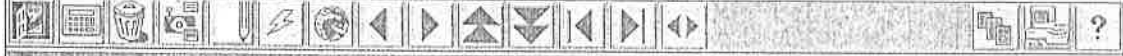
Map #: 454-15-0-00000-000-0000  
 Situs:

Legal: NENE-S1/2NE NW-SE 15-1-35 000 000

Page 1 of 7

View: farm vw Key: PARCEL # Window: 1

Rec: 30 (30)



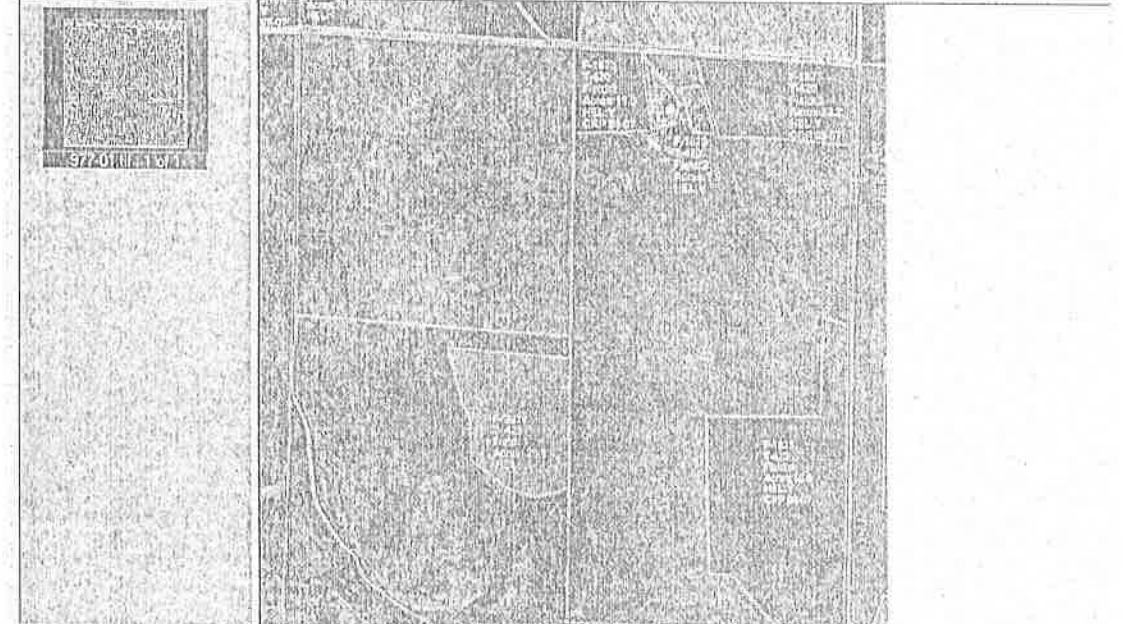
290010977

Parcel	Land Use	LVG Code	Acres	Shut	LVG #	Acres	\$ / Acre	Market Value	Value
1797	GRAS	30	No			105 00	450	47 250	47 250
1798	GRAS	761	No			211 00	450	94 950	94 950
1898	GRAS	76	No			96 00	450	15 750	15 750
5979	GRAS	201	No			1 00	450	450	450
1857	GRAS	14	No			10 00	450	4 500	4 500
1826	GRAS	46	No			32 00	450	14 400	14 400
1899	GRAS	761	No			41 00	450	18 450	18 450
1500	ROAD	1500	No			5 00			

Market Value: 195 750      Total Acres: 440 00  
 Greenbelt Value: 195 750      Total Land Value: 195 750

Page 4 of 7

View: farm.vw    Key: PARCEL #    Window: 1    Rec: 30 (30)





# Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds  
Read instructions on reverse side.

The deed will not be recorded unless all information in a given item and items 1-26 are accurately completed.

1. County Name: **Dundy**      2. County Number: **Salter County & County Number**

3. Seller's Name, Address, and Telephone (Please Print):  
**Tommy E. Richard, aka**  
**Tommy Richard, aka Tom V. Richard**  
Street or Care Mail Address:  
**70372 Ave 345**

4. Seller's State: **NE**      5. Seller's Zip Code: **69021**

6. Buyer's Name, Address, and Telephone (Please Print):  
**Richard R. Ham & Kerl D. For JUNKOS**  
Street or Care Mail Address:  
**13694 River Rd**

7. Buyer's State: **NE**      8. Buyer's Zip Code: **69021**

9. Property Classification Number: **300-423-2160**

10. Property Type: **300-423-2906**

11. Total Purchase Price: **\$409,100**

12. Total Cash Paid: **409,100**

13. Total Debt Paid: **0**

14. Total Liabilities Assumed: **0**

15. Total Consideration: **409,100**

16. Total Taxable Value: **409,100**

17. Total Exempt Value: **0**

18. Total Exemption: **0**

19. Total Taxable Value: **409,100**

20. Total Tax: **0**

21. Total Tax Paid: **0**

22. Total Tax Due: **0**

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99. Total Tax Paid: **0**

100. Total Tax Due: **0**

1. Description:  
Township 1 North, Range 16 West of the 6th P.M., Dundy County, Nebraska:  
Section 18: SW1/4  
Section 19: SE1/4, NW1/4, S1/2NW1/4, NW1/4NW1/4  
Total number of acres: **6.00**

2. Total Purchase Price, including any liabilities assumed: **409,100**

3. Total cash paid by the purchaser: **409,100**

4. Total debt paid by the purchaser (not to exceed line 23): **0**

5. Total liabilities assumed: **0**

6. Total consideration: **409,100**

7. Total taxable value: **409,100**

8. Total exempt value: **0**

9. Total exemption: **0**

10. Total tax: **0**

11. Total tax paid: **0**

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98. Total tax due: **0**

99. Total tax paid: **0**

100. Total tax due: **0**

sign here: **Richard M. Glidden**      Attorney

Register of Deeds USA Only

Nebraska Department of Revenue

Form 521-2012

92

R.W. East of Hwy 83



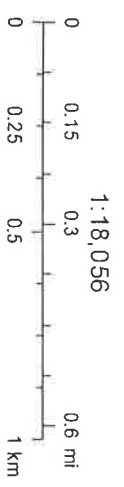


R.W. Co.



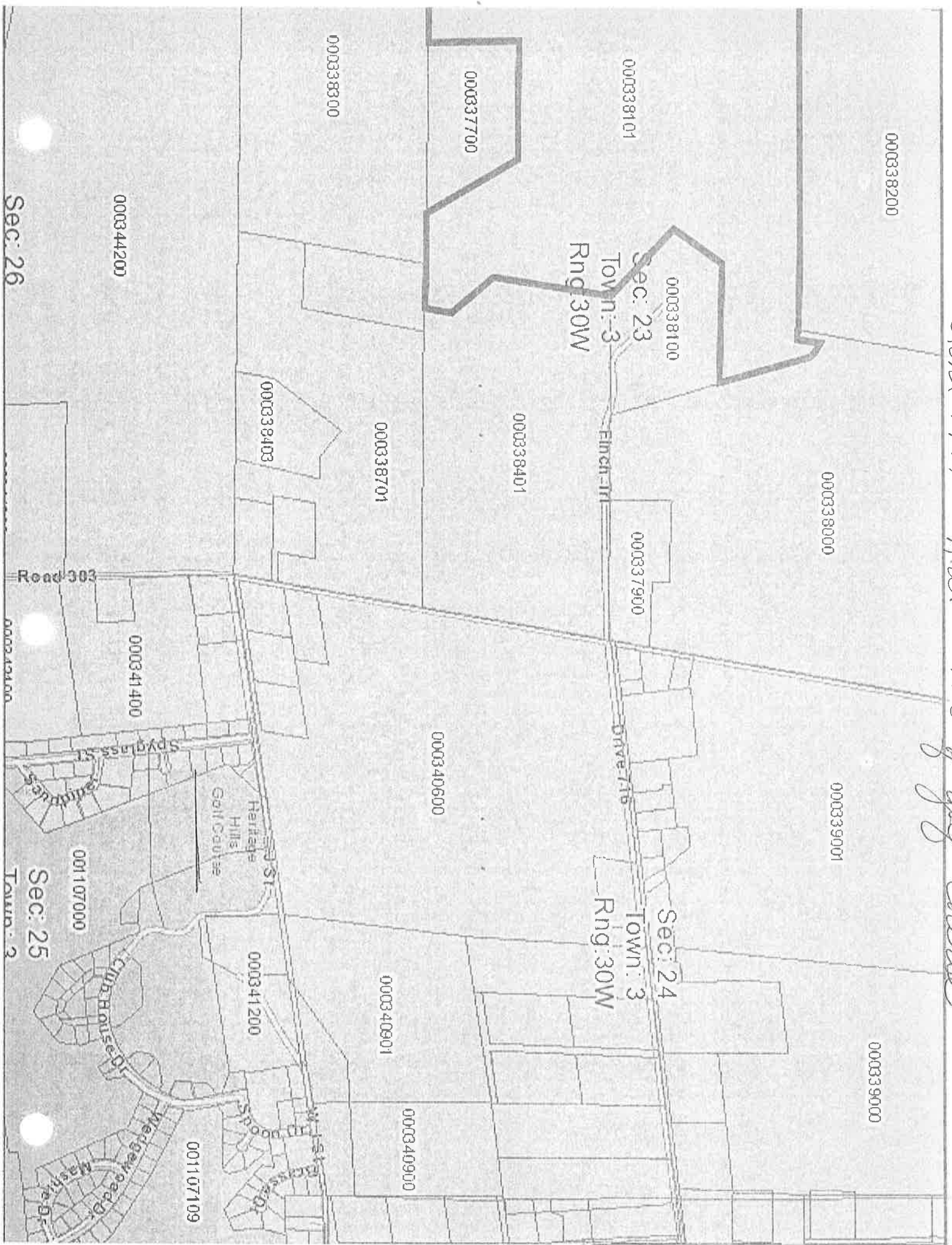
April 18, 2016

- Parcels
- Sections



1:18,056

2012-1944 R.W. NW of golf course



## Factual Information on Hitchcock County Agricultural Land

Hitchcock County is primarily an agricultural County with the mixture of 47.78% grass and approximately 42% dryland. Irrigation represents 7.8% of the agland. An enormous amount of time and tax dollars were spent from my office identifying the CREP and CRP acres with contracts and expiration dates within Hitchcock County. This accomplishment was to comply with Property Tax Directive 09-04. Unlike my neighboring counties, Hitchcock County has more CREP acres than any County surrounding us. This is due to the tributaries with both the Republican River and Frenchman River meeting within the County. The Rapid Response Area outlined by the Middle Republican NRD constitutes the covenants and enforces water allocations in Hitchcock County.

With the makeup of the County being primarily grass and dryland, the sales are naturally a makeup of grass and dryland; not 80% of one or the other. After the identification of CREP, CRP and EQIP, the market analyses completed by the Assessor reflected a definite market difference between CREP and other lands.

Similarities of soil characteristics, stocking rates, rental rates average rainfall conditions are both similar in Hayes and Hitchcock County. During drought conditions, the CRP contracts are only governed by the State allocated stocking rates and those funds are withheld from the contract payment amounts. Heights of grass, highly erodible lands and specific government specifications are monitored closely by the FSA office programs. Deadlines of planting and enrollment procedures are very complicated and when buying lands enrolled in these programs; the contract follows the land. New owners are bound to the Government Contract and payments must be paid back along with any costs incurred.

### GRASS STOCKING RATES

Hitchcock	11.0/per acre
Hayes	11.0/per acre
Red Willow	8.5/per acre
Frontier	8.5/per acre



## RENT, CASH, PATURELAND EXPENSE PER ACRE

Hitchcock	\$17.50
Hayes	\$16.00
Red Willow	\$21.00
Frontier	\$21.00

### CRP

Hitchcock County only has one CRP Sale (Book 70-840) within the three-year study period. I reviewed this sale and the two influences attributed to a higher selling price.

1. The buyer said a higher price was paid due to the expiration of the CRP contract nearly ending; 2019. He indicated that the future dryland use was considered.
2. The seller financed the buyer's son on another purchase at a low interest rate; which was cheaper than the local banks interest rates currently.

Hitchcock and Dundy Counties have both been in the drought conditions which has ranged from the northwest corner of Kansas into these two Nebraska Areas. With the lack of sales involving CRP lands in Hitchcock County, I have researched the neighboring markets in Dundy and Hayes County. Both counties have highly erodible lands, which are a requirement to enter into the CRP contracts required by the Federal Government programs. The Dundy County Assessor has valued the CRP as grassland at \$450.00. Hayes County has ranged from \$900+ With the small decreased value of 1D1 and 1D in Hitchcock County, and to remain equalized with the neighboring areas where the CRP lands border Hayes and Dundy County; I set the 2016 CRP value at \$850. This is also similar to the difference in dryland between Chase and Hitchcock.

#### Federal guidelines during a drought year brings several concerns to grazing CRP lands:

1. Availability of water (Cow-calf pairs in July can take 25 gallons a day). The grazing may be limited to dry cows only for this type of grazing.
2. Forage Quality: when was the land last grazed? The species of grasses and legumes that are present may have old grass growth that is very low in quality. Replacement heifers

and young cows have high nutrient requirements. These grazing rents are deducted from the CRP payments made to the owners also.

**3. Efficient utilization of available forage in CRP:**

Often the species of grass can be old, brittle forage standing in the CRP lands. This is old growth and may not be beneficial.

All sales reviewed are definitely supporting the date of the sale compared to the length of the contract. All payments plus costs have to be paid back to the Federal Government if the contract is not continued. The income of the land will be the driving force of the market of the selling price.

Stocking rates and cash rental rates for grasslands are similar for Hitchcock and Hayes Counties along with the average yearly rainfall amounts. The average rainfall amounts in Hitchcock County is 21.5 inches per year. Hayes Center's average is 21.81 in Hayes County although McCook, the County seat of Red Willow County is 22.50. One inch of extra moisture is a huge benefit and affects the market of agricultural land.

**Marlene Bedore**

---

**From:** Wells, Susan - FSA, McCook, NE <Susan.Wells2@ne.usda.gov>  
**Sent:** Tuesday, April 19, 2016 2:42 PM  
**To:** assessor@hitchcock.nacone.org  
**Subject:** Carrying Capacities  
**Attachments:** 3206\_001.pdf

This is the website I get the info from in case you need it. You go down under "NAP" and open the link to Planting Periods for Multi County Grazing Producers, then search for the County you want. It will list different counties under each county you pick because this is a spreadsheet they built to help us in our programs. Also, you can disregard the planting period as they are just codes we use to certify. Let me know if you have any questions, or can't get this to work, if you need it. I did attach the print out I use.

<https://sharepoint.fsa.usda.net/states/Nebraska/CEP/default.aspx>

**Susan Wells**

Key Program Technician  
McCook Service Center  
Red Willow-Frontier County FSA  
Farm Service Agency  
United States Department of Agriculture  
1400 West 5<sup>th</sup> St Ste 4  
McCook, NE 69001  
Voice 308-345-4163 Ext 103  
Fax 855-795-3597

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**From:** FSA MCCOOK imageRUNNER [mailto:NetCopy@one-mail.fsc.usda.gov]  
**Sent:** Tuesday, April 19, 2016 1:21 PM  
**To:** Wells, Susan - FSA, McCook, NE <Susan.Wells2@ne.usda.gov>  
**Subject:** imageRUNNER scan from FSA McCook

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County Name:	Physical Location County:	State AUD Needed:	Planting Period	AUD	Received	Loade/Approved
Red Willow	Decatur	KS	71	10.0/183	Yes	Yes
Red Willow	Frontier	NE	21	8.5	No	
Red Willow	Furnas	NE	31	7.0	Yes	Yes
Red Willow	Hitchcock	NE	41	11.0	Yes	Yes
Red Willow	Hayes	NE	51	11.0	No	
Red Willow	Norton	KS	61	10.8/183	No	
Red Willow	Rawlins	KS	81	11.0/183	Yes	Yes

County Name:	Physical Location County:	State AUD Needed:	Planting Period	AUD
Frontier	Lincoln	NE	21	8.5
Frontier	Dawson	NE	31	7.0
Frontier	Gosper	NE	41	7.0
Frontier	Furnas	NE	51	7.0
Frontier	Red Willow	NE	61	8.5
Frontier	Hitchcock	NE	71	11.0
Frontier	Hayes	NE	81	11.0

Temperature - Precipitation - Sunshine - Snowfall

US Climate Data on [f](#) [b](#)

Home United States Nebraska

Enter a location

Monthly Daily History Geo & Map Weather Forecast

You are here: United States > Nebraska > Trenton

Climate Trenton - Nebraska

°C | °F

	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	41	45	55	65	74	85
Average low in °F:	15	18	26	35	47	57
Average precipitation in inch:	0.43	0.43	1.22	2.17	3.23	3.15
Days with precipitation:	+	+	+	+	+	+
Hours of sunshine:	+	+	+	+	+	+
Average snowfall in inch:	5	4	5	2	0	0

	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	91	89	81	58	53	42
Average low in °F:	63	61	50	37	26	16
Average precipitation in inch:	3.43	2.87	1.5	1.65	0.91	0.51
Days with precipitation:	+	+	+	+	+	+
Hours of sunshine:	+	+	+	+	+	+
Average snowfall in inch:	0	0	0	0	3	5

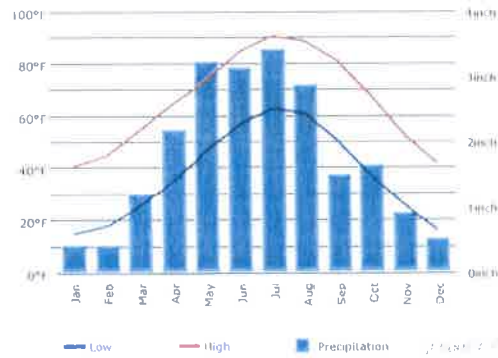
Trenton weather averages

Annual high temperature:	65.8°F
Annual low temperature:	37.6°F
Average temperature:	51.7°F
Average annual precipitation (rainfall):	21.5 inch
Days per year with precipitation (rainfall):	
Annual hours of sunshine:	
Average annual snowfall:	25 inch

**2.5% HARP 2.0 Fixed Rate**

No Appraisal, No Max LTV, 2.7 APR\*. Calculate New Rate/Payment Fast!

Trenton Climate Graph - Nebraska Climate Chart





Climate data for Trenton dam, Longitude: -101.061, Latitude: 40.1739  
Average weather Trenton, NE - 69044 - 1981-2010 normals

Jan: January, Feb: February, Mar: March, Apr: April, May: May, Jun: June, Jul: July, Aug: August, Sep: September, Oct: October, Nov: November, Dec: December

[Climograph of Trenton on xivix.net](#)

Temperature - Precipitation - Sunshine - Snowfall

US Climate Data on  

Home United States Nebraska

Enter a location

Monthly Daily History Geo & Map Weather Forecast

You are here: United States > Nebraska > Hayes Center

Climate Hayes Center - Nebraska

°C | °F

	Jan	Feb	Mar	Apr	May	Jun
Average high in °C:	39	43	53	62	72	82
Average low in °F:	15	17	24	33	44	54
Av. precipitation in inch:	0.47	0.51	1.42	2.13	3.27	3.27
Days with precipitation:	-	-	-	-	-	-
Hours of sunshine:	-	-	-	-	-	-
Average snowfall in inch:	6	5	6	4	0	0

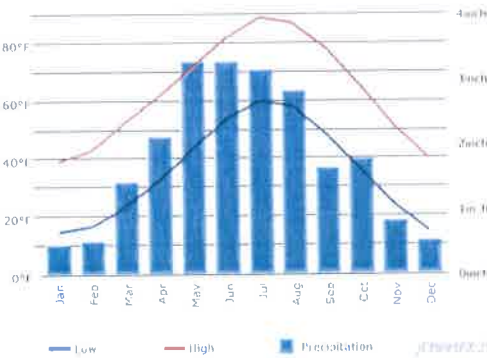
	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	89	87	78	65	51	40
Average low in °F:	60	58	48	36	24	15
Av. precipitation in inch:	3.15	2.83	1.65	1.77	0.83	0.51
Days with precipitation:	-	-	-	-	-	-
Hours of sunshine:	-	-	-	-	-	-
Average snowfall in inch:	0	0	0	2	4	5

Hayes Center weather averages

Annual high temperature: 83.4°F  
 Annual low temperature: 35.7°F  
 Average temperature: 49.55°F  
 Average annual precipitation - rainfall: 21.81 inch  
 Days per year with precipitation - rainfall: -  
 Annual hours of sunshine:  
 Av. annual snowfall: 32 inch



Hayes Center Climate Graph - Nebraska Climate Chart



Climategraph of Hayes Center on your website

Climate data for Hayes center, Longitude: -101.035, Latitude: 40.5232  
 Average weather Hayes Center, NE - 69032 - 1981-2010 normals

Jan: January, Feb: February, Mar: March, Apr: April, May: May, Jun: June, Jul: July, Aug: August, Sep: September, Oct: October, Nov: November, Dec: December

It's gone. [Undo](#)

What was wrong with this ad?

- Repetitive  Already purchased  Not interested



Google

### South - Central Nebraska

Annual averages for rainfall plus snowfall

Days	Place	Inches	Millimetres
70	Enders Reservoir	19.3	491
89	Grand Island	26.7	677
72	Harlan County Lake	24.5	622
90	Hastings	28.0	711
82	Kearney	25.2	641
74	Lake McConaughy, Kingsley Dam	19.3	490
-	McCook	22.5	572
87	North Platte	20.2	514
73	Swanson Reservoir, Trenton Dam	21.5	547

### North - Central Nebraska

Average amount of rain and snow a year

Days	Place	Inches	Millimetres
79	O'Neill	25.3	641
58	Purdum	23.2	590
88	Valentine	20.0	509
83	Valentine National Wildlife Refuge	23.1	586

1 Tip of a flat belly :

Cut down a bit of your belly every day by using this 1 weird old tip.



### Western Nebraska

Average annual precipitation

Days	Place	Inches	Millimetres
79	Chadron	18.1	458
82	Crescent Lake Wildlife Refuge	17.8	453
80	Kimball	16.9	429
87	Scottsbluff	15.8	401

Quick Stats

Home Recent Statistics Developers Help

Year	Period	Week Ending	Geo Level	State	State ANSI	Ag District	Ag District Code	County	County ANSI	Zip Code	Region	watershed_code	Watershed	Commodity	Domain	Domain Category	RENT, CASH, CROPLAND, IRRIGATED EXPENSE, MEASURED IN \$ / ACRE VALUE	RENT, CASH, CROPLAND, IRRIGATED EXPENSE, MEASURED IN \$ / ACRE CV (%)	RENT, CASH, CROPLAND, NON-IRRIGATED EXPENSE, MEASURED IN \$ / ACRE VALUE	RENT, CASH, CROPLAND, NON-IRRIGATED EXPENSE, MEASURED IN \$ / ACRE CV (%)	RENT, CASH, PASTURELAND EXPENSE, MEASURED IN \$ / ACRE VALUE	RENT, CASH, PASTURELAND EXPENSE, MEASURED IN \$ / ACRE CV (%)
2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	CENTRAL	50					00000000		RENT	TOTAL	HOT SPECIFIED	247		93		30.5	
2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	EAST	60					00000000		RENT	TOTAL	HOT SPECIFIED	281		191		47.5	
2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	NORTH	20					00000000		RENT	TOTAL	HOT SPECIFIED	219		50		17	
2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	NORTHEAST	30					00000000		RENT	TOTAL	HOT SPECIFIED	313		231		54	
2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	NORTHWEST	10					00000000		RENT	TOTAL	HOT SPECIFIED	209		32		9.1	
2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	SOUTH	80					00000000		RENT	TOTAL	HOT SPECIFIED	243		86.5		27.5	
2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	SOUTHEAST	90					00000000		RENT	TOTAL	HOT SPECIFIED	280		152		37.5	
2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	SOUTHWEST	70					00000000		RENT	TOTAL	HOT SPECIFIED	207		51		16.5	
2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	BUFFALO	014			00000000		RENT	TOTAL	HOT SPECIFIED	270		116		33.5	
2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	CUSTER	041			00000000		RENT	TOTAL	HOT SPECIFIED	225		71.5		27.5	
2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	DAWSON	047			00000000		RENT	TOTAL	HOT SPECIFIED	240		102		33	
2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	GREELEY	077			00000000		RENT	TOTAL	HOT SPECIFIED	265		123		37	
2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	HALL	079			00000000		RENT	TOTAL	HOT SPECIFIED	256		99		33	
2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	HOWARD	093			00000000		RENT	TOTAL	HOT SPECIFIED	241		121		31.5	
2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	SHERMAN	163			00000000		RENT	TOTAL	HOT SPECIFIED	265		93.5		44	
2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	VALLEY	175			00000000		RENT	TOTAL	HOT SPECIFIED	235		84		37	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	BUTLER	023			00000000		RENT	TOTAL	HOT SPECIFIED	285		196		55.5	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	CASS	025			00000000		RENT	TOTAL	HOT SPECIFIED	205		205		38.5	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	COLFAX	037			00000000		RENT	TOTAL	HOT SPECIFIED	102		217		64	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	DODGE	053			00000000		RENT	TOTAL	HOT SPECIFIED	286		208		41.5	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	DOUGLAS	055			00000000		RENT	TOTAL	HOT SPECIFIED	207		213		39.5	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	HAMILTON	081			00000000		RENT	TOTAL	HOT SPECIFIED	278				34	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	LANCASTER	109			00000000		RENT	TOTAL	HOT SPECIFIED			150		37.5	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	MERRICK	121			00000000		RENT	TOTAL	HOT SPECIFIED	267				45	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	NANCE	125			00000000		RENT	TOTAL	HOT SPECIFIED	238		122		51.5	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	OTHER (COMBINED) COUNTIES				00000000		RENT	TOTAL	HOT SPECIFIED	278		123			
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	PLATTE	141			00000000		RENT	TOTAL	HOT SPECIFIED	307		186		49.5	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	POLK	143			00000000		RENT	TOTAL	HOT SPECIFIED	277		161		36	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	SARPY	153			00000000		RENT	TOTAL	HOT SPECIFIED	291		220		39	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	SAUNDERS	155			00000000		RENT	TOTAL	HOT SPECIFIED	282		184		44.5	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	SCWARD	159			00000000		RENT	TOTAL	HOT SPECIFIED	273		175		46	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	WASHINGTON	177			00000000		RENT	TOTAL	HOT SPECIFIED	289		219		68	
2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	YORK	185			00000000		RENT	TOTAL	HOT SPECIFIED	275		154		39	
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	ARTHUR	005			00000000		RENT	TOTAL	HOT SPECIFIED					11	
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	BLAHE	009			00000000		RENT	TOTAL	HOT SPECIFIED	123				15.5	
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	BOYD	015			00000000		RENT	TOTAL	HOT SPECIFIED			82			
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	BROWN	017			00000000		RENT	TOTAL	HOT SPECIFIED	172		25		20.5	
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	CHERRY	031			00000000		RENT	TOTAL	HOT SPECIFIED	191		30		12.5	
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	GARFIELD	071			00000000		RENT	TOTAL	HOT SPECIFIED	273				24.5	
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	HOLT	089			00000000		RENT	TOTAL	HOT SPECIFIED	249					
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	HOKKER	091			00000000		RENT	TOTAL	HOT SPECIFIED					9	
2014	YEAR		COUNTY	NEBRASKA	31	NORTHEAST	30	KELVA PAHA	103			00000000		RENT	TOTAL	HOT SPECIFIED	179		48.5		27	
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	LOGAN	113			00000000		RENT	TOTAL	HOT SPECIFIED	191		46.5		15	
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	LOUP	115			00000000		RENT	TOTAL	HOT SPECIFIED	158		45.5		20	
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	MC PHERSON	117			00000000		RENT	TOTAL	HOT SPECIFIED			52		14.5	
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	OTHER (COMBINED) COUNTIES				00000000		RENT	TOTAL	HOT SPECIFIED	177		56		26	
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	ROCK	119			00000000		RENT	TOTAL	HOT SPECIFIED	138		38		17	
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	THOMAS	171			00000000		RENT	TOTAL	HOT SPECIFIED					10.5	
2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	WHEELER	183			00000000		RENT	TOTAL	HOT SPECIFIED	291				21	
2014	YEAR		COUNTY	NEBRASKA	31	NORTHEAST	30	AHTELOPE	003			00000000		RENT	TOTAL	HOT SPECIFIED	291		139			
2014	YEAR		COUNTY	NEBRASKA	31	NORTHEAST	30	BOONE	011			00000000		RENT	TOTAL	HOT SPECIFIED	303		174		45	
2014	YEAR		COUNTY	NEBRASKA	31	NORTHEAST	30	BURT	021			00000000		RENT	TOTAL	HOT SPECIFIED	282		233			
2014	YEAR		COUNTY	NEBRASKA	31	NORTHEAST	30	CEDAR	027			00000000		RENT	TOTAL	HOT SPECIFIED	362		250		59.5	

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IRVLY	YEAR	COUNTY	NEBRASKA	STATE	DISTRICT	COUNTY	STATE	IRVLY	YEAR	RENT	TOTAL	HOT SPECIFIED	IRVLY	YEAR	RENT	TOTAL	HOT SPECIFIED	
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHEAST	30	DAKOTA	043	00000000							321	19
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHEAST	30	DIXON	051	00000000							256	57
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHEAST	30	KNOX	107	00000000			314				188	40.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHEAST	30	MADISON	119	00000000			289				196	58.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHEAST	30	OTHER (COMBINED) COUNTIES		00000000			330					50
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHEAST	30	PIERCE	139	00000000			296				193	69.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHEAST	30	STANTON	167	00000000							228	58
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHEAST	30	TIURSTON	173	00000000							241	
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHEAST	30	WAYNE	179	00000000			363				227	77
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHWEST	10	BANNER	007	00000000							27.5	8.1
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHWEST	10	BOX BUTTE	013	00000000			278				33	11.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHWEST	10	CHIEFHE	033	00000000			179				35	
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHWEST	10	DAWES	045	00000000							28	11
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHWEST	10	GARDEN	069	00000000			169				33.5	9.1
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHWEST	10	KIMBALL	105	00000000							24	8.4
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHWEST	10	MORRILL	123	00000000			176					
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHWEST	10	OTHER (COMBINED) COUNTIES		00000000			205				35	8.7
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHWEST	10	SCOTTS BLUFF	157	00000000			216					10
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHWEST	10	SHERIDAN	168	00000000			183					9.4
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	NORTHWEST	10	SIoux	165	00000000								7.3
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTH	80	ADAMS	001	00000000			268				128	29
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTH	80	FRANKLIN	061	00000000			240				97	25.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTH	80	FURNAS	065	00000000			171				67.5	23.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTH	80	GOSPER	073	00000000			228				72.5	27
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTH	80	HARLAN	083	00000000			205				67.5	28.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTH	80	KEARNEY	099	00000000			267				116	28
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTH	80	PHELPS	137	00000000			243				94.5	29.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTH	80	WEBSTER	181	00000000			220				114	36
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHEAST	90	CLAY	035	00000000			300				139	26.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHEAST	90	FILLMORE	059	00000000			285				111	18
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHEAST	90	GAGE	067	00000000			259				142	37
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHEAST	90	JEFFERSON	095	00000000							174	33.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHEAST	90	JOHNSON	097	00000000							154	34.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHEAST	90	NEBASKA	127	00000000							189	41.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHEAST	90	NUCKOLLS	129	00000000			301				135	40.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHEAST	90	OTHER (COMBINED) COUNTIES		00000000			258					
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHEAST	90	OTOC	131	00000000							174	39.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHEAST	90	PAWNEE	133	00000000							126	48.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHEAST	90	RICHARDSON	142	00000000							216	49
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHEAST	90	SALINE	151	00000000			255				142	41.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHEAST	90	THAYER	169	00000000			275				107	32.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHWEST	70	CHAS	029	00000000								14.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHWEST	70	DUNDY	057	00000000			174				12	
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHWEST	70	FRONTIER	063	00000000			202				54.5	21
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHWEST	70	HAYES	085	00000000			245				50	16
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHWEST	70	HITCHCOCK	087	00000000			170				49.5	17.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHWEST	70	KEITH	101	00000000			208				13	
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHWEST	70	LINCOLN	111	00000000			215					16.5
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHWEST	70	OTHER (COMBINED) COUNTIES		00000000							50.5	17
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHWEST	70	PERKINS	135	00000000			195				47.5	
IRVLY	2014	YEAR	COUNTY	NEBRASKA	31	SOUTHWEST	70	RED WILLOW	145	00000000			180				59	21
IRVLY	2014	YEAR	STATE	NEBRASKA	31					00000000			262				149	20.5



Quick Stats

Home Recent Statistics Developers Help

Program	Year	Period	Week Ending	Geo Level	State	State ANSI	Ag District	Ag District Code	County	County ANSI	Zip Code	Region	watershed_code	Watershed	Commodity	Duration	Domain	Domain Category	RENT, CASH, CROPLAND IRRIGATED EXPENSE, MEASURED IN \$ / ACRE VALUE	RENT, CASH, CROPLAND IRRIGATED EXPENSE, MEASURED IN \$ / ACRE CV (%)	RENT, CASH, CROPLAND NON-IRRIGATED EXPENSE, MEASURED IN \$ / ACRE VALUE	RENT, CASH, CROPLAND NON-IRRIGATED EXPENSE, MEASURED IN \$ / ACRE CV (%)	RENT, CASH, PASTURELAND EXPENSE, MEASURED IN \$ / ACRE VALUE
SURVEY	2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	CENTRAL	50					00000000		RENT	TOTAL	NOT SPECIFIED	247	93			10.5	
SURVEY	2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	EAST	60					00000000		RENT	TOTAL	NOT SPECIFIED	281	191			17.5	
SURVEY	2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	NORTH	20					00000000		RENT	TOTAL	NOT SPECIFIED	219	50			12	
SURVEY	2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	NORTHEAST	30					00000000		RENT	TOTAL	NOT SPECIFIED	311	231			58	
SURVEY	2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	NORTHWEST	10					00000000		RENT	TOTAL	NOT SPECIFIED	209	32			9.7	
SURVEY	2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	SOUTH	80					00000000		RENT	TOTAL	NOT SPECIFIED	243	86.5			17.5	
SURVEY	2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	SOUTHEAST	90					00000000		RENT	TOTAL	NOT SPECIFIED	280	152			17.5	
SURVEY	2014	YEAR		AGRICULTURAL DISTRICT	NEBRASKA	31	SOUTHWEST	70					00000000		RENT	TOTAL	NOT SPECIFIED	207	51			16.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	BUFFALO	019			00000000		RENT	TOTAL	NOT SPECIFIED	270	116			11.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	CUSTER	041			00000000		RENT	TOTAL	NOT SPECIFIED	225	71.5			12.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	DAWSON	047			00000000		RENT	TOTAL	NOT SPECIFIED	240	102			33	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	GREELEY	077			00000000		RENT	TOTAL	NOT SPECIFIED	265	123			12	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	HALL	079			00000000		RENT	TOTAL	NOT SPECIFIED	256	99			13	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	HOWARD	093			00000000		RENT	TOTAL	NOT SPECIFIED	241	128			18.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	SHERMAN	163			00000000		RENT	TOTAL	NOT SPECIFIED	265	91.5			14	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	CENTRAL	50	VALLEY	175			00000000		RENT	TOTAL	NOT SPECIFIED	235	84			12	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	BUTLER	023			00000000		RENT	TOTAL	NOT SPECIFIED	285	196			55.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	CASS	025			00000000		RENT	TOTAL	NOT SPECIFIED	285	205			18.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	COLFAX	037			00000000		RENT	TOTAL	NOT SPECIFIED	302	117			14	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	DODGE	053			00000000		RENT	TOTAL	NOT SPECIFIED	286	208			13.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	DOUGLAS	055			00000000		RENT	TOTAL	NOT SPECIFIED	286	211			19.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	HAMMON	081			00000000		RENT	TOTAL	NOT SPECIFIED	278				14	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	LINCOLN	109			00000000		RENT	TOTAL	NOT SPECIFIED		150			11.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	MERRICK	121			00000000		RENT	TOTAL	NOT SPECIFIED	262				15	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	NAHIC	125			00000000		RENT	TOTAL	NOT SPECIFIED	238	127			56.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	OTHER (COMBINED) COUNTIES				00000000		RENT	TOTAL	NOT SPECIFIED	278	123				
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	PLATTE	141			00000000		RENT	TOTAL	NOT SPECIFIED	302	186			19.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	POLK	143			00000000		RENT	TOTAL	NOT SPECIFIED	277	161			16	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	SARPY	153			00000000		RENT	TOTAL	NOT SPECIFIED	291	220			19	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	SAUNDERS	155			00000000		RENT	TOTAL	NOT SPECIFIED	282	188			11.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	SEWARD	159			00000000		RENT	TOTAL	NOT SPECIFIED	273	175			16	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	WASHINGTON	177			00000000		RENT	TOTAL	NOT SPECIFIED	289	116			18	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	EAST	60	YORK	185			00000000		RENT	TOTAL	NOT SPECIFIED	275	154			19	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	ARTHUR	005			00000000		RENT	TOTAL	NOT SPECIFIED					11	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	BIAMM	107			00000000		RENT	TOTAL	NOT SPECIFIED	123				15.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	BOYD	013			00000000		RENT	TOTAL	NOT SPECIFIED		82				
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	BROWN	017			00000000		RENT	TOTAL	NOT SPECIFIED	122	25			20.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	CHERRY	031			00000000		RENT	TOTAL	NOT SPECIFIED	194	111			12.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	GARFIELD	071			00000000		RENT	TOTAL	NOT SPECIFIED	223				24.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	HOLT	089			00000000		RENT	TOTAL	NOT SPECIFIED	249				11	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	HOOKER	091			00000000		RENT	TOTAL	NOT SPECIFIED					11	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	KEYA PAHA	103			00000000		RENT	TOTAL	NOT SPECIFIED	179	118.5			22	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	LOGAN	113			00000000		RENT	TOTAL	NOT SPECIFIED	191	116.5			15	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	LOUP	115			00000000		RENT	TOTAL	NOT SPECIFIED	158	115.5			20	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	MCPHERSON	117			00000000		RENT	TOTAL	NOT SPECIFIED		52			14.5	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	OTHER (COMBINED) COUNTIES				00000000		RENT	TOTAL	NOT SPECIFIED	177	56			26	
SURVEY	2014	YEAR		COUNTY	NEBRASKA	31	NORTH	20	ROCK	149			00000000		RENT	TOTAL	NOT SPECIFIED	138	38			11	



## 2015 Cash Rental Rates

Cash rental arrangements remain the most popular alternative for leasing agricultural land in Nebraska. Based upon the 2015 survey results, average cash rental rates are summarized in Table 10, along with the percent change from 2014 and the high and low values reported for this year.

**Table 10. Reported Cash Rental Rates for Various Types of Nebraska Farmland and Pasture: 2015 Averages, Percent Change from 2014 and Quality Ranges by Agricultural Statistics District<sup>a</sup>**

Type of Land	Agricultural Statistics District							
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast
----- Dollars Per Acre -----								
<b>Dryland Cropland:</b>								
Average	35	65	235	105	205	45	85	170
% Change	-13	-7	-4	-5	-5	-10	-6	-3
High	50	85	305	140	255	60	115	215
Low	25	40	175	85	155	30	65	130
<b>Gravity Irrigated Cropland:</b>								
Average	135	195	285	235	300	185	220	255
% Change	-7	-5	-2	-6	-5	-3	-2	-14
High	180	230	335	270	355	225	270	310
Low	75	155	225	195	260	145	175	225
<b>Center Pivot Irrigated Cropland<sup>b</sup></b>								
Average	175	235	365	245	330	250	255	300
% Change	-13	-6	-1	-6	-7	-18	-6	-10
High	295	275	430	295	385	310	330	360
Low	150	190	285	215	270	225	240	265
<b>Pasture:</b>								
Average	13.50	30	90	40	65	25	40	55
% Change	35	20	29	33	18	25	14	10
High	20	40	120	50	75	35	45	65
Low	10	20	60	35	50	20	35	35

Source: <sup>a</sup> Reporters' estimated cash rental rates (both averages and ranges) from the UNL Nebraska Farm Real Estate Market Survey, 2015.

<sup>b</sup> Cash rents on center pivot land assumes landowners own total irrigation system.

- Declining crop prices in 2015 have translated to lower cash rental rates for irrigated and dryland cropland across Nebraska as shown in Table 10. The rates of decline range from 5 to 14 percent across the Districts.
- The trends for gravity and center pivot irrigated cropland have followed those of dryland with comparable rates of decline. On average, cash rental rates for cropland have held steady in the eastern half of Nebraska compared to the western region. The drop in rental rates have not been quite as sharp in the Districts where the weather elements of risk are not nearly as variable.
- Panel members listed current crop prices as the most positive factor influencing agricultural land prices, which carried over into the pasture rental market.
- Increases in the per acre rental rates ranged between a low of 10 percent in the Southeast District to a high of 35 percent in the Northwest District. Overall, across Nebraska the average rental rate per acre increased approximately 20 percent. The actual amount paid per acre of pasture varies directly with the stocking rate for the District.

**Table 11. Reported Cash Rental Rates for Pasture on a Monthly Rate Basis for 2015: Averages and Ranges by Agricultural Statistics District<sup>a</sup>**

Type	Agricultural Statistics District							
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast
----- Dollars Per Month -----								
<b>Cow-Calf Pair Rates<sup>b</sup></b>								
Average.....	40.90	65.55	62.05	64.10	64.55	60.70	57.50	58.90
High.....	53.60	83.35	81.00	78.15	79.80	75.00	66.50	68.25
Low.....	35.00	53.90	45.50	56.75	50.95	52.15	48.25	46.25
<b>Stocker (500-600 lb.) Rates:</b>								
Average.....	28.20	41.75	41.50	38.15	43.25	48.00	38.95	45.25
High.....	38.65	52.20	50.35	47.95	52.35	54.75	47.90	50.50
Low.....	25.15	32.55	33.00	29.95	36.45	39.25	37.60	32.15

Source: <sup>a</sup> Panel members reported estimated cash rental rates (both averages and ranges) from the UNL Nebraska Farm Real Estate Market Survey, 2015.

<sup>b</sup> A cow-calf pair is typically considered to be 1.25 to 1.30 animal units (animal unit being 1,000 lb. animal). However, this can vary depending on weight of cow and age of calf.

- Rental rates for cow-calf pairs along with stockers (500-600 lb.) in Nebraska set record rates in 2015 as shown in Table 11. Panel members indicated the driving force behind these rates stems from the expectation into the foreseeable future for high cattle prices.
- Panel members indicated the cow-calf pair and stocker rates in the Northwest were lower on average than those in the other seven Agricultural Statistics Districts. Reasons noted for this trend include higher stocking rates in the Northwest District compared to other regions of Nebraska, along with other geographical attributes and services provided by the land owner as part of the lease agreement.
- According to panel members, a renewed interest has been placed on using flexible leasing arrangements for cow-calf pairs and stockers on grazing land given current record setting rates.



# ***Harris - Suess Property*** **Real Estate Auction**

1 PM CT Tuesday December 1, 2015  
Fairgrounds Community Building in McCook, Nebraska



**AGRI AFFILIATES, INC.**

*...Providing Farm - Ranch Real Estate Services...*

P.O. Box 1166

North Platte, NE 69103

(308) 534-9240

[www.agriaffiliates.com](http://www.agriaffiliates.com)

### Terms & Conditions

**Terms** - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price is payable in certified funds at Closing on or before January 20, 2016. There is no contingency for financing. Seller will convey title by Warranty Deed; Title Insurance evidencing merchantable title. Cost of the Title Insurance and an Insured Closing by the Title Company will be shared 50/50 by Seller/Buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. The property sells in "as-is" condition; No warranty is expressed or implied as to the adequacy of any portion of the property.

**Possession** - Full possession subject to leases ending February 28, 2016.

**Legal Description** - If Parcel 3 sells separately (CREP), Seller shall pay costs for a south boundary survey for legal description only.

**Taxes** - 2015 real estate taxes paid by Seller; 2016 by Buyer.

**Minerals** - All Oil, Gas, and Mineral rights previously severed.

**Acreages** - Reported acreages were obtained from the County USDA-FSA office, and County Assessor. The farm sells without regard to acres. No warranty is expressed or implied as to exact acres. Legal descriptions are subject to existing fence/field boundaries. (See exceptions Parcel 1).

**USDA-FSA** - Historic Base Acres pass to the Buyer, subject to County FSA Committee approval.

**NRD** - The property is located in and subject to rules and regulations of the Middle Republican NRD.

**Internet Bidding** - To qualify as a bidder, **first** complete the required phone interview with Agri Affiliates, then set up an account, user name, and your password at [www.proxibid.com/agri](http://www.proxibid.com/agri). Final approval must be completed 48 hours prior to the auction. Viewing of the auction is also available at [www.proxibid.com](http://www.proxibid.com). To view, click "Real Estate" and then "Agri Affiliates"; then select the auction you wish to view.

**Sellers : Harris Brothers Ranch LLC,  
Suess Family Properties LLC**

**Listing Agents : Bruce Dodson 308/539-4455  
Mike Polk 308/539-4446  
John Childears 308/539-4450**

**Jerry Weaver - Chase Dodson - Don Walker  
Appraiser Tony Eggleston - North Platte, NE**

**308/534-9240**

**Hastings Office 402/519-2777 Adam Pavelka  
Kearney Office 308/234-4969 Bart Woodward**

Information in the brochures has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller. Any maps provided by Agri Affiliates are approximations and general guidelines, not survey accurate. As with any agricultural land, this property may include noxious weeds.





### Information

The **Harris & Suess** properties sell at Public Auction, December 1, 2015. Sellers reserve the right to reject all bids. The property is offered as four parcels, and one combination - selling to the highest total bid. Multiple rounds of bidding may be required for Parcels 1&2 versus combination. The property includes native rangeland, non-irrigated cropland, and lands contracted with CREP. Good gravel roads provide access, 3 miles south, 3 west of McCook. The Title Insurance Commitment, Purchase Agreement, and further information is available from Agri Affiliates.

**Parcels 1-3 Harris Brothers Ranch LLC - T2N-R30W**

**Parcel 4 Suess Family Properties LLC - T1N-R30W**

**All west of the 6th PM, Red Willow County, Nebraska**

**Taxed acres on Parcels 2-3 are estimated**

#### **Parcel 1** - All Sec 23, N1/2 & SW1/4 Sec 24.

1,088 tax assessed acres, 2014 taxes \$12,241.

347.5 FSA acres with Base Acres / PLC yield: 87.5 corn @ 98 bu; 32.6 grain sorghum @ 94 bu; 142.5 wheat @ 46 bu. Cropland soils 56% Class II, 38% Class III - Holdrege, Keith silt loams. An approximate 11 acre field is bisected into Parcel 2 by the section line division.

740.5 acres rangeland cross-fenced into 2 pastures. Water by electric pumpjack & underground storage tank to 3 pipeline tanks; dams and dugouts. Additional tank in northwest corner (see Parcel 2).

#### **Parcel 2** - Part Sec 15, Part NE1/4 Sec 21, All Sec 22 except a surveyed tract, All Sec 27, N1/2 & SW1/4 Sec 34. See survey Parcel 3.

1,949 tax assessed acres, 2014 taxes \$18,509.

284.1 FSA acres with Base Acres / PLC yield: 71.7 corn @ 98 bu; 26.7 grain sorghum @ 94 bu; 116.6 wheat @ 46 bu. Cropland soils 72% Class II, 10% Class III - Holdrege, Keith silt loams.

1,664.1 acres rangeland cross-fenced into 5 pastures. Water by windmill with underground pipeline to 2 tanks; 3 submersible wells with pipelines to several tanks. Note that 1 submersible serves a tank in the northwest corner Parcel 1.

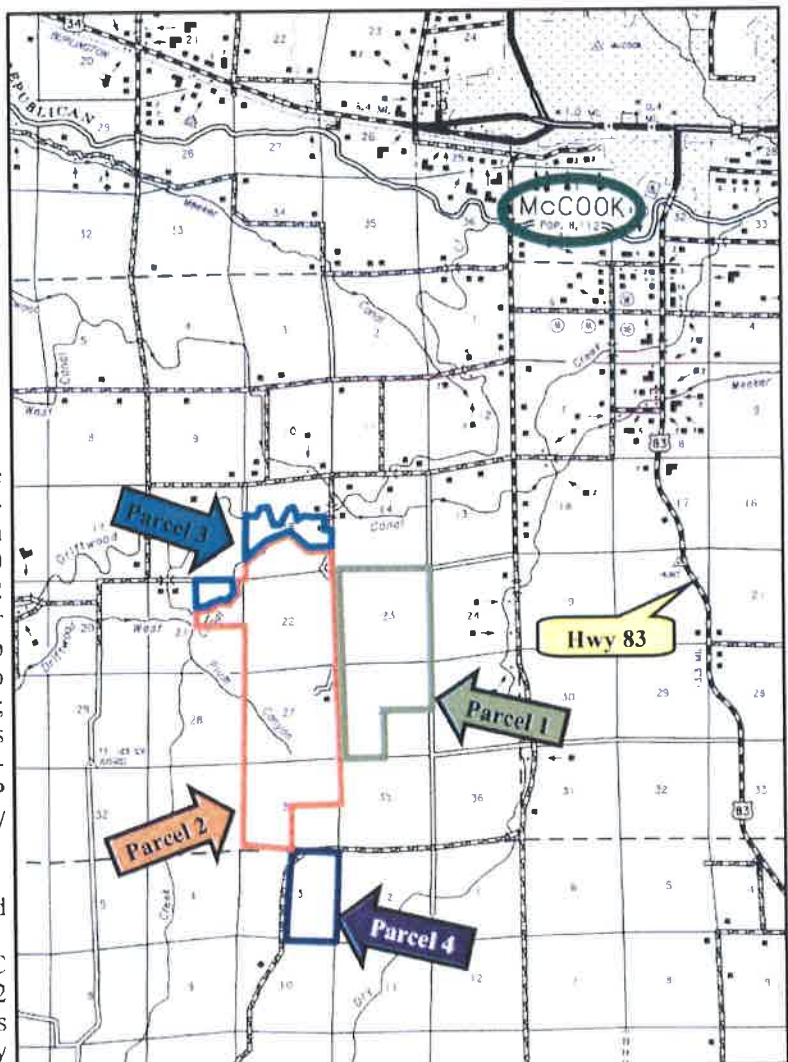
#### **Combination :**

Parcels 1 & 2 are offered in combination with 3,037 taxed acres.

**Parcel 3** - Cropland north of existing fence boundaries in Secs 15 & 21 (CREP); boundary to be surveyed solely for legal description between Parcels 2&3 if sold separately. 230 tax assessed acres; 2014 taxes \$6,200. 168.2 acres surface rights in Driftwood-Meeker Irrigation Ditch. 5.4 acres CRP Contract to 9/30/18; 151.6 acres CREP Contracts to 9/30/20; 33.4 acres non-irrigated cropland; balance roads/fence/waste. Cropland soils 39% Class I irrigated, 50% Class II irrigated - Hord & Cozad silt loams. See CREP & CRP contracts in back - approximately \$15,968/year.

**Parcel 4** - E1/2 Sec 3. With 307 tax assessed acres; 2014 taxes \$3,765.

133.5 FSA acres with Base Acres / PLC yield: 58.9 corn @ 109 bu; 29.5 wheat @ 42 bu. Cropland soils 24% Class II, 38% Class III, 34% Class IV - Holdrege, Keith & Uly silt loams. 150 acres rangeland; submersible well, dams. 24 acres winter range.





# Parcel 1

**Legal Description:** All Section 23, N1/2, SW/14 Section ~~24~~ T2N-R30W of the 6th P.M., Red Willow County, NE.

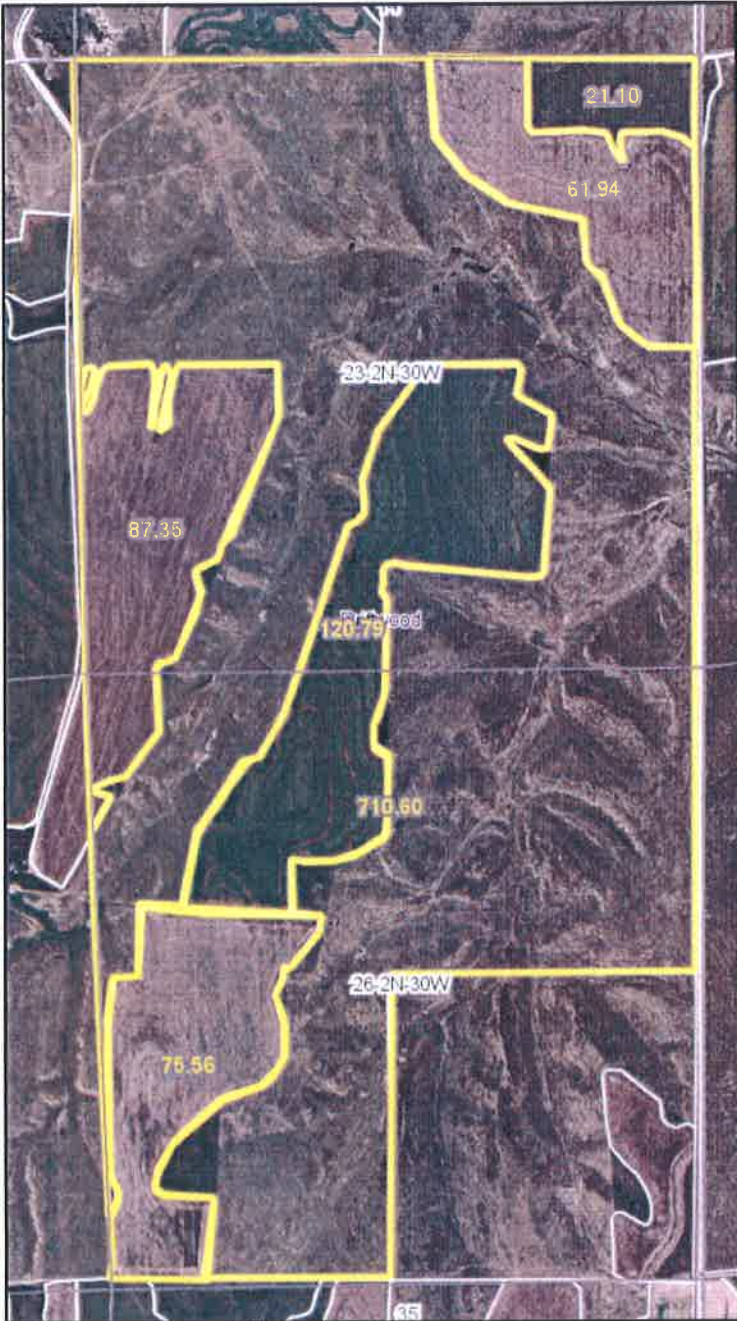
**Acres:** 1,088 tax assessed acres

**Taxes:** 2014 Taxes Payable in 2015 - \$12,241

**Land Use:** 740.5 acres rangeland cross-fenced into 2 pastures. Water by electric pumpjack & underground storage tank to 3 pipeline tanks; dams and dugouts. Additional tank in northwest corner (see Parcel 2). An approximate 11 acre field is bisected into Parcel 2 by the section line division.

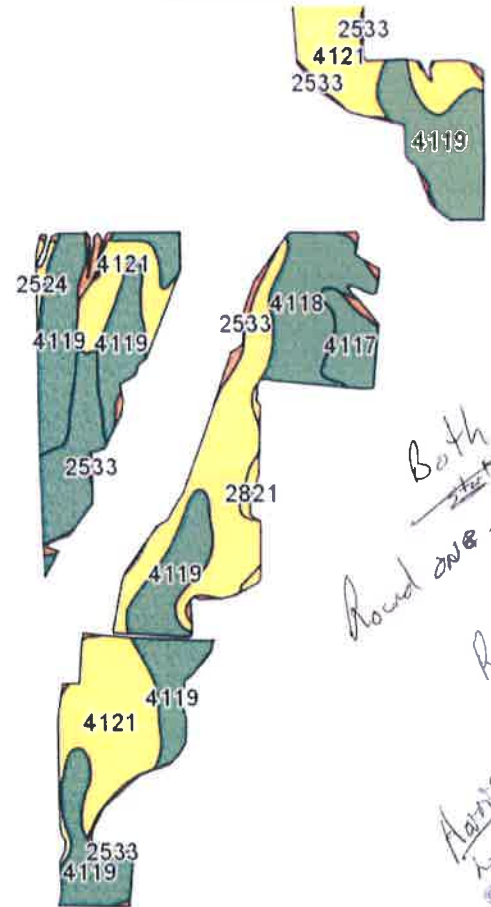
**FSA Information:** 347.5 FSA acres with Base Acres / PLC yield: 87.5 corn @ 98 bu; 32.6 grain sorghum @ 94 bu; 142.5 wheat @ 46 bu.

**Soils:** Cropland soils 56% Class II, 38% Class III - Holdrege, Keith silt loams.



Round One - 900,000 no Bid  
 Two - 430,000 - 197  
 Three -

## Cropland Soils



Both together  
~~2,300,000~~  
 Round One - \$2,000,000  
 Round Two  
 Agri's  
 now price

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	Irr Class 'c
4121	Holdrege and Keith silt loams, 3 to 7 percent slopes, eroded	137.65	39.8%		IIIe	IIIe
4119	Holdrege and Keith silt loams, 1 to 3 percent slopes, eroded	119.22	34.5%		IIe	IIe
4118	Holdrege and Keith silt loams, 1 to 3 percent slopes	58.84	17.0%		IIe	IIe
2533	Coly silt loam, 11 to 30 percent slopes	12.63	3.7%		VIe	VIe
4117	Holdrege and Keith silt loams, 0 to 1 percent slopes	12.16	3.5%		IIc	I
2821	Uly silt loam 6 to 11 percent slopes, eroded	2.95	0.9%		IVe	IVe
2524	Coly silt loam, 3 to 11 percent slopes	2.19	0.6%		IVe	IVe





### Parcel 3

**Legal Description:** Cropland north of existing fence boundaries in Sections 15 & 21 -T2N-R30W of the 6th P.M., Red Willow County, NE (CREP); boundary to be surveyed solely for legal description between Parcels 2&3 if sold separately.

**Acres:** 226 tax assessed acres ~ 275 acres

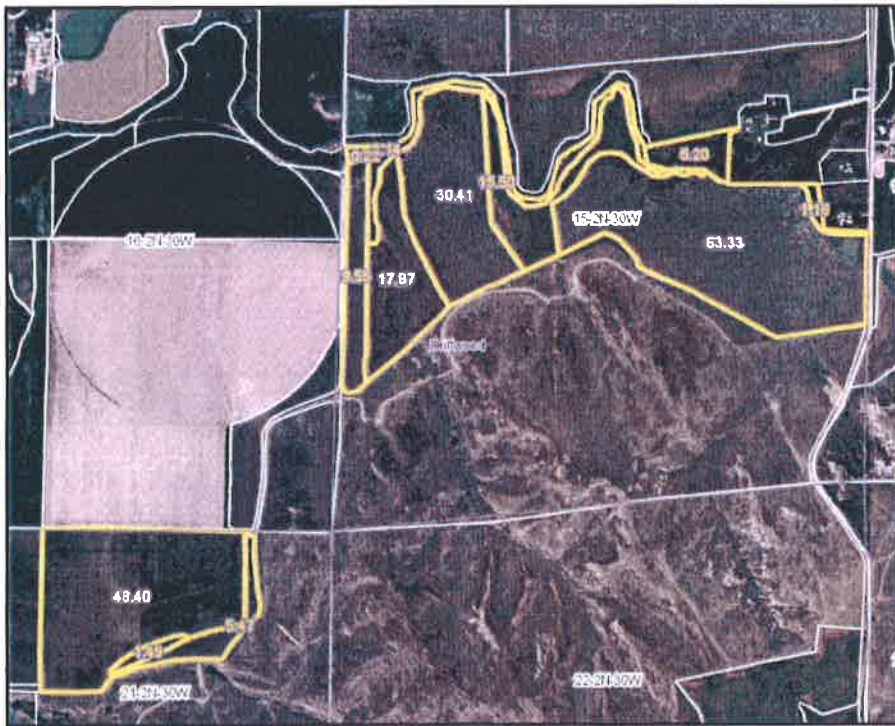
**Taxes:** 2014 Taxes Payable in 2015 - \$6,200

**Land Use:** 5.4 acres CRP Contract to 9/30/18; 151.6 acres CREP Contracts to 9/30/20; 33.4 acres non-irrigated cropland; balance roads/fence/waste.

**Water Information:** 168.2 acres surface rights in Driftwood-Meeker Irrigation Ditch.

**Soils:** Cropland soils 39% Class I irrigated, 50% Class II irrigated - Hord & Cozad silt loams.

<b>CRP/CREP - Harris Brothers Ranch</b>						
<b>Farm #</b>	<b>Section</b>	<b>Contract</b>	<b>Acres</b>	<b>Rent/Acre</b>	<b>Total Rent</b>	<b>Ending Date</b>
640	NE1/4 Section 21	Gen 26-CP25 (CRP)	5.4	\$40.48	\$218.59	9/30/2018
640	NE1/4 Section 21	Cont 30-CP2 (CREP)	48.4	\$115	\$5,566	9/30/2020
841	Section 15	Cont 30-CP2 (CREP)	103.2	\$115	\$11,868	9/30/2020



Buy- No.  
 192 (circled)  
 \$350,000 - 2 parcels  
 \$400,000  
 \$450,000

Notes

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# Parcel 3 CREP Contract #2

This form is available electronically

<p><b>CRP-1</b> (03-26-04)</p> <p style="text-align: center;">U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation</p> <p style="text-align: center;"><b>CONSERVATION RESERVE PROGRAM CONTRACT</b></p> <p><small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior DMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 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.</small></p> <p>7. COUNTY OFFICE ADDRESS (Include Zip Code): RED WILLOW CO FSA PO BOX 1266 MCCOOK NE 69001</p> <p>TELEPHONE NUMBER (Include Area Code): (308) 345-4163</p>	<p>1. ST &amp; CO CODE &amp; ADMIN LOCATION 31-145</p> <p>3. CONTRACT NUMBER 220</p> <p>5. FARM NUMBER 841</p> <p>8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input type="checkbox"/></p>	<p>2. SIGN-UP NUMBER CONT 30 CREP</p> <p>4. ACRES FOR ENROLLMENT 103.2</p> <p>6. TRACT NUMBER(S) 9229</p> <p>9. CONTRACT PERIOD FROM (MM-DD-YYYY) TO (MM-DD-YYYY) 01-01-2006 09-30-2020</p>
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THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$	115.00	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$	11,868.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$	8,901.00	9229	1	CP2	9.5	
<i>(Item 10C applicable only to continuous signup when the first year payment is prorated.)</i>			9229	4	CP2	30.4	
			9229	6	CP2	63.3	

<b>12. PARTICIPANTS</b>		
A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): HARRIS BROTHERS RANCH LLC 8445 EASTON CIRCLE LINCOLN NE 68520	(2) SHARE 100.00%	(3) SOCIAL SECURITY NUMBER: 20-3933652 (4) SIGNATURE: <i>[Signature]</i> DATE (MM-DD-YYYY) 05-10-2006 <small>(If more than three individuals are signing, continue on attachment.)</small>
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <small>(If more than three individuals are signing, continue on attachment.)</small>
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <small>(If more than three individuals are signing, continue on attachment.)</small>

13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 5-14-06
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 8109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court, magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 541, 651, 1001; 15 USC 714m, and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, marital status, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audio tape, etc.) should contact USDA TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue SW, Washington, D.C. 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy     
  Owner's Copy     
  Operator's Copy

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## Parcel 4

**Legal Description:** E1/2 Section 3-T1N-R30W of the 6th P.M., Red Willow County, NE.

**Acres:** 307 tax assessed acres

**Taxes:** 2014 Taxes Payable in 2015 - \$3,765

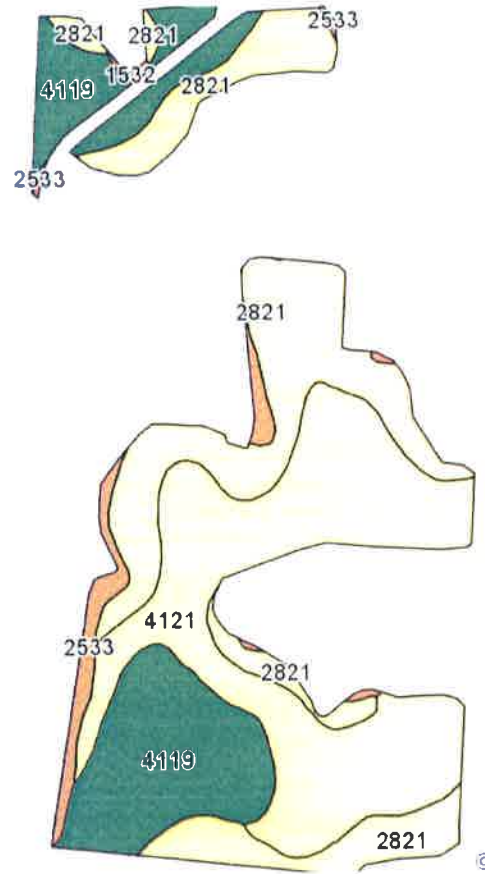
**Land Use:** 150 acres rangeland; submersible well, dams. 24 acres winter range.

**FSA Information:** 133.5 FSA acres with Base Acres / PLC yield: 58.9 corn @ 109 bu; 29.5 wheat @ 42 bu.

**Soils:** Cropland soils 24% Class II, 38% Class III, 34% Class IV - Holdrege, Keith & Uly silt loams.



**Cropland Soils**

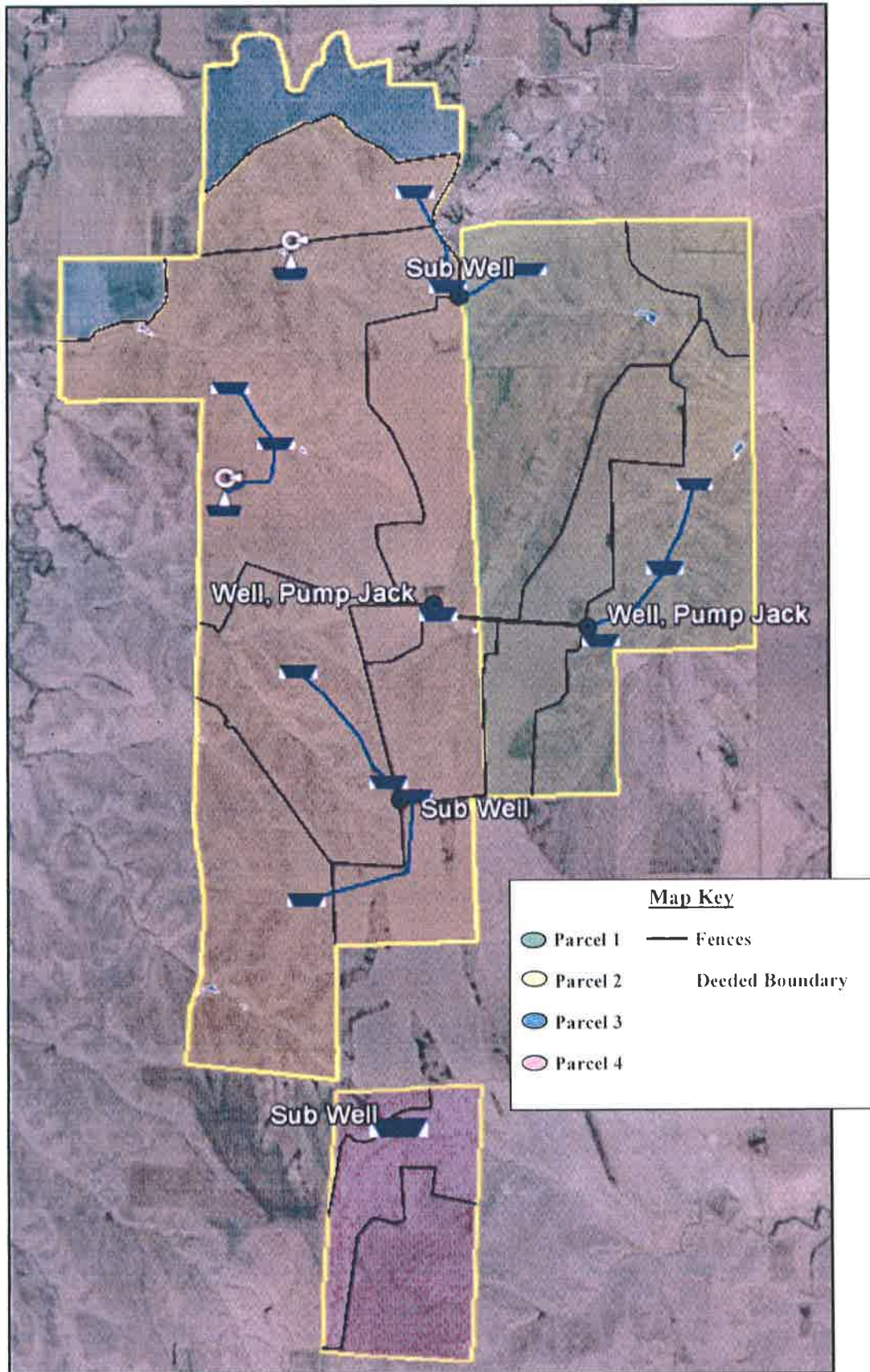


Buyer No. 207 (H.A.)  
 opening bid - 250,000 - \$814.00 per acre.  
 Round Two - 230,000 -  
 Round Three - 240,000 -  
 Round Three - 330,000 - 1075 per acre

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c
4121	Holdrege and Keith silt loams, 3 to 7 percent slopes, eroded	50.79	38.0%		IIIe	IIIe
2821	Uly silt loam, 6 to 11 percent slopes eroded	45.05	33.7%		IVe	IVe
4119	Holdrege and Keith silt loams, 1 to 3 percent slopes, eroded	31.75	23.8%		IIe	IIe
2533	Coly silt loam 11 to 30 percent slopes	5.70	4.3%		VIe	VIe
1532	Sulco silt loam, 9 to 30 percent slopes	0.25	0.2%		VIe	



# Property Map



**Thank you for your interest in the  
Harris - Sues Property.**



**We appreciate your business.**



**AGRI AFFILIATES, INC.**

*... Providing Farm - Ranch Real Estate Services ...*

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P.O. Box 1166  
North Platte, NE 69103-1166  
(308) 534-9240

*[www.agriaffiliates.com](http://www.agriaffiliates.com)*

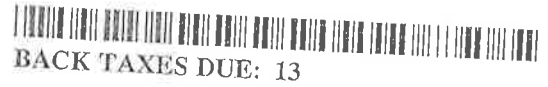
DESCRIPTION	TAX RATE	PRIOR TAX	CURRENT TAX
52.4000 IRRIGATED ACRES	10.00000000		524.00
<b>TOTALS</b>	0.00000000		524.00

## OCCUPATION

2014

STATEMENT: 000293 PARCEL ID: 440026040 DISTRICT#: 00060	TAXABLE VALUE: 0 1st HALF : 262.00 2nd HALF : 262.00 TOTAL DUE: 524.00
<b>PROPERTY DESCRIPTION</b> LTS 3-6-7 & PT LOTS 2 & 5-PT SEC 31-3-32 263.53 AC. 1st DELINQUENT: 05/01/2015 2nd DELINQUENT: 09/01/2015	

PUCKETT, TAD J.  
509 N. CHEROKEE  
MCCOOK, NE 69001



4, GARY L. & DONNA E.

DESCRIPTION	TAX RATE	PRIOR TAX	CURRENT TAX
70.9000 IRRIGATED ACRES	10.00000000		709.00
<b>TOTALS</b>	0.00000000		709.00

## OCCUPATION

2015

STATEMENT: 00002627 PARCEL ID: 440023130 DISTRICT#: 00010	TAXABLE VALUE: 0 1st HALF : 354.50 2nd HALF : 354.50 TOTAL DUE: 709.00
<b>PROPERTY DESCRIPTION</b> S1/2/NW1/4-N1/2/SW1/4 SEC 33-4-31 163 AC 1st DELINQUENT: 05/01/2016 2nd DELINQUENT: 09/01/2016	

BARTH, GARY L. & DONNA E.  
P.O. BOX 134  
CULBERTSON, NE 69024-0134



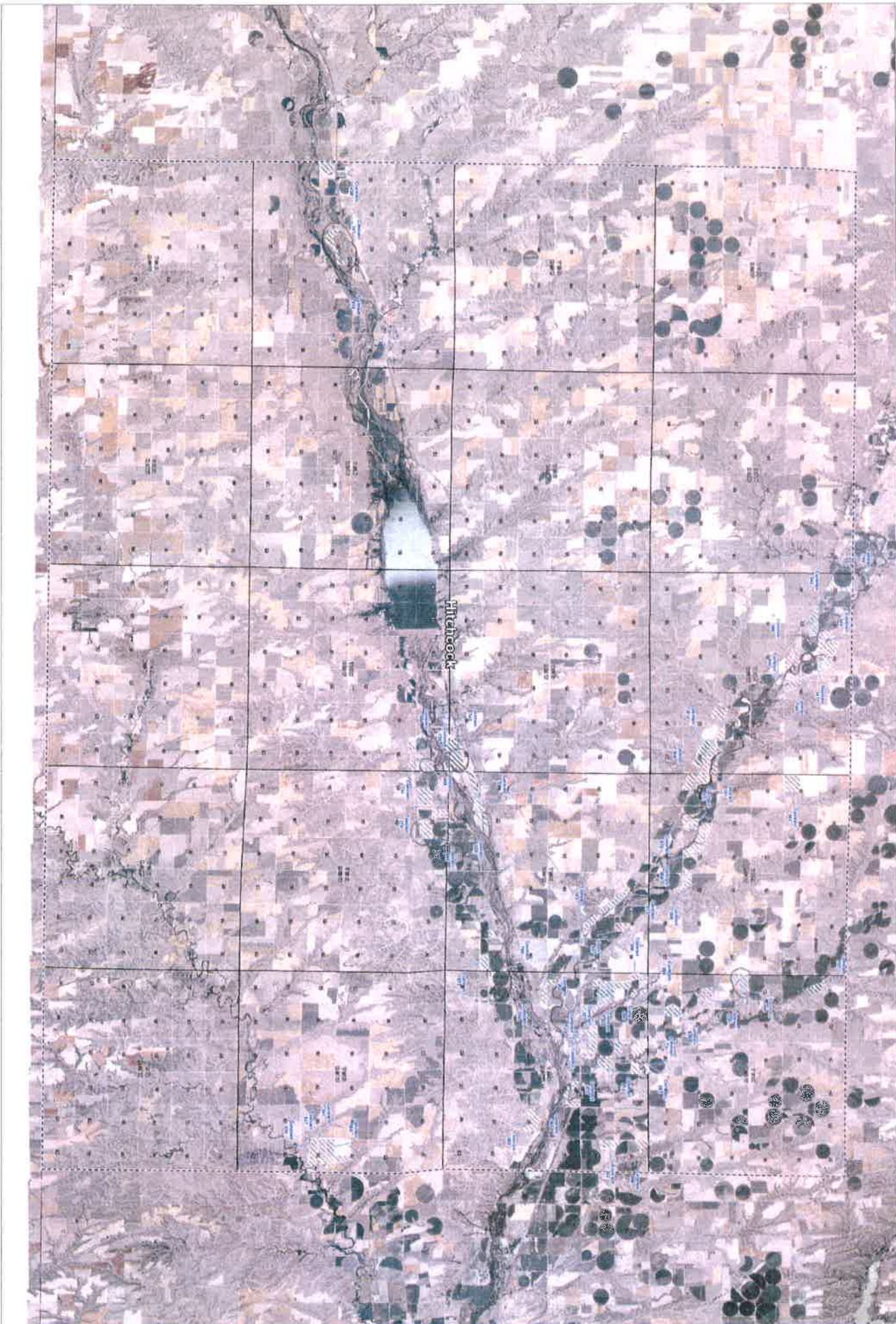
## CREP

Hitchcock County has complied with Directive 09-4 that properly identifies the classification of irrigated cropland subject to water use agreements, and conservation reserve programs. This process was completed and land uses were corrected and updated for the 2016 year. The identification of CREP acres enrolled in the Federal Program was reviewed for market differences between irrigated lands NOT enrolled in a Federal Program. The sales in the CREP and EQIP programs were reflecting an average adjusted selling price per acre at only 39-40% of the irrigated sales.

Further analyses indicated the CREP values were supported through the sales within Hitchcock County. For example: a CREP sale sold for \$1777 per acre and less than a quarter mile from the CREP sale, an irrigated sale sold for \$3921 per acre. These differences continued as sales come in within the entire subclasses of irrigated land verses Conservation Reserve Enhancement Program acres. (Refer to CREP analyses spreadsheet on this exhibit).



# Hitchcock County CREP Contracts





	A	B	C	D	E	F	H	M	N	O
1					<b>CREP</b>					
					<b>2016 ASSESSED</b>	<b>RATIO</b>	<b>#crep acres</b>		<b>Selling Price/Acre</b>	
					<b>VALUE(LAND)</b>					
<b>2</b>	<b>BOOK</b>	<b>PAGE</b>	<b>SALE DATE</b>	<b>ADJ Selling Price</b>						
3	67	473	04.14.2006	\$200,000	199,960	100	52			
4	68	18	05.01.2007	\$87,500	115,925	132.49	55.86			
5	67	818	04.06.2007	\$195,000	201,355	103.26	76			
6	68	218	11.02.2007	\$75,000	141,780	189.04	50.35			
7	68	638	01.20.2009	\$180,000	259,860	144.37%	59.64			
8	68	720	04.20.2009	\$120,000	175,960	146.63%	61.08			
9	68	780	07.08.2009	\$150,000	191,910	127.94%	24.05			
10	69	381	12.29.2010	400,000	541,740	135.44%	181.1			
11	69	715	12.06.2011	\$265,400	253,160	95.39%	102.78			
12	69	733	12.30.2011	\$280,000	266,470	95.17%	104.91			
13	69	735	12.30.2011	\$815,000	1,052,695	129.17%	347			
14	70	349	11.14.2012	\$145,500	145,480	99.99%	48		\$	1,653.41
15	70	388	12.14.2012	\$207,000	180,365	87.32%	69.62		\$	1,783.40
16	70	396	12.27.2012	\$2,530,000	1,465,720	57.93%	14.94		\$	2,727.27
17	70	121	05.15.2012	120,000	\$76,600	63.83%	42		\$	1,323.65
18	70	585	6.01.2013	\$133,000	(water rights)		100.48		\$	Seward
19	70	619	07.10.2013	\$1,500,000	663,010	44.20%	291.8		\$	1,189.46
20	70	706	09.27.2013	\$196,000	153,125	78.13%	49.5		\$	3,093.43
21	72	182	10.16.2015	\$612,500	437,500	71.43%	130		\$	1,285.88
22	72	198	10.29.2015	\$215,000	173,435	80.67	62.5		\$	2,125.05
23	72	265	11/3/2015	\$330,000	237,115	71.85%	71.37		\$	AVERAGE SP PER ACRE: \$1923
24							1994.98			
25	This is an example of the difference in market prices									
26	2016 Assessed Values are reflected in Orange font.									
27										
28					<b>IRRIGATED SALES</b>					
29	70	396	12.27.2012	2,320,000	1,457,369	62.82%	N/A		\$	4,975.00
30	70	818	12.12.2013	800,000	488,990	61.12	N/A		\$	5,107.00
31	71	690	3.12.2015	785,000	371,800	47.36	N/A		\$	5,858.00
32	72	95	8.19.2015	525,000	443,885	75.88	N/A		\$	3,620.00
33										<b>AVERAGE SP PER ACRE: \$4890</b>
34										
35										39% of Irrig. Markets
36										CREP ave. selling price=\$1923 IRRIG ave. selling price= \$4890



## DIRECTIVE 09-4

Supersedes Directives 06-3 and 07-03

August 25, 2009

### CLASSIFICATION OF IRRIGATED CROPLAND SUBJECT TO WATER USE AGREEMENTS

**Purpose.** To advise county assessors on the classification and valuation of land subject to provisions of a Water Use Agreement under integrated management plans of a natural resource district (NRD).

**Statutory language.** Neb. Rev. Stat. §46-294.03 Appropriation; temporary transfer or change; effect on classification and valuation.

“For purpose of assessment pursuant to sections 77-1343 to 77-1363, neither the temporary transfer or change of an appropriation nor any resulting land-use changes on the land to which the appropriation was appurtenant prior to the transfer or change shall cause the land to be reclassified to a lower value use or the valuation of the land to be reduced, but the land may be reclassified to a higher value use and its valuation may be increased if a higher value use is made of the land while the temporary transfer or change is in effect. Land from which an appropriation has been permanently transferred shall be classified and valued for tax purposes in accordance with the use of the land after the transfer.”

**Definitions.** The following definitions are provided to assist county assessors in determining whether a parcel qualifies as agricultural and horticultural land:

**Allocation.** Allocation, as it relates to water use for irrigation purposes, means the allotment of a specified total number of acre-inches of irrigation water per irrigated acre per year or an average number of acre-inches of irrigation water per irrigated acre over any reasonable period of time. Neb. Rev. Stat. §46-706 (15).

**Appropriation.** Determination of priority and amount of appropriation is the duty of the Department of Natural Resources (DNR). The DNR shall make proper arrangements for the determination of priorities of right to use the public waters of the state. The method of determining the priority and amount of appropriation shall be fixed by the DNR. Neb. Rev. Stat. §46-226.

**Irrigable Lands** means those lands having soil, topographic, drainage, and climatic conditions favorable for irrigation and located in a position where water supply is or can be made available. Specifically, this directive applies to that land that would be capable of being

irrigated except for the restrictions specified in a Water Use Agreement between the producer and the NRD or DNR. Lands with a well or a pivot which serve the parcel can be considered "irrigable." Irrigable land can be a sub-class of either dry or irrigated cropland.

Land enrolled in a federal or state program in which payments are received for removing such land from agricultural or horticultural production – See Attachment

Parcel means a contiguous tract of land determined by its boundaries, under the same ownership, and in the same tax district and section. If all or several lots in the same block are owned by the same person and are contained in the same tax district, they may be included in one parcel. Neb. Rev. Stat. §77-132.

Production means the act or process of producing.

Temporary transfer means a transfer of the water right for one year or less.

Procedure and Implementation. It is the duty of each assessor to assess the agricultural and horticultural land class of real property, uniformly and proportionately.

Overview. The Environmental Quality Incentives Program (EQIP) addresses locally identified problems with natural resources. High priority is given to assistance where establishing specific practices will help meet water and soil conservation quality objectives. EQIP offers contracts that provide incentive payments and cost sharing for establishing conservation practices (CPs), such as manure management systems, pest management, erosion control, and other practices to improve and maintain the health of natural resources.

In 2004, the U.S.D.A. Natural Resources Conservation Service (NRCS) and the DNR announced availability of state and federal funds to convert irrigated cropland to some other land use as, "...part of the action needed to reduce Nebraska's water usage to comply with the Republican River Compact."

EQIP 2005-Participants received a one-time \$100 per acre payment, plus \$50 per acre per year for the next three years for irrigated land conversions. This would equal a total payment of \$250 per acre. Early enrollers received an additional \$100 incentive for a total of \$350 per acre. The land is subject to irrigation restrictions for **four years**. Contracts that convert land to grass cover would be maintained without irrigation for ten years. Applications were opened in January 2005, with additional application deadlines ending in March, May and July, until the targeted number of 10,000 acres was enrolled.

EQIP 2006-Participants received a one-time payment of \$375 per acre plus \$100 per acre per year for the next three years for permanent irrigated land conversions. This would equal a total payment of \$675 per acre. The land is subject to irrigation restrictions **permanently**. The land may be used for dry land cropping or establishing grazing land. This program targets 2,400 acres in the Lower Republican River NRD.



The Lower Republican NRD's Ground Water Management Rules and Regulations Rule 6-6.8, states that the acres are not to be changed from irrigated to non-irrigated in the county assessor's office so that the water rights are preserved for future use. In order to meet this rule, it is advised that the assessor classify the land as irrigable; however, the taxable value of the land should reflect 75% of the market value as determined using professionally accepted mass appraisal methods including, but not limited to, the sales comparison approach, income approach or cost approach.

Agricultural and horticultural land. Agricultural and horticultural land is defined in Neb. Rev. Stat. §77-1359 and includes land that is enrolled in a federal or state program in which payments are received for removing the land from agricultural or horticultural production. The land shall be divided into classes and subclasses and inventoried by subclasses based on soil classifications as converted into land capability groups by the Property Tax Administrator in Directive 99-8 issued December 30, 1999. Neb. Rev. Stat. §77-1363.

Classification. The assessor shall classify the land by its present land use: irrigated cropland, dry cropland, or grass land based on the observed use of the land. Because the use will be subject to the contract for participation, there needs to be a way to discover the terms of the contract and whether the land has been changed to dry cropland for four years, grass land for ten years, or permanently as defined by the contract. Water restriction agreements should be on file in the clerk/register of deeds office, or the assessor may rely on the property owner to supply contract information, or have signed permission to receive this information from the local NRCS or Farm Service Agency (FSA) office.

It is also recommended that the assessor identify this land as being enrolled in the EQIP program so that the valuation can be applied equitably within the class of land enrolled in the government program subject to the terms and conditions of the contract.

Valuation. The actual value of property is defined in Neb. Rev. Stat. §77-112 as the market value of the property in the ordinary course of trade. Agricultural and horticultural land is a distinct class of property for purposes of property taxation to be valued at 75% of its actual value. Neb. Rev. Stat. §77-201(2).

Initially it is recommended that the land enrolled in EQIP should be classified at its current use and valued as other land in the same classification. Sales of the property should be monitored so that if the market value for this land is indicated to be different from the similarly classified land, the value may reflect 75% of the market value for land subject to the contract for enrollment in EQIP.

#### Example

Year 1—Assessor classifies the land as continued use in irrigation, but 'flags' the property record card for land enrolled in EQIP (e.g. 3A1 land would be classified as 3A1EQ).  
Land is valued as other 3A1 land.

Year 2—Assessor reviews the land for continued use and value remains the same.

Year 3—Assessor observes sale of other 3A1EQ land at a value less than 3A1 land, but more than 3D1 land. The value is adjusted to reflect the market indication and is assessed at 75% of the actual market value.

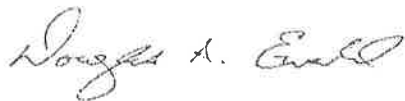
Years 4-10—Assessor continues to monitor the market for the EQ land and annually makes the required adjustments to reflect 75% of actual value.

Special Valuation. Enrollment in the EQIP program does not prohibit other non-agricultural uses on the property, only the right to irrigate crops or pasture. Because this land adjoins rivers and tributaries in the Republican River Basin, the market value may reflect the value the land has for uses other than agricultural, such as recreational activities and development. It is recommended that the county assessor accept applications for special valuation pursuant to Neb. Rev. Stat. §§77-1344 through 77-1348 so long as the land continues to qualify, that is, to allow for the continued assessment of the land for agricultural purposes as long as the contract for participation in the EQIP program is in force. At the termination of this compliance period, the assessor should review the land for compliance with the special valuation requirements. All other applicable statutes, rules, regulations, and directives pertaining to special valuation would apply to this land.

Conclusion. The statutes provide a valuation preference for agricultural and horticultural land that is enrolled in state or federal programs that encourage conservation of the state's land and water resources while preserving the right to use the land for agricultural and horticultural purposes. The Department's recommendations recognize these conservation efforts while maintaining compliance with the constitutional and statutory requirements to fairly and equitably assess agricultural and horticultural land for property tax purposes while preserving the property tax base for local government. For land which is capable of being irrigated but is not currently having any water applied to it subject to a Water Use Agreement with the local NRD, the Department recommends that the assessor classify such land as "irrigable."

Land that meets the definition of agricultural land or horticultural land is to be valued at 75% of its market value for property assessment purposes. That portion of a parcel which is directly related to a building or structure is disregarded when the primary purpose of the remaining land in a parcel is being considered to determine if a parcel qualifies as agricultural land or horticultural land.

APPROVED:



Douglas A. Ewald  
Tax Commissioner  
August 25, 2009

Attachments

**Land enrolled in a federal or state program in which payments are received for removing land from agricultural or horticultural production.**

**Federal or State Programs**

- It is recommended that when land has been used either under the wetlands reserve program or the Conservation and Preservation Easements Act, that the assessor read and understand the allowed practices and the restrictions imposed by the conservation easement to determine whether or not the land is being preserved for agricultural or horticultural purposes, or whether it is being preserved for other uses, such as wildlife habitat or wetlands.
- The assessor must carefully review the language incorporated in all Conservation Easement Deeds is imperative.

The following includes, but is not limited to, a list of examples of federal or state programs referred to in Neb. Rev. Stat. §77-1359(2)(b):

**A. Considered agricultural and horticultural**

**1. Conservation Reserve Program (CRP)**

The CRP is a voluntary program for agricultural landowners. Through CRP, annual rental payments and cost-share assistance are received to establish long-term, resource conserving covers on eligible farmland. The Commodity Credit Corporation (CCC) makes annual rental payments based on the agriculture rental value of the land, and it provides cost-share assistance for up to 50 percent of the participant's costs in establishing approved conservation practices. Participants enroll in CRP contracts for 10 to 15 years. The program is administered by the CCC through the Farm Service Agency (FSA), and program support is provided by Natural Resources Conservation Service (NRCS), Cooperative State Research and Education Extension Service, state forestry agencies, and local Soil and Water Conservation Districts.

▶ The CRP is a voluntary program for which a farm is left fallow for a term of years in return for an annual rental payment. The land may be returned to farming after the contract expires. This would still be considered agricultural and horticultural land.

**2. Conservation Reserve Enhancement Program (CREP)**

The purpose of the NPRRA CREP is to enhance the water quality and quantity of three major Nebraska watersheds (North Platte, Platte, and Republican River basins) by reducing the amount of nutrients, sediments, and chemical runoff from agriculture sources, while increasing wildlife and wetland habit for birds, migrating waterfowl, and other aquatic organisms. The NRPPA plays a uniquely important water quality function in the United States because of the large number of separate rivers, streams, and lakes of national priority that receive water from Nebraska's watersheds.

The NPRRA CREP targets 100,000 acres (0.22 percent of the State's agricultural land and 2.9

percent of the proposed CREP project area) for the installation and maintenance of selected conservation practices (CPs). In order to maximize benefits, acreage will be split equally between the Republican and Platte River (including the North Platte) basins (50,000 acres each). Land placed under CREP contracts is retired from crop production and irrigation for 10-15 years. CREP would provide the financial and technical assistance necessary to assist eligible Nebraska farmers and ranchers in establishing CPs that would conserve soil and water; filter nutrients and pesticides; and enhance and restore wildlife habitat. In return, the landowner would receive annual payments equal to the irrigated cropland rental rate for the county.

### **3. Environmental Quality Incentives Program (EQIP)**

EQIP provides technical assistance, cost-share payments, incentive payments, and training to producers who enter into contracts based on an EQIP plan of operations. EQIP offers contracts with a minimum term that ends one year after the implementation of the last scheduled practices and a maximum term of ten years. These contracts provide incentive payments and cost-shares to implement conservation practices. Persons who are engaged in livestock or agricultural production on eligible land may participate in the EQIP program.

EQIP activities are carried out according to an environmental quality incentives program plan of operations developed in conjunction with the producer that identifies the appropriate conservation practice or practices to address the resource concerns. The practices are subject to NRCS technical standards adapted for local conditions. The local conservation district approves the plan. EQIP may cost-share up to 75% of the costs of certain conservation practices. Incentive payments may be provided for up to three years to encourage producers to carry out management practices they may not otherwise use without the incentive; however, limited resource producers and beginning farmers and ranchers may be eligible for cost-shares up to 90%. Farmers and ranchers may elect to use a certified third-party provider for technical assistance. An individual or entity may not receive, directly or indirectly, cost-share or incentive payments that, in the aggregate, exceed \$450,000 for all EQIP contracts entered during the term of the Farm Bill.

The Republican River Basin EQIP program ("Nebraska Ground and Surface Water Conservation Special Incentive") will be funded to pay irrigators not to irrigate for four years. Payments of \$50 per acre for three years will be funded through the federal government and the State of Nebraska. Payments from the federal government are \$50 per acre at the end of irrigation seasons in 2005, 2006, and 2007 with no payment in 2008, the fourth year.

The DNR will pay \$100 per acre before the 2005 irrigation season ends. The total payment over the four years is equal to \$250 per acre.

#### **B. Not considered agricultural and horticultural land**

- In August, 2006, the Tax Equalization and Review Commission issued a Decision in *Wetland Renovations, LLC v. Adams County Board of Equalization*, (Case Nos. 05A-083 and 05A-084), in which the Commission ruled that the land encumbered by the Wetlands Reserve Program easement could not be used for agricultural purposes, and therefore CAN NOT be characterized as agricultural and horticultural land as defined in Nebraska

law. Therefore such land CAN NOT be valued as agricultural and horticultural land.

### 1. Wetlands Reserve Program (WRP)

The WRP is administered by the NRCS in agreement with the FSA and in consultation with the U.S. Fish and Wildlife Service and other cooperating agencies and organizations.

WRP program objectives are to:

- purchase conservation easements from, or enter into cost-share agreements with, willing owners of eligible land; the duration of a WRP easement is either permanent or 30 years, and restoration cost-share agreement is generally 10 years;
- help eligible landowners, protect, restore, and enhance the original hydrology, native vegetation, and natural topography of eligible lands;
- restore and protect the functions and values of wetlands in the agricultural landscape;
- help achieve the national goal of no net loss of wetlands; and
- improve the general environment of the country.

► WRP land is land which is voluntarily converted to wetlands and habitat and almost always includes a Conservation Warranty Easement Deed which transfers all farming, grazing, and development rights to a third party for a perpetual term.

### 2. Conservation Warranty Easement Deed

This deed transfers the right to farm, hay, or graze land that has been enrolled in one of the conservation programs. The deed transfers these rights for 30 years or "permanently" depending on the landowner's agreement. The landowner reserves the rights to fishing, hunting, egress, ingress, and mineral interests. They also may be granted other limited haying, grazing, or timber harvesting provided it is not inconsistent with the conservation practices on the parcel. The document itself is usually the permanent or thirty year deed through the CCC or a permanent easement to the NRCS.

**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440023084	Legal PT S1/2/SE1/4 SEC 32-4-31 75.33 AC.	Card File Situs
Owner RIPPEN, SHANE C. & KELLY K. 37258 VALLEY DRIVE CULBERTSON, NE 69024-	S-T-R: 32-04-31 Acres: 75.330	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements Land / Lot Total	Previous 0 220,960 220,960	Current 0 212,430 212,430
Neighborhood 0	N/A	State Geo 4091-32-4-00000-000-0610			
Location/Group 0	N/A	Cadastral 00001 00038 00000 00000 00000			
District 10	10	Book / Page /			
School 44-0070	10	Sale Date			
Irrigation 00	No Irrigation	Sale Amount .00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1568	IRRG	1A	BLACKWOOD SILT LOAM	1A	20090001	00 N/A	ACRIDA/TA READY	50.880	3,200	162,815		0
1620	IRRG	1A	KEITH SILT LOAM	1A				4,460	3,200	14,270		0
1630	IRRG	3A1	KEITH SILT LOAM	3A1				3,020	2,800	8,455		0
								58,360		185,540		0
ROAD	ROAD	ROAD	ROAD	ROAD				2,030	0	0		0
1568	CREP	1A CREP	BLACKWOOD SILT LOAM	1A CREP				10,290	1,800	18,520		0
1620	CREP	1A CREP	KEITH SILT LOAM	1A CREP				2,350	1,800	4,230		0
1630	CREP	3A1 CREP	KEITH SILT LOAM	3A1 CREP				2,300	1,800	4,140		0
								14,940		26,890		0
								Land Total		212,430		0

Sale Date	Book	Page	Extend	Ownership History	Amount					
12/27/2012	70	396		RIPPEN, SHANE C. & KELLY K.	2,530,000					
04/26/2001	65	530			200,850					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	3426	10	0	0	220,960	220,960	0	220,960	2,562.12	0.00
2014	3386	10	189,580	0	0	189,580	0	189,580	2,422.70	0.00
2013	3355	10	132,655	0	0	132,655	0	132,655	2,012.18	0.00
2012	3598	10	113,700	0	0	113,700	0	113,700	1,862.68	0.00
2011	3549	10	90,050	0	0	90,050	0	90,050	1,534.80	0.00
2010	3522	10	90,050	0	0	90,050	0	90,050	1,355.44	0.00

**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440018633	Legal W1/2-PT N1/2/NE1/4 SEC 5-3-31 401.92 AC.	Card File Situs
Owner RIPPEN, SHANE C. & KELLY K. 37258 VALLEY DRIVE CULBERTSON, NE 69024-	S-T-R: 05-03-31 Acres: 401.920	

County Area 1	AGLAND	Class Code 01-05-05-03-00-09	Value Improvements Land / Lot Total	Previous 29,984 1,230,595 1,260,579	Current 29,984 1,200,430 1,230,414
Neighborhood 0	N/A	State Geo 00001 00038 00000 00000 00000			
Location/Group 0	N/A	Cadastral 70 / 396			
District 10	10	Book / Page 12/27/2012			
School 44-0070	10	Sale Date 12/27/2012			
Irrigation 00	No Irrigation	Sale Amount 2,530,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1356	IRRG	1A	BRIDGET SILT LOAM	1A	N	1.060	3,200	3,390		
1588	IRRG	1A	BLACKWOOD SILT LOAM	1A	N	70.250	3,200	224,800		
1589	IRRG	1A	BLACKWOOD SILT LOAM	1A	N	131.440	3,200	420,510		
1615	IRRG	1A	KEITH & BLACKWOOD SILT L	1A	N	110.580	3,200	353,855		
1620	IRRG	1A	KEITH SILT LOAM	1A	N	6.670	3,200	21,345		
1632	IRRG	1A	KEITH SILT LOAM	1A	N	33.300	3,200	106,560		
1853	IRRG	4A1	ULYSSES & SULCO SILT LOAM4A1	1A	N	18.390	2,700	49,655		
						<b>371.690</b>		<b>1,180,215</b>		
1532	GRAS	4G	SULCO SILT LOAM	4G	N	7.420	500	3,710		
1588	GRAS	1G	BLACKWOOD SILT LOAM	1G	N	0.020	500	10		
1589	GRAS	1G	BLACKWOOD SILT LOAM	1G	N	0.520	500	260		
1615	GRAS	1G	KEITH & BLACKWOOD SILT L	1G	N	0.100	500	50		
1620	GRAS	1G	KEITH SILT LOAM	1G	N	1.040	500	520		
1630	GRAS	3G1	KEITH SILT LOAM	3G1	N	2.690	500	1,345		
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM4G1	4G1	N	4.390	500	2,195		
						<b>16.180</b>		<b>8,090</b>		
ROAD	ROAD	ROAD	ROAD	ROAD	N	8.990	0	0		
FARM	FARM	FARM	FARM	FARM	N	4.050	500	2,025		
HOME	HOME	HOME	HOME	HOME	N	1.010	10,000	10,100		
						<b>Land Total 401.920</b>		<b>1,200,430</b>		

Sale Date	Book	Page	Extend	Ownership History	Amount
12/27/2012	70	396		RIPPEN, SHANE C. & KELLY K.	2,530,000
03/23/2006	67	446			
04/26/2001	65	529			140,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	3419	10	29,984	0	1,230,595	1,260,579	0	1,260,579	15,187.44	0.00
2014	3390	10	1,007,274	0	0	1,007,274	0	1,007,274	12,872.26	0.00
2013	3359	10	735,940	0	0	735,940	0	735,940	11,163.18	0.00
2012		10	645,505	0	0	645,505	0	645,505	10,574.98	0.00

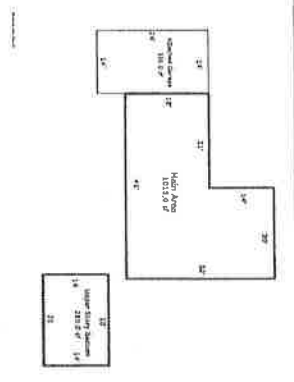
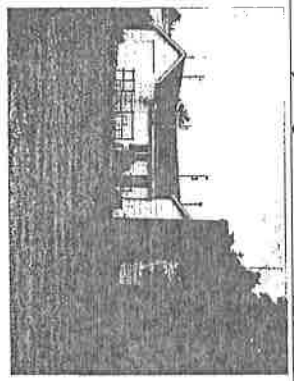
135

**HITCHCOCK COUNTY**  
**2016 Real Estate Breakdown Report**

Parcel ID	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
440018653		10	519,970	0	0	519,970	0	519,970	8,862.30	0.00
2011	3548	10	519,970	0	0	519,970	0	519,970	8,862.30	0.00
2010	3520	10	521,030	0	0	521,030	0	521,030	7,842.64	0.00

Continued...

Owner: RIPPEN, SHANE C. & KELLY K.  
Legal: W1/2-P1T N1/2/NE1/4 SEC 5-3-31 401.92 AC.



Site Plan



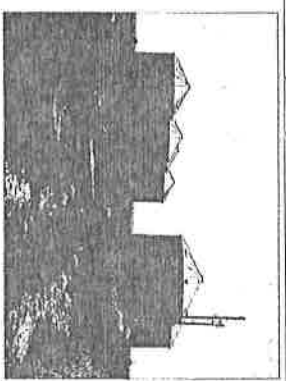
**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

<b>Parcel ID</b> 440018676	<b>Legal</b> PT NE1/4/NE1/4 SEC 6-3-31 10.88 AC.	<b>Card File</b> Situs
<b>Owner</b> RIPPEN, SHANE C. & KELLY K. 37258 VALLEY DRIVE CULBERTSON, NE 69024-	<b>S-T-R:</b> 06-03-31 Acres: 10.880	

<b>County Area</b> 1	<b>AGLAND</b>	<b>Class Code</b> 01-05-05-03-00-07	<b>Value</b>	<b>Previous</b>	<b>Current</b>
<b>Neighborhood</b> 90	<b>AGLAND</b>	<b>State Geo</b> 4285-06-3-00000-000-0130	<b>Improvements</b>	700	700
<b>Location/Group</b> 0	<b>N/A</b>	<b>Cadastral</b> 00001 00037 00000 00000 00000	<b>Land / Lot</b>	14,165	13,825
<b>District</b> 10	<b>10</b>	<b>Book / Page</b> 70 / 396	<b>Total</b>	14,865	14,525
<b>School</b> 44-0070	<b>10</b>	<b>Sale Date</b> 12/27/2012			
<b>Irrigation</b> 00	<b>No Irrigation</b>	<b>Sale Amount</b> 2,530,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Date Open	Date Closed	Market/Acre	Market Sub	Amount
1589	IRRG	1A	BLACKWOOD SILT LOAM	1A	N	3.790	3,200	12,130	03/06/2010	03/06/2010			0
1589	GRAS	1G	BLACKWOOD SILT LOAM	1G	N	1.330	500	665					
ROAD	ROAD	ROAD	ROAD	ROAD	N	2.620	0	0					
CANAL	CANAL	CANAL	CANAL	CANAL	N	1.080	0	0					
FARM	FARM	FARM	FARM	FARM	N	2.060	500	1,030					
						<b>Land Total</b>	<b>10.880</b>	<b>13,825</b>					

Sale Date	Book	Page	Extend	Ownership History	Amount					
12/27/2012	70	396		RIPPEN, SHANE C. & KELLY K.	2,530,000					
<b>Year</b>	<b>Statement</b>	<b>District</b>	<b>Building</b>	<b>Other</b>	<b>Land</b>	<b>Total</b>	<b>Exempt</b>	<b>Taxable</b>	<b>Total Tax</b>	<b>Penalty Tax</b>
2015	3420	10	0	700	14,165	14,865	0	14,865	179.08	0.00
2014	3391	10	15,720	0	0	15,720	0	15,720	200.88	0.00
2013	3360	10	11,080	0	0	11,080	0	11,080	168.06	0.00
2012	3596	10	13,320	0	0	13,320	0	13,320	218.22	0.00
2011	3547	10	11,350	0	0	11,350	0	11,350	193.44	0.00
2010	3521	10	11,590	0	0	11,590	0	11,590	174.46	0.00



Primary Image

Sketch

Site Plan

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440073081	Legal PT NW1/4 SEC 9-3-31 156.64 AC. S-T-R: 09-03-31 Acres: 156.640	Card File Situs
Owner SCHAFER, BRIAN T & DONNETTA R & CLINT R & KAYLA M SCHAFER 72503 ROAD 372 CULBERTSON, NE 69024		

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements	Previous 0	Current 0
Neighborhood 90	AGLAND	State Geo 4285-09-3-00000-000-0270	Land / Lot	504,275	488,990
Location/Group 0	N/A	Cadastral 00001 00035 00000 00000 00000	Total	504,275	488,990
District 10	10	Book / Page /			
School 44-0070	10	Sale Date			
Irrigation 00	No Irrigation	Sale Amount .00			

Permit No. 20090001	Type 00 N/A	Description AGRIDATA READY	Date Open 09/22/2009	Date Closed 09/22/2009	Amount 0
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Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1588	IRRG	1A	BLACKWOOD SILT LOAM	1A	N	51.680	3,200	165,375		
1615	IRRG	1A	KEITH & BLACKWOOD SILT L	1A	N	71.320	3,200	228,225		
1632	IRRG	1A	KEITH SILT LOAM	1A	N	29.810	3,200	95,390		
						152.810		488,990		
ROAD	ROAD	ROAD	ROAD	ROAD	N	3.830	0	0		
						Land Total	156.640	488,990		

Sale Date 12/12/2013	Book 70	Page 818	Extend SCHAFER/BRIAN T & DONNETTA R	Ownership History	Amount 800,000
12/12/2013	70	820			400,000
08/26/2008	68	491			120,000
12/07/1999	65	105			214,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	3562	10	0	0	504,275	504,275	0	504,275	6,075.90	0.00
2014	3550	10	397,305	0	0	397,305	0	397,305	5,077.28	0.00
2013	2266	10	289,380	0	0	289,380	0	289,380	4,389.50	0.00
2012	2227	10	249,600	0	0	249,600	0	249,600	4,089.08	0.00
2011	2112	10	198,900	0	0	198,900	0	198,900	3,390.02	0.00
2010	2099	10	198,900	0	0	198,900	0	198,900	2,993.86	0.00

**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440040131	Legal PART E1/2 SEC 22-2-35 75.33 AC S-T-R: 22-02-35 Acres: 75.330	Card File Situs
Owner LADENBURGER, DANIEL L, TRUSTEE DANIEL L LADENBURGER LIVING TR 35135 ROAD 703 STRATTON, NE 69043		

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements Land / Lot Total	Previous 0 182,435 182,435	Current 0 183,395 183,395
Neighborhood 0	AGLAND	State Geo 4323-22-2-00000-000-0438			
Location/Group 0	N/A	Cadastral 00000 00000 00000 00000 00000			
District 35	35	Book / Page /			
School 29-0117	35	Sale Date			
Irrigation 00	No Irrigation	Sale Amount .00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1326	IRRG	2A1	BAYARD FINE SANDY LOAM	2A1	N	23.060	2,900	66,875		
5636	IRRG	2A	HAYERSON FINE SANDY LOAM2A		N	0.040	2,900	115		
5951	IRRG	4A	DWYER-VALENT LOAMY FINE 4A		N	19.430	2,700	52,460		
6111	IRRG	2A	SARBEN LOAMY FINE SAND	2A	N	19.810	2,900	57,450		
						<b>62.340</b>		<b>176,900</b>		
1326	GRAS	2G1	BAYARD FINE SANDY LOAM	2G1	N	0.010	500	5		
1889	GRAS	4G1	VALENT FINE SAND, ROLLING4G1		N	0.870	500	435		
5636	GRAS	2G	HAYERSON FINE SANDY LOAM2G		N	0.040	500	20		
5951	GRAS	4G	DWYER-VALENT LOAMY FINE 4G		N	11.700	500	5,850		
6111	GRAS	2G	SARBEN LOAMY FINE SAND	2G	N	0.370	500	185		
						<b>12.990</b>		<b>6,495</b>		
						<b>Land Total</b>		<b>183,395</b>		

Sale Date	Book	Page	Extend	Ownership History	Amount					
02/04/2014	71	25		LADENBURGER/DANIEL L	126,000					
02/04/2014	71	27			63,000					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	2251	35	0	0	182,435	182,435	0	182,435	1,584.96	0.00
2014	2242	35	57,895	0	0	57,895	0	57,895	534.62	0.00

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**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

<b>Parcel ID</b> 440022991	<b>Legal</b> PT S1/2/SE1/4-NW1/4/SE1/4-PT NE1/4/SE1/4	<b>Card File</b> Situs
<b>Owner</b> MCCONVILLE, WILLIAM E. & SANDRA K. 38083 ROAD 721 MCCOOK, NE 69001	<b>SEC</b> 31-4-31 134 AC. <b>S-T-R:</b> 31-04-31 Acres: 134.000	
<b>County Area</b> 1	<b>Class Code</b> 02-05-05-03-00-09	<b>Value</b> Improvements Land / Lot Total
<b>Neighborhood</b> 90	<b>State Geo</b> 4091-31-4-00000-000-0570	<b>Previous</b> 0 384,800 384,800
<b>Location/Group</b> 0	<b>Cadastral</b> 00001 00037 00000 00000 00000	<b>Current</b> 0 371,800 371,800
<b>District</b> 10	<b>Book / Page</b> 71 / 690	
<b>School</b> 44-0070	<b>Sale Date</b> 03/12/2015	
<b>Irrigation</b> 00	<b>Sale Amount</b> 785,000.00	

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1588	IRRG	1A	BLACKWOOD SILT LOAM	1A	20100001	00 N/A	CREP CONTRACT PER NRD. 9-2009	7.000	3,200	22,400		
1589	IRRG	1A	BLACKWOOD SILT LOAM	1A	20090001	00 N/A	AGRIDATA READY	60.000	3,200	192,000		
1632	IRRG	1A	KEITH SILT LOAM	1A				37.000	3,200	118,400		
								<b>104.000</b>		<b>332,800</b>		
1588	DRY	1D	BLACKWOOD SILT LOAM	1D				11.000	1,500	16,500		
1589	DRY	1D	BLACKWOOD SILT LOAM	1D				14.000	1,500	21,000		
1632	DRY	1D	KEITH SILT LOAM	1D				1.000	1,500	1,500		
								<b>26.000</b>		<b>39,000</b>		
ROAD	ROAD	ROAD	ROAD	ROAD				4.000	0	0		
								<b>Land Total</b>		<b>134.000</b>		<b>371,800</b>

Sale Date	Book	Page	Extend	Ownership History	Amount
03/12/2015	71	690		MCCONVILLE, WILLIAM E. & SANDRA K.	785,000
05/15/2012	70	126		EBERSPACHER, JON R. & JILL E.	746,000
05/15/2012	70	129		EBERSPACHER, JON R. & JILL E.	746,000
05/15/2012	70	129		EBERSPACHER, JON R. & JILL E.	746,000
02/11/2011	69	424			
08/18/1994	62	373			90,500

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	2655	10	0	0	384,800	384,800	0	384,800	4,636.06	0.00
2014	1095	10	304,200	0	304,200	304,200	0	304,200	3,887.48	0.00
2013	1073	10	216,060	0	216,060	216,060	0	216,060	3,277.32	0.00
2012	1053	10	209,725	0	209,725	209,725	0	209,725	3,435.82	0.00
2011	3954	10	171,475	0	171,475	171,475	0	171,475	2,922.60	0.00
2010	3935	10	164,825	0	164,825	164,825	0	164,825	2,480.98	0.00

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**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

<b>Parcel ID</b> 440038254	<b>Legal</b> SE1/4 SEC 27-4-34 161.58 AC.	<b>Card File</b> Situs
<b>Owner</b> SCHAFER, BRIAN T. & DONNETTA R. 72503 ROAD 372 CULBERTSON, NE 69024	<b>S-T-R:</b> 27-04-34 Acres: 161.580	

<b>County Area</b> 1	<b>AGLAND</b>	<b>Class Code</b> 02-05-05-03-00-09	<b>Value</b>	<b>Previous</b>	<b>Current</b>
<b>Neighborhood</b> 90	<b>AGLAND</b>	<b>State Geo</b> 4085-27-4-00000-000-0480	<b>Improvements</b>	0	0
<b>Location/Group</b> 0	<b>N/A</b>	<b>Cadastral</b> 00002 00123 00000 00000 00000	<b>Land / Lot</b>	458,145	443,885
<b>District</b> 80	<b>80</b>	<b>Book / Page</b> 72 / 95	<b>Total</b>	458,145	443,885
<b>School</b> 15-0536		<b>Sale Date</b> 08/19/2015			
<b>Irrigation</b> 00	<b>No Irrigation</b>	<b>Sale Amount</b> 585,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Description	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1620	IRRG	1A	KEITH SILT LOAM	1A	N	AGRIDATA READY	93.670	3,200	299,745		
1632	IRRG	1A	KEITH SILT LOAM	1A	N		18.290	3,200	58,530		
1661	IRRG	4A1	LODGEPOLE SILT LOAM	4A1	N		8.790	2,700	23,735		
1860	IRRG	3A1	ULYSSES SILT LOAM	3A1	N		3.850	2,800	10,780		
							<b>124.600</b>		<b>392,790</b>		
1588	DRY	1D	BLACKWOOD SILT LOAM	1D	N		0.700	1,500	1,050		
1620	DRY	1D	KEITH SILT LOAM	1D	N		28.870	1,500	43,305		
1632	DRY	1D	KEITH SILT LOAM	1D	N		1.610	1,500	2,415		
1860	DRY	3D1	ULYSSES SILT LOAM	3D1	N		3.100	1,300	4,030		
							<b>34.280</b>		<b>50,800</b>		
1860	GRAS	3G1	ULYSSES SILT LOAM	3G1	N		0.590	500	295		
ROAD	ROAD	ROAD	ROAD	ROAD	N		2.110	0	0		
							<b>Land Total</b>		<b>161.580</b>		<b>443,885</b>

Sale Date	Book	Page	Extend	Ownership History	Amount
04/09/2014	71	95		HAGAN, DONALD L. JR	
04/09/2014	71	115		HAGAN, DONALD L. JR	
04/09/2014	71	98		HAGAN, DONALD L. JR	
04/09/2014	71	95		HAGAN, DONALD L. JR	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	3584	80	0	0	458,145	458,145	0	458,145	6,129.36	0.00
2014	1660	80	367,700	0	0	367,700	0	367,700	5,363.58	0.00
2013	1619	80	257,675	0	0	257,675	0	257,675	3,892.46	0.00
2012	1579	80	220,880	0	0	220,880	0	220,880	3,303.34	0.00
2011	1457	80	177,880	0	0	177,880	0	177,880	2,661.98	0.00
2010	1470	80	171,265	0	0	171,265	0	171,265	2,481.12	0.00

**HITCHCOCK COUNTY**  
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Parcel ID 440032326	Legal PT SE1/4/NW1/4-PT S1/2/NE1/4-PT N1/2/N1/2/SE1/4-PT NE1/4/SW1/4 SEC 36-3-33 88 AC. S-T-R: 36-03-33 Acres: 88.000	Card File Situs 36547 OLD HWY 34
Owner HARDERS, RAMSEY D. & TAMMY S. 36547 OLD HWY 34 TRENTON, NE 69044		

County Area 1	AGLAND	Class Code 01-05-05-03-00-09	Value 31,080	Previous 31,080	Current 31,080
Neighborhood 90	AGLAND	State Geo 4289-36-3-00000-000-0867	Improvements 117,650		
Location/Group 0	N/A	Cadastral 00001 00061 00000 00000 00000	Land / Lot 114,400		
District 60	60	Book / Page 70 / 349	Total 148,730		
School 44-0070	60	Sale Date 11/14/2012			
Irrigation 00	No Irrigation	Sale Amount 145,500.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1356	GRAS	1G	BRIDGET SILT LOAM	1G	20100002	00 N/A	CREP CONTRACT PER NRD. 9-2009	4.000	500	2,000	500	0
1532	GRAS	4G	SULCO SILT LOAM	4G	20100001	00 N/A	AGRI DATA READY	30.000	500	15,000	500	0
					20040001	00 N/A	(IN)BUILT MILK BARN	34.000		17,000		989
ROAD	ROAD	ROAD	ROAD	ROAD		N		3.000	0	0	0	0
1356	CREP*	1A CREP	BRIDGET SILT LOAM	1A CREP		N		32.000	1,800	57,600	1,800	0
1532	CREP	4A CREP	SULCO SILT LOAM	4A CREP		N		3.000	1,800	5,400	1,800	0
1593	CREP	4A1 CREP	HAIGLER AND SANBORN LOAM A1	4A1 CREP		N		13.000	1,800	23,400	1,800	0
								48.000		86,400		
FARM	FARM	FARM	FARM	FARM		N		2.000	500	1,000	500	0
HOME	HOME	HOME	HOME	HOME		N		1.000	10,000	10,000	10,000	0
								Land Total	88.000	114,400		

Sale Date	Book	Page	Extend	Ownership History	Amount					
11/14/2012	70	349		HARDERS, RAMSEY D. & TAMMY S.	145,500					
01/26/2000	65	157			75,000					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1717	60	31,080	0	117,650	148,730	0	148,730	1,772.56	0.00
2014	1706	60	171,690	0	0	171,690	0	171,690	2,167.10	0.00
2013	1695	60	134,505	0	0	134,505	0	134,505	2,030.16	0.00
2012	2221	60	126,455	0	0	126,455	0	126,455	2,054.66	0.00
2011	2103	60	101,320	0	0	101,320	0	101,320	1,722.44	0.00
2010	2091	60	100,870	0	0	100,870	0	100,870	1,512.58	0.00

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**HITCHCOCK COUNTY**  
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Parcel ID 440026679	Legal PT NW1/4 SEC 11-4-32 116.07 AC.	Card File Situs
Owner COOK, RICHARD A. & KRISTALEE R. 37187 RD 722 CULBERTSON, NE 69024-7763	S-T-R: 11-04-32 Acres: 116.070	

County Area 1	AGLAND	Class Code 01-05-05-03-00-09	Value 390	Previous 390	Current 390
Neighborhood 90	AGLAND	State Geo 4089-11-4-00000-000-0165	Improvements 167,020	Land / Lot 167,410	180,365
Location/Group 0	N/A	Cadastral 00001 00046 00000 00000 00000			
District 10	10	Book / Page 70 / 388			
School 44-0070	10	Sale Date 12/14/2012			
Irrigation 00	No Irrigation	Sale Amount 207,000.00			180,755

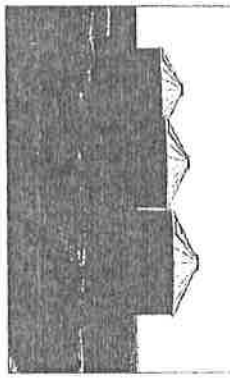
Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub	Permit No.	Type	Description	Date Open	Date Closed	Amount
1653	EQUIP	4A1 EQUIP	ULYSESSES & SULCO SILT LOAM4A1 EQUIP		N	65.440	1,800	117,790		7,525		20090001	00 N/A	AGRIDATA READY	10/06/2009	10/05/2009	0
1653	EQUIP	4A1 EQUIP	ULYSESSES & SULCO SILT LOAM4A1 EQUIP		N	4.180	1,800	7,525									
						69.620					125,315						
1589	DRY	1D	BLACKWOOD SILT LOAM	1D	N	30.460	1,500	45,690									
1833	DRY	4D	SULCO-ULYSESSES SILT LOAMS4D		N	3.830	1,160	4,445									
						34.290					50,135						
1589	GRAS	1G	BLACKWOOD SILT LOAM	1G	N	0.620	500	310									
1833	GRAS	4G	SULCO-ULYSESSES SILT LOAMS4G		N	8.210	500	4,105									
						8.830					4,415						
ROAD	ROAD	ROAD	ROAD	ROAD	N	2.330	0	0									
FARM	FARM	FARM	FARM	FARM	N	1,000	500	500									
						Land Total		116.070			180,365						

Sale Date	Book	Page	Extend	Ownership History	Amount
12/14/2012	70	388		COOK, RICHARD A. & KRISTALEE R.	207,000
01/24/2008	68	310			
05/21/2007	86	302			

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	853	10	390	0	167,020	167,410	0	167,410	2,016.96	0.00
2014	843	10	136,790	0	0	136,790	0	136,790	1,748.08	0.00
2013	838	10	95,345	0	0	95,345	0	95,345	1,446.26	0.00
2012	818	10	90,550	0	0	90,550	0	90,550	1,483.44	0.00
2011	704	10	84,825	0	0	84,825	0	84,825	1,445.76	0.00
2010	715	10	65,445	0	0	65,445	0	65,445	985.10	0.00

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Primary Image



Sketch

Site Plan

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HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440029243	Legal PT LOT 7-N/E1/4/SE1/4 SEC 1-2-33 44 AC	Card File Situs
Owner DINNEL, DUANE 73612 344 AVE WAUNETTA, NE 69045-	S-T-R: 01-02-33 Acres: 44.000	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements	Previous 0	Current 0
Neighborhood 0	PREVIOUS SPECIAL VALUE	State Geo 4327-01-2-00000-000-0000	Land/Lot	84,925	76,600
Location/Group 60	N/A	Cadastral 00000 00000 00000 00000 00000	Total	84,925	76,600
District 44-0070	60	Book / Page 70 / 121			
School 00	No Irrigation	Sale Date 05/15/2012			
Irrigation		Sale Amount 120,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1300	GRAS	2G	BAYARD FINE SANDY LOAM	2G	N	1.000	500	500		
1355	GRAS	1G	BRIDGET SILT LOAM	1G	N	1.000	500	500		
						2.000		1,000		
1355	CREP	1A CREP	BRIDGET SILT LOAM	1A CREP	N	42.000	1,800	75,600		
						Land Total	44.000	76,600		

Sale Date	Statement	District	Building	Other	Land	Total	Exempt.	Taxable	Total Tax	Penalty Tax	Amount
05/15/2012		70	121								120,000
2015	1011	60	0	0	84,925	84,925	0	84,925	1,012.12	0.00	
2014	1007	60	55,330	0	0	55,330	0	55,330	698.40	0.00	
2013	1002	60	38,010	0	0	38,010	0	38,010	573.70	0.00	
2012	986	60	31,490	0	0	31,490	0	31,490	511.66	0.00	

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HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440018862	Legal PT W1/2 SEC 8-3-31 310.60 AC.	Card File Status
Owner WAGNER, TODD A. & LOREN G. 37276 RD 719 CULBERTSON, NE 69024-	S-T-R: 08-03-31 Acres: 310.600	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements Land/Lot Total	Previous 0 368,750 368,750	Current 0 350,665 350,665
Neighborhood 0	N/A	State Geo 00001 00035 00000 00000 00000			
Location/Group 10	10	Cadastral Book / Page			
District 44-0070		Sale Date			
School 00	No Irrigation	Sale Amount			

Permit No. 20130001 Type 00 N/A Description For 2014 change 66.5 ac to dry per easem Date Open Date Closed Amount 07/22/2013 07/22/2013 0

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
1588	DRY	1D	BLACKWOOD SILT LOAM	1D	N	25.010	1,500	37,515			
1589	DRY	1D	BLACKWOOD SILT LOAM	1D	N	3.660	1,500	5,490			
1615	DRY	1D	KEITH & BLACKWOOD SILT L	1D	N	33.530	1,500	50,295			
1853	DRY	4D1	ULYSSES & SULCO SILT LOAM	4D1	N	0.670	1,160	775			
1860	DRY	3D1	ULYSSES SILT LOAM	3D1	N	1.530	1,300	1,990			
						64.400		96,065			
1532	GRAS	4G	SULCO SILT LOAM	4G	N	100.880	500	50,440			
1588	GRAS	1G	BLACKWOOD SILT LOAM	1G	N	6.410	500	3,205			
1615	GRAS	1G	KEITH & BLACKWOOD SILT L	1G	N	14.020	500	7,010			
1620	GRAS	1G	KEITH SILT LOAM	1G	N	1.330	500	665			
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM	4G1	N	3.340	500	1,670			
1860	GRAS	3G1	ULYSSES SILT LOAM	3G1	N	4.720	500	2,360			
						130.700		65,350			
ROAD	ROAD	ROAD	ROAD	ROAD	N	5.160	0	0			
1532	CREP	4A CREP	SULCO SILT LOAM	4A CREP	N	4.330	1,800	7,795			
1588	CREP	1A CREP	BLACKWOOD SILT LOAM	1A CREP	N	7.150	1,800	12,870			
1615	CREP	1A CREP	KEITH & BLACKWOOD SILT L	1A CREP	N	61.500	1,800	110,700			
1620	CREP	1A CREP	KEITH SILT LOAM	1A CREP	N	23.810	1,800	42,860			
1853	CREP	4A1 CREP	ULYSSES & SULCO SILT LOAM	4A1 CREP	N	1.020	1,800	1,835			
1860	CREP	3A1 CREP	ULYSSES SILT LOAM	3A1 CREP	N	2.670	1,800	4,805			
						100.480		180,865			
1532	CRP	4D CRP	SULCO SILT LOAM	4D CRP	N	1.980	850	1,685			
1615	CRP	1D CRP	KEITH & BLACKWOOD SILT L	1D CRP	N	6.640	850	5,645			
1620	CRP	1D CRP	KEITH SILT LOAM	1D CRP	N	1.240	850	1,055			
						9.860		8,385			
						Land Total	310.600	350,665			

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**HITCHCOCK COUNTY**  
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Sale Date	Book	Page	Extend	Ownership History	Amount					
06/01/2013	70	585			133,000					
02/25/2011	89	797								
02/11/2011	69	423								
05/11/2005	67	177								
02/01/1982	64	76			83,000					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	4123	10	0	0	368,750	368,750	0	368,750	4,442.70	0.00
2014	4070	10	402,260	0	0	402,260	0	402,260	5,140.60	0.00
2013	4037	10	325,730	0	0	325,730	0	325,730	4,940.88	0.00
2012	3997	10	283,125	0	0	283,125	0	283,125	4,638.28	0.00
2011	3958	10	232,620	0	0	232,620	0	232,620	3,964.74	0.00
2010	3934	10	110,310	0	0	110,310	0	110,310	1,660.42	0.00

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440040167	Legal PT NE1/4-PT S1/2-PT NW1/4 SEC 21-2-35	Card File Situs
Owner SEWARD, GEORGE L & DEBRA D 2710 COUNTY ROAD 39 YUMA, CO 80759	344.51 AC. S-T-R: 21-02-35 Acres: 344.510	

County Area 1	AGLAND	Class Code 02-05-05-03-00-10	Value	Previous	Current
Neighborhood 100	PREVIOUS SPECIAL VALUE	State Geo 4323-21-2-00000-000-0425	Improvements 0	0	0
Location/Group 0	N/A	Cadastral 00002 00167 00000 00000 00000	Land / Lot 1,042,395	1,042,395	663,010
School 29-0117	35	Book / Page 70 / 619	Total 1,042,395		663,010
Irrigation 00	No Irrigation	Sale Date 07/10/2013			
		Sale Amount 1,500,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1003	IRRG	3A	BANKARD LOAMY FINE SAND	3A	N	0.340	2,800	950		
1073	IRRG	4A1	SANBORN LOAM	4A1	N	14.430	2,700	38,960		
1355	IRRG	1A	BRIDGET SILT LOAM	1A	N	3.460	3,200	11,070		
5636	IRRG	2A	HAVERSON FINE SANDY LOAM	2A	N	20.740	2,900	60,145		
6309	IRRG	4A1	BARNEY LOAM	4A1	N	8.990	2,700	24,275		
						<b>47.960</b>		<b>135,400</b>		
2115	GRAS	4G	INVALE SOILS	4G	N	2.900	500	1,450		
6309	GRAS	4G1	BARNEY LOAM	4G1	N	1.840	500	920		
						<b>4.740</b>		<b>2,370</b>		
WASTE	WASTE	WASTE	WASTE	WASTE	N	<b>0.010</b>	50	<b>0</b>		
1355	CREP	1A CREP	BRIDGET SILT LOAM	1A CREP	N	6.050	1,800	10,890		
1356	CREP	1A CREP	BRIDGET SILT LOAM	1A CREP	N	32.310	1,800	58,160		
1593	CREP	4A1 CREP	HAIGLER AND SANBORN LOAM	4A1 CREP	N	60.020	1,800	108,035		
2115	CREP	4A CREP	INVALE SOILS	4A CREP	N	37.170	1,800	66,905		
2302	CREP	1A1 CREP	MCCOOK LOAM	1A1 CREP	N	156.250	1,800	281,250		
						<b>291.800</b>		<b>525,240</b>		
						<b>Land Total</b>		<b>344.510</b>		<b>663,010</b>

Sale Date	Book	Page	Extend	Ownership History	Amount					
07/10/2013	70	619		SEWARD/GEORGE L & DEBRAD	1,500,000					
12/30/2011	69	735		SANDS ESTATES INC	815,000					
11/29/2007	68	241			750,000					
10/07/2005	67	319			1,000					
10/06/1997	64	66			300,000					
Year	Stater	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015		35	0	0	1,042,395	1,042,395	0	1,042,395	9,056.10	0.00

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**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

<b>Parcel ID</b> 440027438	<b>Legal</b> SE1/4 SEC 29-4-32 164.78 AC.	<b>Card File</b> Situs
<b>Owner</b> BAUER, MICHAEL S 6911 E SPLIT ROCK CIRCLE SIOUX FALLS, SD 57110	<b>S-T-R:</b> 29-04-32 Acres: 164.780	

<b>County Area</b> 1	<b>AGLAND</b>	<b>Class Code</b> 02-05-05-03-00-09	<b>Value</b>	<b>Previous</b>	<b>Current</b>
<b>Neighborhood</b> 90	<b>AGLAND</b>	4089-29-4-00000-000-0505	<b>Improvements</b>	0	0
<b>Location/Group</b> 0	<b>N/A</b>	00001 00050 00000 00000 00000	<b>Land / Lot</b>	157,235	153,125
<b>District</b> 20	<b>20</b>	<b>Book / Page</b> 70 / 708	<b>Total</b>	157,235	153,125
<b>School</b> 44-0070	<b>20</b>	<b>Sale Date</b> 09/27/2013			
<b>Irrigation</b> 00	<b>No Irrigation</b>	<b>Sale Amount</b> 196,000.00			

<b>Permit No.</b> 20100001	<b>Type</b> 00 N/A	<b>Description</b> CREP CONTRACT PER NRD. 9-2009	<b>Date Open</b> 07/14/2010	<b>Date Closed</b> 07/14/2010	<b>Amount</b> 0
20090001	00 N/A	AGRI DATA READY	10/07/2009	10/07/2009	0

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
1593	DRY	4D1	HAIGLER AND SANBORN LOAM D1	4D	N	10.880	1,160	12,620			
2109	DRY	4D	MCCOOK SILT LOAM	4D	N	0.190	1,160	220			
2302	DRY	1D1	MCCOOK LOAM	1D1	N	3.360	1,500	5,040			
						<b>14.430</b>		<b>17,880</b>			
1355	GRAS	1G	BRIDGET SILT LOAM	1G	N	3.880	500	1,940			
1356	GRAS	1G	BRIDGET SILT LOAM	1G	N	1.260	500	630			
1414	GRAS	2G	GLENBERG FINE SANDY LOAM 2G	2G	N	10.170	500	5,085			
1593	GRAS	4G1	HAIGLER AND SANBORN LOAM 4G1	4G1	N	7.200	500	3,600			
1826	GRAS	4G	SULCO COMPLEX	4G	N	6.890	500	3,445			
2109	GRAS	4G	MCCOOK SILT LOAM	4G	N	14.110	500	7,055			
2112	GRAS	2G1	MCCOOK LOAM SAND	2G1	N	0.680	500	340			
2115	GRAS	4G	INAVALE SOILS	4G	N	44.590	500	22,295			
2302	GRAS	1G1	MCCOOK LOAM	1G1	N	2.570	500	1,285			
						<b>91.350</b>		<b>45,675</b>			
RIVER	RIVER	RIVER	RIVER	RIVER	N	9.500	50	475			
1355	CREP	1A CREP	BRIDGET SILT LOAM	1A CREP	N	4.590	1,800	8,260			
1356	CREP	1A CREP	BRIDGET SILT LOAM	1A CREP	N	7.120	1,800	12,815			
1593	CREP	4A1 CREP	HAIGLER AND SANBORN LOAM 4A1 CREP	4A CREP	N	2.830	1,800	5,095			
1826	CREP	4A CREP	SULCO COMPLEX	4A CREP	N	1.290	1,800	2,320			
2302	CREP	1A1 CREP	MCCOOK LOAM	1A1 CREP	N	33.670	1,800	60,605			
						<b>49.500</b>		<b>89,095</b>			
<b>Land Total</b>						<b>164.780</b>		<b>153,125</b>			

<b>Sale Date</b> 09/27/2013	<b>Book</b> 70	<b>Page</b> 706	<b>Extend</b>	<b>Ownership History</b> BAUER/MICHAEL S	<b>Amount</b> 196,000
04/15/2008	70	704			

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	99	20	0	0	157,235	157,235	0	157,235	1,898.72	0.00
2014		20	169,230	0	0	169,230	0	169,230	2,214.02	0.00

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HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440076200	Legal PT SW1/4-W1/2/SE1/4-PT W1/2/NE1/4 SEC	Card File 440076200
Owner LICHT, BRUCE J. & LANA JO	10-4-33 160 AC.	Situs
36363 US HWY 6	S-T-R: 10-04-33 Acres: 160.000	
PALISADE, NE 69040		

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements	Previous 0	Current 0
Neighborhood 90	AGLAND	State Geo 4087-10-2-00000-000-0165	Land/Lot	0	374,800
Location/Group 0	N/A	Cadastral 00002 00117 00000 00000 00000	Total	0	374,800
District 80	80	Book / Page 72 / 182			
School 15-0536		Sale Date 10/16/2015			
Irrigation 00	No Irrigation	Sale Amount 612,500.00			

Permit No. 20100001	Type 00 N/A	Description CREP CONTRACT PER NRD IN W1/2. 07/15/2010 07/15/2010	Date Open 07/15/2010	Date Closed 07/15/2010	Amount 0
20090001	00 N/A	AGRI DATA READY	12/10/2009	12/10/2009	0
20030001	00 N/A	GET FSA MAP FOR 2003 ADDED PIV004/03/2003 04/03/2003	04/03/2003	04/03/2003	0

Soil	Use	LCGLVVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1356	IRRG	1A	BRIDGET SILT LOAM	1A	N	12.000	3,200	38,400				
1615	IRRG	1A	KEITH & BLACKWOOD SILT L	1A	N	50.000	3,200	160,000				
						62.000		198,400				
1355	CREP	1A	BRIDGET SILT LOAM	1A	N	8.000	1,800	14,400				
1356	CREP	1A	BRIDGET SILT LOAM	1A	N	10.000	1,800	18,000				
1356	CREP	1A	BRIDGET SILT LOAM	1A	N	8.000	1,800	14,400				
1356	CREP	1A	BRIDGET SILT LOAM	1A	N	8.000	1,800	14,400				
1357	CREP	2A	BRIDGET SILT LOAM	2A	N	12.000	1,800	21,600				
1414	CREP	2A	GLENBERG FINE SANDY LOAM	2A	N	2.000	1,800	3,600				
1833	CREP	4A1	SULCO-ULYSSES SILT LOAM	4A1	N	5.000	1,800	9,000				
2302	CREP	1A1	MCCOOK LOAM	1A1	N	45.000	1,800	81,000				
						98.000		176,400				
						Land Total		160.000				374,800

Sale Date 09/09/2015	Book 72	Page 168	Extend	Ownership History ROMINE, ROBERT C. & ALMA I.	Amount
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**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440076193	Legal PT NW1/4 SEC 10-4-33 38 AC.	Card File 440076193
Owner LICHT, BRUCE J & LANA JO 36363 US HWY 6 PALISADE, NE 69040	S-T-R: 10-04-33 Acres: 38.000	Situs 72450 ROAD 363

County Area	1	AGLAND	Class Code	02-05-05-03-00-08	Value	Previous	Current
Neighborhood	90	AGLAND	State Geo	4087-10-4-00000-000-0170	Improvements	0	0
Location/Group	0	N/A	Cadastral	00002 00117 00000 00000 00000	Land / Lot	0	62,700
District	80	80	Book / Page	72 / 182	Total	0	62,700
School	15-0536		Sale Date	10/16/2015			
Irrigation	00	No Irrigation	Sale Amount	612,500.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1356	CREP	1A CREP	BRIDGET SILT LOAM	1A CREP	N	32.000	1,800	57,600		
1356	CRP	1D CRP	BRIDGET SILT LOAM	1D CRP	N	6.000	850	5,100		
						<b>Land Total</b>	<b>38.000</b>			<b>62,700</b>

Sale Date	Book	Page	Extend	Ownership History	Amount
09/08/2015	72	168		ROMINE, ROBERT C. & ALMA L.	

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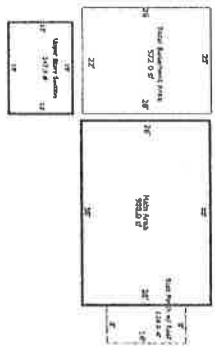
HITCHCOCK COUNTY

2016 Real Estate Breakdown Report

Primary Image



Sketch



Site Plan



# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID: 440024889  
 Owner: STAGEMEYER, RANDY & ROMONA  
 41935 RD. 711  
 HENDLEY, NE 68945

Legal: PT SE1/4-PT SW1/4 SEC 11-3-32 167.23AC.  
 S-T-R: 11-03-32 Acres: 167.200

Card File: Situs

County Area	1	AGLAND	Class Code	02-05-05-03-00-10	Value	Previous	Current
Neighborhood	90	AGLAND	State Geo	4287-11-3-00000-000-0210	Improvements	0	0
Location/Group	0	N/A	Cadastral	00001 00057 00000 00000 00000	Land / Lot	147,610	173,435
District	10	10	Book / Page	72 / 198	Total	147,610	173,435
School	44-0070		Sale Date	10/29/2015			
Irrigation	00	No Irrigation	Sale Amount	215,000.00			

Soil	Use	LCGLVG	Soil Description	LVG Description	Permit No.	Type	Description	Date Open	Date Closed	Amount
2302	DRY	1D1	MCCOOK LOAM	1D1	20100002	00 N/A	CREP CONTRACT PER NRD	07/15/2010	07/15/2010	0
5626	DRY	2D1	DUROC SILT LOAM	2D1	20100001	00 N/A	AGRI DATA READY	03/02/2010	03/02/2010	0
					18990001	00 N/A		12/30/1899	12/30/1899	0

Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
1300	GRAS	2G	BAYARD FINE SANDY LOAM	2G	N	2.080	500	1,040			
1356	GRAS	1G	BRIDGET SILT LOAM	1G	N	10.570	500	5,285			
1532	GRAS	4G	SULCO SILT LOAM	4G	N	52.490	500	26,245			
1620	GRAS	1G	KEITH SILT LOAM	1G	N	1,400	500	700			
1826	GRAS	4G	SULCO COMPLEX	4G	N	23,500	500	11,750			
2112	GRAS	2G1	MCCOOK LOAM SAND	2G1	N	5,390	500	2,695			
5626	GRAS	2G1	DUROC SILT LOAM	2G1	N	0.110	500	55			
						95.540		47,770			
2112	CREP	2A1 CREP	MCCOOK LOAM SAND	2A1 CREP	N	36.460	1,800	65,630			
2302	CREP	1A1 CREP	MCCOOK LOAM	1A1 CREP	N	26.040	1,800	46,870			
						62.500		112,500			
						Land Total	167.200	173,435			

Sale Date	Book	Page	Extend	Ownership History	Amount				
11/26/2011	70	7		MIDDLE REPUBLICAN NRD	110,250				
05/10/2002	69	707		SOLOMON, N. W. JERRY					
05/10/2002	69	707		SOLOMON, N. W. JERRY					
05/10/2002	66	115		SOLOMON, N. W. "JERRY"					
08/04/1997	63	685							
08/01/1997	63	684							
01/01/1993	61	507							
01/01/1993	61	513							
01/01/1993	61	510							
03/01/1992	61	146							
02/01/1988	58	333							
Year	Dist	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax

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**HITCHCOCK COUNTY**  
**2016 Real Estate Breakdown Report**

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	3800	10	0	0	147,610	147,610	0	147,610	1,778.40	0.00
2014	3706	10	169,205	0	0	169,205	0	169,205	2,162.32	0.00
2013	3670	10	119,835	0	0	119,835	0	119,835	1,817.72	0.00
2012	3632	10	156,835	0	0	156,835	0	156,835	2,569.34	0.00
2011	3589	10	129,490	0	0	129,490	0	129,490	2,207.02	0.00
2010	3566	10	125,570	0	0	125,570	0	125,570	1,890.10	0.00



# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID 440018706	Legal SW1/4 SEC 6-3-31 155.29 AC.	Card File Situs
Owner WALTERS, JOHN D. & DEBORAH D. 71822 OLD HWY 17 CULBERTSON, NE 69024	S-T-R: 06-03-31 Acres: 155.290	

County Area 1	AGLAND	Class Code 02-05-05-03-00-08	Value Improvements	Previous 0	Current 0
Neighborhood 0	N/A	State Geo 4285-06-3-00000-000-0145	Land / Lot	258,490	237,115
Location/Group 0	N/A	Cadastral 00001 00037 00000 00000 00000	Total	258,490	237,115
District 10	10	Book / Page 72 / 265			
School 44-0070	No Irrigation	Sale Date 11/03/2015			
Irrigation 00	No Irrigation	Sale Amount 400,000.00			

Permit No.	Type	Description	Date Open	Date Closed	Amount
20100001	00 N/A	CREP CONTRACT PER NRD. 9-2009	07/15/2010	07/15/2010	0
20090001	00 N/A	AGRIDATA READY	09/18/2009	09/18/2009	0

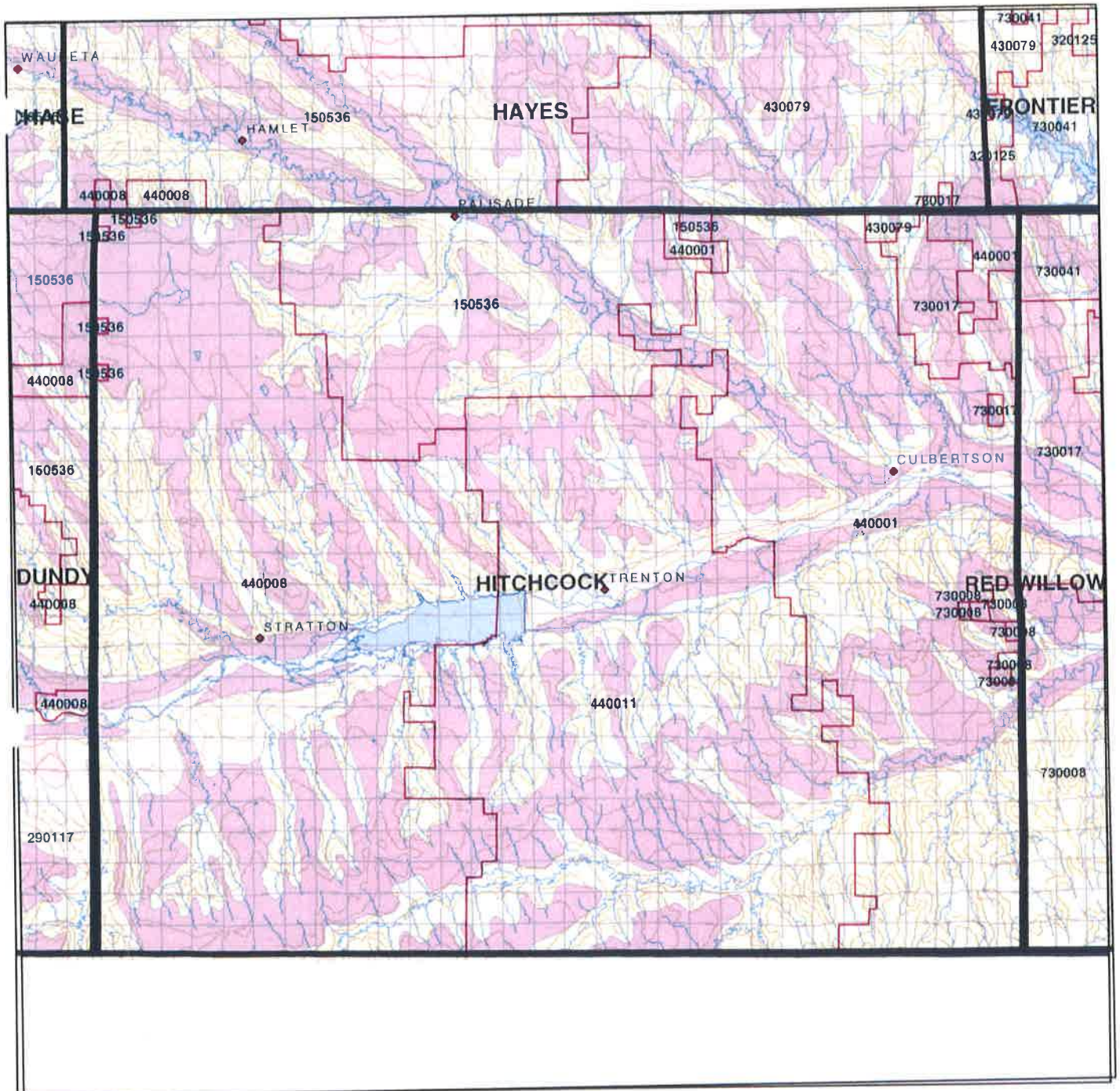
Soil	Use	LCGLVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1589	DRY	1D	BLACKWOOD SILT LOAM	1D	N	42.170	1,500	63,255		
1615	DRY	1D	KEITH & BLACKWOOD SILT L	1D	N	29.450	1,500	44,175		
						<b>71.620</b>		<b>107,430</b>		
1615	GRAS	1G	KEITH & BLACKWOOD SILT L	1G	N	2.440	500	1,220		
ROAD	ROAD	ROAD	ROAD	ROAD	N	3.470	0	0		
CANAL	CANAL	CANAL	CANAL	CANAL	N	6.390	0	0		
1588	CREP	1A CREP	BLACKWOOD SILT LOAM	1A CREP	N	17.150	1,800	30,870		
1615	CREP	1A CREP	KEITH & BLACKWOOD SILT L	1A CREP	N	54.220	1,800	97,595		
						<b>71.370</b>		<b>128,465</b>		
<b>Land Total</b>						<b>155.290</b>		<b>237,115</b>		

Sale Date	Book	Page	Extend	Ownership History	Amount
11/03/2015	72	265		WALTERS, JOHN D. & DEBORAH D.	400,000
05/17/2012	70	221		LAMBE ETAL/CHARLES M.	
09/24/2010	69	308		LAMBE ETAL/CHARLES M.	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	2278	10	0	0	258,490	258,490	0	258,490	3,114.28	0.00
2014	2268	10	282,100	0	0	282,100	0	282,100	3,605.04	0.00
2013	2259	10	198,530	0	0	198,530	0	198,530	3,011.42	0.00
2012	2219	10	168,855	0	0	168,855	0	168,855	2,766.26	0.00
2011	2101	10	143,630	0	0	143,630	0	143,630	2,448.00	0.00
2010	2089	10	129,760	0	0	129,760	0	129,760	1,953.16	0.00

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# School Dist. Map



## Legend

- Sections
  - School Districts
  - Towns
  - Rivers and Streams
  - Topography
- Soil Classes**
- 0 - Lakes and Ponds
  - 1 - Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
  - 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
  - 3 - Moderately well drained silty soils on uplands and in depressions formed in loess
  - 4 - Well drained silty soils formed in loess on uplands
  - 5 - Well drained silty soils formed in loess and alluvium on stream terraces
  - 6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
  - 7 - Somewhat poorly drained soils formed in alluvium on bottom la
  - 8 - Moderately well drained silty soils with clayey subsoils on uplar

Hitchcock County



# School District Taxable Value Report

## Summary Page

County Assessor shall file with  
the Property Tax Administrator  
on or before August 25, 2016

County Number  
**44**

County Name  
**HITCHCOCK**

Tax Year  
**2016**

See instructions

### COUNTY'S TOTAL TAXABLE VALUE

*Cumulative total for attached school districts*

**TOTAL TAXABLE VALUE**  
*(include homestead exemptions)*

**PROPERTY TYPE**

**PERSONAL PROPERTY**

1 Commercial & Indust. Personal	1	18,559,881
2 Agric. Machinery & Equip. Personal	2	17,243,633
3a Railroad Personal	3a	4,378,023
3b Public Service Co. Personal	3b	32,703,799

**REAL PROPERTY**

4a Railroad Real	4a	19,397,026
4b Public Service Co. Real	4b	3,958,543
5 Residential land	5	7,306,470
6 Residential improvements	6	52,631,065
7 Commercial land	7	1,115,370
8 Commercial improvements	8	21,850,923
9 Industrial land	9	314,120
10 Industrial improvements	10	20,122,835
11 Recreational land	11	829,890
12 Recreational improvements	12	3,583,140

**Number of Acres**

13a Agland Irrigated	13a	33,854.32	104,596,140
13b Agland Dryland	13b	182,118.23	264,456,175
13c Agland Grassland	13c	220,601.04	119,585,260
13d Agland Wasteland	13d	1,371.25	68,590
13e Agland Other (not road/ditch)	13e	76.38	3,820
13f Ag-Farm site land	13f	876.05	438,025
13g Ag-Homesite land	13g	297.55	2,975,540
13h Non-AgUse land	13h	619.09	0

14a Ag-Dwelling, garage, etc.	14a	23,450,954
14b Ag-Outbuildings	14b	1,106,230
15 Mineral Interests	15	24,639,150

**16 \* TOTAL VALUATION**

<b>16</b>	<b>745,314,602</b>
-----------	--------------------

Submitted are the following items reflecting the current taxable values that correspond to the values certified to the political subdivisions for levy setting purposes.

- SUMMARY PAGE with assessor's signature date.
- SCHOOL SCHEDULES, in order by the Division's assigned sequence number.
- TIF Supplemental Information, if applicable.

Pursuant to Neb. Rev. Stat. § 79-1016, I hereby certify to the Property Tax Administrator that the foregoing entries are correct statements of the valuations of all taxable property in the county and each school district.

**SIGN HERE** \_\_\_\_\_

*(county assessor's signature)*

**DATE:** \_\_\_\_\_

# School District Taxable Value Report

## School Schedule

County Assessor shall file with  
the Property Tax Administrator  
on or before August 25, 2016

Complete information below for each base school district and attach to the Summary page  
See instructions

County Number 44		County Name HITCHCOCK		Tax Year 2016		
*Seq.#	School District Name and Number	Class	SCHOOL CODES: Basesch Unif/LC	SCHOOL CODES: Basesch Unif/LC	U/L	
1	HITCH CO SCH 70	3	44-0070	29-0117	U/L	
PROPERTY TYPE						
PERSONAL PROPERTY						
1	Commercial & Indust. Personal		1	12,698,993	5,108,422	
2	Agric. Machinery & Equip. Personal		2	9,422,896	5,870,866	
3a	Railroad Personal		3a	2,440,521	1,342,225	
3b	Public Service Co. Personal		3b	3,089,467	28,743,276	
TOTAL TAXABLE VALUE (include homestead exemptions)						
PERSONAL PROPERTY						
REAL PROPERTY						
4a	Railroad Real		4a	10,784,168	5,852,737	
4b	Public Service Co. Real		4b	733,075	3,024,590	
5	Residential land		5	4,869,900	1,505,560	
6	Residential improvements		6	36,191,970	10,151,795	
7	Commercial land		7	807,365	207,340	
8	Commercial improvements		8	15,760,190	3,026,268	
9	Industrial land		9	314,120	0	
10	Industrial improvements		10	20,122,835	0	
11	Recreational land		11	827,890	2,000	
12	Recreational improvements		12	3,567,905	15,235	
TOTAL TAXABLE VALUE (include homestead exemptions)						
REAL PROPERTY						
Number of Acres						
13a	Agland Irrigated		13a	20,072.03	6,019.84	
13b	Agland Dryland		13b	88,016.95	71,412.25	
13c	Agland Grassland - 53.85%		13c	118,803.28	71,121.67	
13d	Agland Wasteland		13d	930.51	154.48	
13e	Agland Other (not road/ditch)		13e	43.93	8.52	
13f	Ag-Farm site land		13f	468.38	306.80	
13g	Ag-Homesite land		13g	162.55	98.00	
13h	Non-AgUse land		13h	525.11	0	
14a	Ag-Dwelling, garage, etc.		14a	12,999.544	7,363,415	
14b	Ag-Outbuildings		14b	482.635	99,875	
15	Mineral Interests		15	9,342,750	12,198,410	
TOTAL VALUATION						
16	* TOTAL VALUATION				401,219,739	244,291,349



Nebraska Dept. of Revenue  
Property Assessment Division

School District Taxable Value Report  
School Schedule

County Assessor shall file with  
the Property Tax Administrator  
on or before August 25, 2016

See instructions

Complete information below for each base school district and attach to the Summary page

County Number 44		County Name HITCHCOCK		Tax Year 2016	
*Seq.#	School District Name and Number	Class	SCHOOL CODES: Basesch	Unif/LC	U/L
3	WAUNETA PAL 536	3	15-0536		
PROPERTY TYPE					
PERSONAL PROPERTY					
1	Commercial & Indust. Personal		1	752,377	
2	Agric. Machinery & Equip. Personal		2	781,423	
3a	Railroad Personal		3a	595,276	
3b	Public Service Co. Personal		3b	847,662	
TOTAL TAXABLE VALUE (include homestead exemptions)					
16 * TOTAL VALUATION					
852,979					
PROPERTY TYPE					
PERSONAL PROPERTY					
1	Commercial & Indust. Personal		1	752,377	1
2	Agric. Machinery & Equip. Personal		2	781,423	2
3a	Railroad Personal		3a	595,276	3a
3b	Public Service Co. Personal		3b	847,662	3b
TOTAL TAXABLE VALUE (include homestead exemptions)					
16 * TOTAL VALUATION					
852,979					
PROPERTY TYPE					
REAL PROPERTY					
4a	Railroad Real		4a	2,760,123	4a
4b	Public Service Co. Real		4b	199,499	4b
5	Residential land		5	871,210	5
6	Residential improvements		6	6,000,985	6
7	Commercial land		7	100,665	7
8	Commercial improvements		8	3,064,465	8
9	Industrial land		9	0	9
10	Industrial improvements		10	0	10
11	Recreational land		11	0	11
12	Recreational improvements		12	0	12
TOTAL TAXABLE VALUE (include homestead exemptions)					
16 * TOTAL VALUATION					
79,728,765					
PROPERTY TYPE					
REAL PROPERTY					
13a	Agland Irrigated		13a	16,005,965	13a
13b	Agland Dryland		13b	27,307,490	13b
13c	Agland Grassland - 2.13%		13c	15,393,450	13c
13d	Agland Wasteland		13d	14,320	13d
13e	Agland Other (not road/ditch)		13e	1,200	13e
13f	Ag-Farm site land		13f	33,745	13f
13g	Ag-Homesite land		13g	270,000	13g
13h	Non-AgUse land		13h	82.98	13h
14a	Ag-Dwelling, garage, etc.		14a	1,630,920	14a
14b	Ag-Outbuildings		14b	0	14b
15	Mineral Interests		15	3,097,990	15
TOTAL TAXABLE VALUE (include homestead exemptions)					
16 * TOTAL VALUATION					
852,979					

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# School District Taxable Value Report

## School Schedule

See instructions

Complete information below for each base school district and attach to the Summary page

County Assessor shall file with  
the Property Tax Administrator  
on or before August 25, 2016

County Number <b>44</b>		County Name <b>HITCHCOCK</b>		Tax Year <b>2016</b>			
*Seq.#	School District Name and Number	Class	SCHOOL CODES: Basesch Unif/LC U/L	*Seq.#	School District Name and Number	Class	SCHOOL CODES: Basesch Unif/LC U/L
5	MCCOOK 17	3	73-0017				
PROPERTY TYPE							
PERSONAL PROPERTY							
1	Commercial & Indust. Personal	1	0	1	Commercial & Indust. Personal	1	1
2	Agric. Machinery & Equip. Personal	2	1,168,448	2	Agric. Machinery & Equip. Personal	2	2
3a	Railroad Personal	3a	0	3a	Railroad Personal	3a	3a
3b	Public Service Co. Personal	3b	23,393	3b	Public Service Co. Personal	3b	3b
TOTAL TAXABLE VALUE <i>(include homestead exemptions)</i>							
				PERSONAL PROPERTY			
REAL PROPERTY							
4a	Railroad Real	4a	0	4a	Railroad Real	4a	4a
4b	Public Service Co. Real	4b	1,380	4b	Public Service Co. Real	4b	4b
5	Residential land	5	59,800	5	Residential land	5	5
6	Residential improvements	6	286,315	6	Residential improvements	6	6
7	Commercial land	7	0	7	Commercial land	7	7
8	Commercial improvements	8	0	8	Commercial improvements	8	8
9	Industrial land	9	0	9	Commercial improvements	9	9
10	Industrial improvements	10	0	10	Industrial land	10	10
11	Recreational land	11	0	11	Industrial improvements	11	11
12	Recreational improvements	12	0	12	Recreational land	12	12
TOTAL TAXABLE VALUE <i>(include homestead exemptions)</i>							
				REAL PROPERTY			
Number of Acres							
13a	Agland Irrigated	13a	2,548.74	13a	Agland Irrigated	13a	13a
13b	Agland Dryland	13b	3,844.95	13b	Agland Dryland	13b	13b
13c	Agland Grassland - 1.50%	13c	3,322.88	13c	Agland Grassland	13c	13c
13d	Agland Wasteland	13d	0.00	13d	Agland Wasteland	13d	13d
13e	Agland Other (not road/ditch)	13e	0.00	13e	Agland Other (not road/ditch)	13e	13e
13f	Ag-Farm site land	13f	33.38	13f	Ag-Farm site land	13f	13f
13g	Ag-Homesite land	13g	10.00	13g	Ag-Homesite land	13g	13g
13h	Non-AgUse land	13h	11.00	13h	Non-AgUse land	13h	13h
14a	Ag-Dwelling, garage, etc.	14a	1,457,075	14a	Ag-Dwelling, garage, etc.	14a	14a
14b	Ag-Outbuildings	14b	523,720	14b	Ag-Outbuildings	14b	14b
15	Mineral Interests	15	0	15	Mineral Interests	15	15
TOTAL TAXABLE VALUE <i>(include homestead exemptions)</i>							
				TOTAL TAXABLE VALUE <i>(include homestead exemptions)</i>			
16 * TOTAL VALUATION				16 * TOTAL VALUATION			
16				16			



A	B	C	D	E
parcel:	Hitchcock Co. Assessor's Value	Rec. Adj. Value (11% grass; 50% CRP)	Dundy Co. Value	2015 Levy
1	440038618 \$	353,420	\$387,076	\$322,823 0.962868
2	440038634 \$	442,250	\$605,265	\$292,950 0.962868
3	440038642 \$	40,000	\$44,400	\$36,000 0.962868
4	440038685 \$	409,640	\$415,470	\$367,615 0.962868
5	440038707 \$	231,860	\$245,665	\$224,905 0.962868
6	440038731 \$	613,540	\$620,367	\$557,315 0.962868
7	440039800 \$	209,615	\$218,355	\$196,715 0.962868
8	440039819 \$	86,660	\$96,065	\$77,805 0.962868
9	440039835 \$	263,230	\$297,435	\$226,580 0.962868
0	440039844 \$	82,410	\$91,476	\$74,170 0.962868
1	440039878 \$	83,020	\$83,020	\$81,750 0.962868
2	440038596 \$	186,080	\$189,160	\$188,115 0.962868
3				
4		3,001,725	\$3,293,754	\$2,646,743 <b>TOTALS:</b>
5				
6	Hitchcock County Value		Dundy County Value	
7	all grasses \$	500	\$555	\$450
8	CRP \$	850	\$1,275	\$450
9	crep, eqip \$	1,800	\$2,700	\$450

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# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID 440039835  
 Owner GOLDING, SCOTT M. & BETTY A.  
 70800 ROAD 350  
 STRATTON, NE 69043

Legal S1/2 SEC 34-2-35 338 AC.  
 S-T-R: 34-02-35 Acres: 338.000

Card File  
 Situs 35197 ROAD 708

County Area 1 AGLAND  
 Neighborhood 90 AGLAND  
 Location/Group 0 N/A  
 District 35 35  
 School 29-0117  
 Irrigation 00 No Irrigation

Class Code 01-05-05-03-00-10  
 State Geo 4323-34-2-00000-000-0615  
 Cadastrol 00002 00165 00000 00000 00000  
 Book / Page 70 / 219  
 Sale Date 07/13/2012  
 Sale Amount .00

Value  
 Improvements  
 Land / Lot  
 Total

Previous 69,330  
 171,900  
 241,230

Current 69,330  
 193,900  
 263,230

*Handwritten: 196*

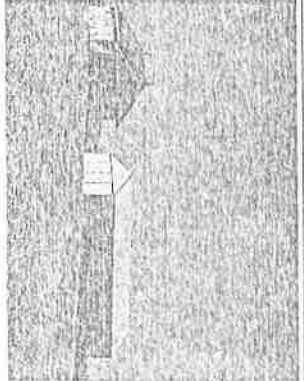
Soil	Use	LCGLVG	Soil Description	LCGLVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1326	GRAS	2G1	BAYARD FINE SANDY LOAM	2G1	N	4.000	500	2,000		
1355	GRAS	1G	BRIDGET SILT LOAM	1G	N	12.000	500	6,000		
1532	GRAS	4G	SULCO SILT LOAM	4G	N	21.000	500	10,500		
1615	GRAS	1G	KEITH & BLACKWOOD SILT L	1G	N	2.000	500	1,000		
1826	GRAS	4G	SULCO COMPLEX	4G	N	4.000	500	2,000		
1889	GRAS	4G1	VALENT FINE SAND, ROLLING	4G1	N	178.000	500	89,000		
5612	GRAS	3G1	CRAFT LOAM	3G1	N	37.000	500	18,500		
5963	GRAS	2G1	JAYEM FINE SANDY LOAM	2G1	N	15.000	500	7,500		
6110	GRAS	2G	SARBEN FINE SANDY LOAM	2G	N	18.000	500	9,000		
								291,000	161,505	130,950
1615	CRP	1D CRP	KEITH & BLACKWOOD SILT L	1D CRP	N	1.000	850	850		
1889	CRP	4D1 CRP	VALENT FINE SAND, ROLLING	4D1 CRP	N	1.000	850	850		
5963	CRP	2D1 CRP	JAYEM FINE SANDY LOAM	2D1 CRP	N	10.000	850	8,500		
6110	CRP	2D CRP	SARBEN FINE SANDY LOAM	2D CRP	N	32.000	850	27,200		
								44,000	56,100	19,800
FARM	FARM	FARM	FARM	FARM	N	2.000	500	1,000	500	500
HOME	HOME	HOME	HOME	HOME	N	1.000	10,000	10,000	10,000	10,000
								1,000	10,000	10,000
								338.000	238,105	157,250

Sale Date	Book	Page	Extend	Ownership History	Amount					
07/13/2012	70	219		GOLDING, SCOTT M. & BETTY A.	16,500					
09/18/2003	66	481			194,000					
09/15/2003	66	478								
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1538	35	69,330	0	171,900	241,230	0	241,230	2,095.76	0.00
2014	1508	35	236,445	0	0	236,445	0	236,445	2,183.42	0.00
2013	1501	35	195,185	0	0	195,185	0	195,185	2,198.60	0.00
2012	1453	35	190,535	0	0	190,535	0	190,535	2,442.88	0.00
2011	1346	35	170,275	0	0	170,275	0	170,275	2,364.58	0.00

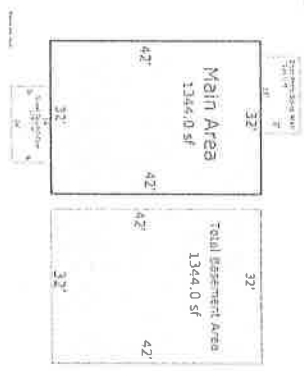
# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Primary Image



Sketch



Site Plan

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440039844	Legal PT NW1/4-P1 NE1/4-PT SE1/4 SEC 35-2-35	Card File Situs
Owner GOLDING, SCOTT M. & BETTY A. 70800 ROAD 350 STRATTON, NE 69043	164.82 AC S-T-R: 35-02-35 Acres: 164.820	

County Area 1	AGLAND	Class Code 02-05-05-03-00-10	Value Improvements Land/Lot Total	Previous 0 71,325 71,325	Current 0 82,410 82,410
Neighborhood 90	AGLAND	State Geo 4323-35-2-00000-000-0000			
Location/Group 0	N/A	Cadastral 00000 00000 00000 00000			
District 35	35	Book / Page 70 / 134			
School 29-0117	35	Sale Date 05/18/2012			
Irrigation 00	No Irrigation	Sale Amount 55,972.00			

Soil	Use	LCGLVG	Soil Description	LCGLVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1620	GRAS	1G	KEITH SILT LOAM	1G	N	0.310	500	155		
1853	GRAS	4G1	ULYSES & SULCO SILT LOAM4G1		N	3.970	500	1,985		
1889	GRAS	4G1	VALENT FINE SAND, ROLLING4G1		N	102.360	500	51,180		
5963	GRAS	2G1	JAYEM FINE SANDY LOAM		N	8.990	500	4,495		
6092	GRAS	4G1	SARGEN FINE SANDY LOAM		N	7.580	500	3,790		
						123.210		61,605		
6110	GRASS	2G	SARBEN FINE SANDY LOAM	2G	N	41.610	500	20,805		
						Land Total		82,410		
						164.820				

68,382  
23,094  
91,476  
55,445  
18,725  
74,170

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	Amount
2015	1539	35	0	0	71,325	71,325	0	71,325	619.66	0.00	55,972
2014	1505	35	62,860	0	0	62,860	0	62,860	580.46	0.00	
2013	1498	35	54,250	0	0	54,250	0	54,250	611.08	0.00	
2012	1454	35	53,390	0	0	53,390	0	53,390	684.52	0.00	
Ownership History GOLDING, SCOTT M. & BETTY A.											
Sale Date 05/18/2012    Book 70    Page 134    Extend    Amount 55,972											

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440039878	Legal PT S1/2SW1/4 SEC 35-2-35 62 AC.	Card File Situs
Owner GOLDING, SCOTT M. & BETTY A. 70800 ROAD 350 STRATTON, NE 69043	S-T-R: 35-02-35 Acres: 62.000	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value Improvements Land / Lot Total	Previous 0 86,220 86,220	Current 0 83,020 83,020
Neighborhood 90	AGLAND	State Geo 4323-35-2-00000-000-0630			
Location/Group 0	N/A	Cadastral 00002 00165 00000 00000 00000			
District 35	35	Book / Page 70 / 219			
School 29-0117		Sale Date 07/13/2012			
Irrigation 00	No Irrigation	Sale Amount 00			

Soil	Use	LCGLVG	Soil Description	LCGLVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1620	DRY	1D	KEITH SILT LOAM	1D	N	32.000	1,500	48,000		50,500
1853	DRY	4D1	ULYSSES & SULCO SILT LOAM4D1		N	17.000	855	19,720		14,585
1860	DRY	3D1	ULYSSES SILT LOAM	3D1	N	1.000	855	1,300		855
5963	DRY	2D1	JAYEM FINE SANDY LOAM	2D1	N	7.000	1,580	9,800		11,060
6110	DRY	2D	SARBEN FINE SANDY LOAM	2D	N	3.000	1,580	4,200		4,740
						60.000		83,020		
ROAD	ROAD	ROAD	ROAD	ROAD	N	2.000		0		
						Land Total	62.000	83,020		

Sale Date	Book	Page	Extend	Ownership History	Amount					
07/13/2012	70	219		GOLDING, SCOTT M. & BETTY A.	16,500					
09/18/2003	66	481			194,000					
09/15/2003	66	478								
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1540	35	0	0	86,220	86,220	0	86,220	749.06	0.00
2014	1516	35	71,700	0	0	71,700	0	71,700	662.10	0.00
2013	1509	35	45,980	0	0	45,980	0	45,980	517.92	0.00
2012	1462	35	36,965	0	0	36,965	0	36,965	473.92	0.00
2011	1340	35	35,910	0	0	35,910	0	35,910	498.68	0.00

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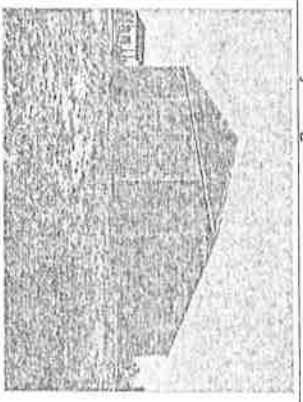
HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440039908	Legal PT LOT 2 SEC 14-2-35 9 AC.	Card File Situs
Owner GOLDING, SCOTT M & BETTY A. 70800 ROAD 350 STRATTON, NE 69043	S-T-R: 14-02-35 Acres: 9.000	

County Area 1	AGLAND	Class Code 01-05-05-03-00-06	Value Improvements Land / Lot Total	Previous 8,235 11,750 19,985	Current 8,235 11,050 19,285
Neighborhood 100	PREVIOUS SPECIAL VALUE	State Geo 4323-14-2-00000-000-0295			
Location/Group 0	N/A	Cadastral 00002 00171 00000 00000 00000			
District 35	35	Book / Page /			
School 29-0117	35	Sale Date			
Irrigation 00	No Irrigation	Sale Amount .00			

Soil	Use	LCGLVG	Soil Description	LCGLVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1355	DRY	1D	BRIDGET SILT LOAM	1D	N	7.000	1,500	10,500		
WASTE	WASTE	WASTE	WASTE	WASTE	N	1.000	50	50		
FARM	FARM	FARM	FARM	FARM	N	1.000	500	500		
					Land Total	9.000		11,050		

Sale Date	Book	Page	Extend	Ownership History	Amount					
07/26/2006	67	595								
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1541	35	8,235	0	11,750	19,985	0	19,985	173.64	0.00
2014	1519	35	18,275	0	0	18,275	0	18,275	168.76	0.00
2013	1512	35	15,960	0	0	15,960	0	15,960	179.76	0.00
2012	1465	35	15,630	0	0	15,630	0	15,630	200.40	0.00
2011	1350	35	14,950	0	0	14,950	0	14,950	207.62	0.00



Primary Image

Sketch

Site Plan

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# HITCHCOCK COUNTY

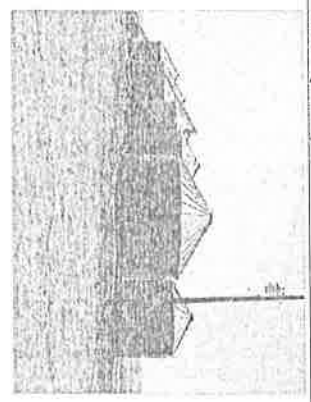
## 2016 Real Estate Breakdown Report

Parcel ID 440045746	Legal PT SE1/4/SE1/4 SEC 2-1-35 127 AC.	Card File Situs
Owner GOLDING, SCOTT M. & BETTY A. 70800 ROAD 350 STRATTON, NE 69043	S-T-R: 02-01-35 Acres: 1.270	

County Area 1	AGLAND	Class Code 01-05-05-03-00-04	Value Improvements Land/Lot Total	Previous 6,425 455 6,880	Current 6,425 455 6,880
Neighborhood 90	AGLAND	State Geo Cadastral			
Location/Group 0	N/A	Book / Page /			
District 35	35	Sale Date			
School 29-0117		Sale Amount .00			
Irrigation 00	No Irrigation				

Soil	Use	LCGLVVG	Soil Description	LCGLVVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
ROAD	ROAD	ROAD	ROAD	ROAD	N	0.360	0	0		
FARM	FARM	FARM	FARM	FARM	N	0.910	500	455		
Land Total						1.270		455		

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1542	35	6,425	0	455	6,880	0	6,880	59.78	0.00
2014	1517	35	6,985	0	0	6,985	0	6,985	64.50	0.00
2013	1510	35	4,680	0	0	4,680	0	4,680	52.70	0.00
2012	1463	35	5,660	0	0	5,660	0	5,660	72.56	0.00
2011	1349	35	4,630	0	0	4,630	0	4,630	64.28	0.00



Sketch

Site Plan



**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440038596	Legal NE1/4 SEC 3-1-35 162 AC	Card File Situs
Owner GOLDING, SCOTT M. & BETTY A. 70800 ROAD 350 STRATTON, NE 69043	S-T-R: 03-01-35 Acres: 162.000	

County Area 1	AGLAND	Class Code 01-05-01-03-00-10	Value 6,200	Previous 6,200	Current 6,200
Neighborhood 90	AGLAND	State Geo 4539-03-1-00000-000-0025	Improvements 185,780	Land / Lot 185,780	179,880
Location/Group 0	N/A	Cadastral 00002 00165 00000 00000 00000	Total 191,980		186,080
District 35	35	Book / Page 70 / 219			
School 29-0117	35	Sale Date 07/13/2012			
Irrigation 00	No Irrigation	Sale Amount .00			

Soil	Use	LCGLVG	Soil Description	LCGLVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1356	DRY	1D	BRIDGET SILT LOAM	1D	N	1.000	1,500	1,500		
1615	DRY	1D	KEITH & BLACKWOOD SILT L	1D	N	61.000	1,500	91,500		
1620	DRY	1D	KEITH SILT LOAM	1D	N	22.000	1,500	33,000		
1632	DRY	1D	KEITH SILT LOAM	1D	N	8.000	1,500	12,000		
1853	DRY	4D1	ULYSSES & SULCO SILT LOAM	4D1	N	2.000	1,160	2,320		
1860	DRY	3D1	ULYSSES SILT LOAM	3D1	N	1.000	1,300	1,300		
1889	DRY	4D1	VALENT FINE SAND, ROLLING	4D1	N	1.000	1,160	1,160		
6092	DRY	4D1	SARGEN FINE SANDY LOAM	4D1	N	5.000	1,160	5,800		
6110	DRY	2D	SARBEN FINE SANDY LOAM	2D	N	2.000	1,400	2,800		
						<b>103.000</b>		<b>151,380</b>		
1615	GRAS	1G	KEITH & BLACKWOOD SILT L	1G	N	7.000	500	3,500		
1889	GRAS	4G1	VALENT FINE SAND, ROLLING	4G1	N	27.000	500	13,500		
6110	GRAS	2G	SARBEN FINE SANDY LOAM	2G	N	22.000	500	11,000		
						<b>56.000</b>		<b>28,000</b>		
ROAD	ROAD	ROAD	ROAD	ROAD	N	2.000	0	0		
FARM	FARM	FARM	FARM	FARM	N	1.000	500	500		
						<b>Land Total</b>		<b>179,880</b>		

Sale Date	Book	Page	Extend	Ownership History	Amount
07/13/2012	70	219		GOLDING, SCOTT M. & BETTY A.	16,500
09/18/2003	66	481			194,000
09/15/2003	66	478			

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1528	35	6,200	0	185,780	191,980	0	191,980	1,667.88	0.00
2014	1511	35	158,475	0	0	158,475	0	158,475	1,463.42	0.00
2013	1504	35	118,575	0	0	118,575	0	118,575	1,335.66	0.00
2012	1457	35	103,155	0	0	103,155	0	103,155	1,322.56	0.00
2011	1332	35	95,310	0	0	95,310	0	95,310	1,323.56	0.00

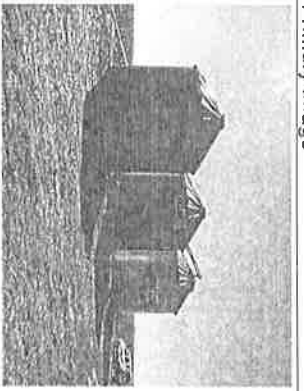
94 x 1590 = 148,520  
9 x 855 = 7,695

31,080  
25,200  
500  
181,915

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HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Primary Image



Sketch

Site Plan



# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID 440038618	Legal ALL SEC 4-1-35 620.79 AC.	Card File Situs
Owner GOLDING, SCOTT M. & BETTY A. 70800 ROAD 350 STRATTON, NE 69043	S-T-R: 04-01-35 Acres: 620.790	

County Area 1 AGLAND	Class Code 01-05-05-03-00-10	Value 46,955
Neighborhood 90 AGLAND	State Geo 4539-04-1-00000-000-0030	Improvements 46,955
Location/Group 0 N/A	Cadastral 00002 00165 00000 00000 00000	Land/Lot 267,375
District 35 35	Book / Page 70 / 219	Total 314,330
School 29-0117	Sale Date 07/13/2012	
Irrigation 00	Sale Amount .00	

Soil	Use	LCGLVG	Soil Description	LCGLVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1532	GRAS	4G	SULCO SILT LOAM	4G	N	23.380	500	11,690		
1588	GRAS	1G	BLACKWOOD SILT LOAM	1G	N	6.310	500	3,155		
1620	GRAS	1G	KEITH SILT LOAM	1G	N	46.410	500	23,205		
1630	GRAS	3G1	KEITH SILT LOAM	3G1	N	9.060	500	4,530		
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM	4G1	N	33.200	500	16,600		
1860	GRAS	3G1	ULYSSES SILT LOAM	3G1	N	72.220	500	36,110		
1889	GRAS	4G1	VALENT FINE SAND, ROLLING	4G1	N	210.760	500	105,380		
5612	GRAS	3G1	CRAFT LOAM	3G1	N	1.360	500	680		
5951	GRAS	4G	DWYER-VALENT LOAMY FINE	4G	N	12.140	500	6,070		
5962	GRAS	2G1	JAYEM FINE SANDY LOAM	2G1	N	2.980	500	1,490		
5963	GRAS	2G1	JAYEM FINE SANDY LOAM	2G1	N	69.550	500	34,775		
6092	GRAS	4G1	SARGEN FINE SANDY LOAM	4G1	N	25.290	500	12,645		
6095	GRAS	3G	SARBEN LOAMY FINE SAND	3G	N	8.690	500	4,345		
6110	GRAS	2G	SARBEN FINE SANDY LOAM	2G	N	87.240	500	43,620		
8869	GRAS	1G	HORD SILT LOAM	1G	N	3.340	500	1,670		
						611.930		305,965		
ROAD	ROAD	ROAD	ROAD	ROAD	N	7.860	0	0		
FARM	FARM	FARM	FARM	FARM	N	1.000	500	500		
Land Total						620.790		306,465		

Sale Date	Book	Page	Extend	Ownership History	Amount
07/13/2012	70	219		GOLDING, SCOTT M. & BETTY A.	

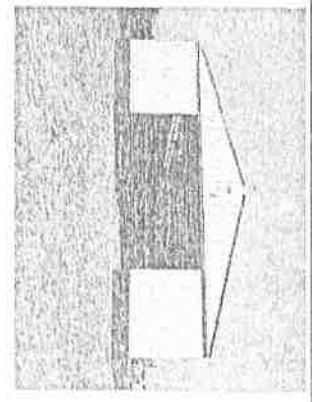
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1529	35	46,955	0	267,375	314,330	0	314,330	2,730.82	0.00
2014	1512	35	272,325	0	0	272,325	0	272,325	2,514.76	0.00
2013	1505	35	282,970	0	0	282,970	0	282,970	3,187.40	0.00
2012	1458	35	247,055	0	0	247,055	0	247,055	3,167.54	0.00
2011	1333	35	223,330	0	0	223,330	0	223,330	3,101.34	0.00

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# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Primary Image



Sketch

Site Plan



# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID: 440038634	Legal: ALL SEC 5-1-35 651 AC.	Card File: Situs
Owner: GOLDING, SCOTT M & BETTY A.	S-T-R: 05-01-35 Acres: 651.000	
70800 ROAD 350		
STRATTON, NE 69043		

County Area: 1	AGLAND	Class Code: 02-05-05-03-00-10	Value: 0	Previous: 0	Current: 0
Neighborhood: 90	AGLAND	State Geo: 4539-05-1-00000-000-0040	Improvements: 0	Land/Lot: 438,350	442,250
Location/Group: 0	N/A	Cadastral: 00002 00164 00000 00000 00000			
District: 35	35	Book / Page: /	Total: 438,350		442,250
School: 29-0117	No Irrigation	Sale Date: /			
Irrigation: 00	No Irrigation	Sale Amount: .00			

Soil	Use	LCGLVG	Soil Description	LCGLVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1615	GRAS	1G	KEITH & BLACKWOOD SILT L	1G	N	4.000	500	2,000		
1620	GRAS	1G	KEITH SILT LOAM	1G	N	3.000	500	1,500		
1826	GRAS	4G	SULCO COMPLEX	4G	N	21.000	500	10,500		
1849	GRAS	4G	SULCO LOAM	4G	N	182.000	500	91,000		
1853	GRAS	4G1	ULYSESSES & SULCO SILT LOAM	4G1	N	4.000	500	2,000		
1889	GRAS	4G1	VALENT FINE SAND, ROLLING	4G1	N	11.000	500	5,500		
5951	GRAS	4G	DWYER-VALENT LOAMY FINE	4G	N	23.000	500	11,500		
5963	GRAS	2G1	JAYEM FINE SANDY LOAM	2G1	N	2.000	500	1,000		
6092	GRAS	4G1	SARGEN FINE SANDY LOAM	4G1	N	8.000	500	4,000		
6095	GRAS	3G	SARBEN LOAMY FINE SAND	3G	N	8.000	500	4,000		
6110	GRAS	2G	SARBEN FINE SANDY LOAM	2G	N	32.000	500	16,000		
						<u>298.000</u>	<u>555</u>	<u>149,000</u>		

(165,390)

ROAD	ROAD	ROAD	ROAD	ROAD	N	8.000	0	0		
1620	CRP	1D CRP	KEITH SILT LOAM	1D CRP	N	17.000	850	14,450		
1629	CRP	2D CRP	KEITH SILT LOAM	2D CRP	N	10.000	850	8,500		
1849	CRP	4D CRP	SULCO LOAM	4D CRP	N	25.000	850	21,250		
1853	CRP	4D1 CRP	ULYSESSES & SULCO SILT LOAM	4D1 CRP	N	8.000	850	6,800		
1889	CRP	4D1 CRP	VALENT FINE SAND, ROLLING	4D1 CRP	N	1.000	850	850		
5951	CRP	4D1 CRP	DWYER-VALENT LOAMY FINE	4D1 CRP	N	22.000	850	18,700		
5962	CRP	2D1 CRP	JAYEM FINE SANDY LOAM	2D1 CRP	N	17.000	850	14,450		
5963	CRP	2D1 CRP	JAYEM FINE SANDY LOAM	2D1 CRP	N	76.000	850	64,600		
6095	CRP	3D CRP	SARBEN LOAMY FINE SAND	3D CRP	N	34.000	850	28,900		
6110	CRP	2D CRP	SARBEN FINE SANDY LOAM	2D CRP	N	135.000	850	114,750		
						<u>345.000</u>	<u>1275</u>	<u>293,250</u>		

(139,875)

605,265

Land Total 651.000

442,250

Sale Date	Book	Page	Extend	Ownership History	Total	Exempt	Taxable	Total Tax	Penalty Tax	Amount
02/27/2004	66	610			438,350	0	438,350	3,808.30	0.00	175,212
2015	1530	35	0		438,350	0	438,350	3,808.30	0.00	
2014	1513	35	0		509,870	0	509,870	4,708.34	0.00	
2013		35	0		340,400	0	340,400	3,834.30	0.00	
2012		35	0		286,785	0	286,785	3,676.90	0.00	



# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID	Statement	District	Continued..	Building	Other	Owner	Land	Total	Exempt	Legal	ALL SEC. 5-1-35 651 AC.	Taxable	Total Tax	Penalty Tax
440038634	1347	35		255,595	0	GOLDING, SCOTT M. & BETTY A.	0	255,595	0			255,595	3,549.40	0.00

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# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID: 440038642  
 Owner: GOLDING, SCOTT M. & BETTY A.  
 70800 ROAD 350  
 STRATTON, NE 69043

Legal: E1/2/SE1/4 SEC 6-1-35 80 AC.  
 S-T-R: 06-01-35 Acres: 80.000

Card File: Situs

County Area	1	AGLAND	Class Code	02-05-05-03-00-09	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
Neighborhood	90	AGLAND	State Geo	4539-06-1-00000-000-0045	N	5.000	500	2,500	500	2,500
Location/Group	0	N/A	Cadastral	00002 00163 00000 00000 00000	N	27.000	500	13,500	500	13,500
District	35	35	Book / Page	70 / 219	N	48.000	500	24,000	500	24,000
School	29-0117		Sale Date	07/13/2012						
Irrigation	00	No Irrigation	Sale Amount	.00						
			Value Improvements							
			Land / Lot							
			Total							
			Previous	0					34,000	40,000
			Current	0					34,000	40,000

Soil	Use	LCGLVG	Soil Description	LCGLVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1630	GRAS	3G1	KEITH SILT LOAM	3G1	N	5.000	500	2,500	500	2,500
1826	GRAS	4G	SULCO COMPLEX	4G	N	27.000	500	13,500	500	13,500
1849	GRAS	4G	SULCO LOAM	4G	N	48.000	500	24,000	500	24,000
						80.000		40,000		40,000
						Land Total		80.000		40,000

Sale Date	Book	Page	Extend	Ownership History	Amount
07/13/2012	70	219		GOLDING, SCOTT M. & BETTY A.	219,360
03/29/2004	66	635			219,360

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1531	35	0	0	34,000	34,000	0	34,000	295.38	0.00
2014	1514	35	29,200	0	0	29,200	0	29,200	269.64	0.00
2013	1507	35	25,200	0	0	25,200	0	25,200	283.86	0.00
2012	1460	35	24,800	0	0	24,800	0	24,800	317.96	0.00
2011	1335	35	21,200	0	0	21,200	0	21,200	294.40	0.00

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# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID: 440038685  
 Owner: GOLDING, SCOTT M. & BETTY A.  
 70800 ROAD 350  
 STRATTON, NE 69043

Legal: PT E1/2/NW1/4-PT NE1/4/SW1/4-PT  
 SE1/4-NE1/4 SEC 7-1-35 364 AC.  
 S-T-R: 07-01-35 Acres: 364.000

Card File: Situs

County Area	1	AGLAND	Class Code	02-05-05-03-00-10	Value	Previous	Current
Neighborhood	90	AGLAND	State Geo	4539-07-1-00000-000-0065	Improvements	0	0
Location/Group	0	N/A	Cadastral	00002 00162 00000 00000 00000	Land/Lot	416,290	409,640
District	35	35	Book / Page	70 / 219	Total	416,290	409,640
School	29-0117		Sale Date	07/13/2012			
Irrigation	00	No Irrigation	Sale Amount	.00			

Soil	Use	LCGLVG	Soil Description	LCGLVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1615	DRY	1D	KEITH & BLACKWOOD SILT L	1D	N	35.000	1,500	52,500	55,300	
1620	DRY	1D	KEITH SILT LOAM	1D	N	102.000	1,500	153,000	161,160	
1826	DRY	4D	SULCO COMPLEX	4D	N	5.000	1,160	5,800	4,275	
1853	DRY	4D1	ULYSSES & SULCO SILT LOAM4D1		N	39.000	1,160	45,240	33,345	
1860	DRY	3D1	ULYSSES SILT LOAM	3D1	N	77.000	1,300	100,100	65,835	
						<u>258.000</u>		<u>356,640</u>	<u>319,915</u>	
1620	GRAS	1G	KEITH SILT LOAM	1G	N	18.000	500	9,000		
1826	GRAS	4G	SULCO COMPLEX	4G	N	87.000	500	43,500		
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAM4G1		N	1.000	500	500		
						<u>106.000</u>		<u>53,000</u>	<u>47,700</u>	
									<u>367,615</u>	
Land Total						364.000		409,640		

Sale Date	Book	Page	Extend	Ownership History	Amount					
07/13/2012	70	219		GOLDING, SCOTT M. & BETTY A.	219,360					
03/29/2004	66	635								
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1532	35	0	0	416,290	416,290	0	416,290	3,616.62	0.00
2014	1509	35	345,490	0	0	345,490	0	345,490	3,190.40	0.00
2013	1502	35	229,570	0	0	229,570	0	229,570	2,585.90	0.00
2012	1455	35	188,170	0	0	188,170	0	188,170	2,412.56	0.00
2011	1336	35	179,675	0	0	179,675	0	179,675	2,495.10	0.00

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HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440038707  
Owner GOLDING, SCOTT M. & BETTY A.  
70800 ROAD 350  
STRATTON, NE 69043

Legal  
PT W1/2 SEC 8-1-35 325 AC.  
S-T-R: 08-01-35 Acres: 325.000

Card File  
Situs

County Area	1	AGLAND	Class Code	02-05-05-03-00-10	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
Neighborhood	90	AGLAND	State Geo	4539-08-1-00000-000-0075	N	54.000	1,500	81,000	85,320	
Location/Group	0	N/A	Cadastral	00002 00161 00000 00000 00000	N	13.000	1,500	19,500	20,540	
District	35	35	Book / Page	70 / 219	N	1.000	1,160	1,160	855	
School	29-0117		Sale Date	07/13/2012	N	3.000	1,400	4,200	4740	
Irrigation	00	No Irrigation	Sale Amount	.00	N	71.000		105,860	111,455	

Soil	Use	LCGLVG	Soil Description	LCGLVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1615	DRY	1D	KEITH & BLACKWOOD SILT L	1D	N	54.000	1,500	81,000	85,320	
1620	DRY	1D	KEITH SILT LOAM	1D	N	13.000	1,500	19,500	20,540	
1826	DRY	4D	SULCO COMPLEX	4D	N	1.000	1,160	1,160	855	
6110	DRY	2D	SARBEN FINE SANDY LOAM	2D	N	3.000	1,400	4,200	4740	
1615	GRAS	1G	KEITH & BLACKWOOD SILT L	1G	N	17.000	500	8,500		
1826	GRAS	4G	SULCO COMPLEX	4G	N	225.000	500	112,500		
1849	GRAS	4G	SULCO LOAM	4G	N	9.000	500	4,500		
						251.000	X555	125,500	139,305	(112,950)
ROAD	ROAD	ROAD	ROAD	ROAD	N	2.000	0	0		
FARM	FARM	FARM	FARM	FARM	N	1.000	500	500		
						Land Total	325.000	231,860	245,665	221,965

Sale Date	Book	Page	Extend	Ownership History	Amount					
07/13/2012	70	219		GOLDING, SCOTT M. & BETTY A.	219,360					
03/29/2004	66	635								
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1533	35	0	0	220,585	220,585	0	220,585	1,916.38	0.00
2014	1510	35	183,815	0	0	183,815	0	183,815	1,697.42	0.00
2013	1503	35	143,505	0	0	143,505	0	143,505	1,616.46	0.00
2012	1456	35	130,485	0	0	130,485	0	130,485	1,672.96	0.00
2011	1337	35	116,245	0	0	116,245	0	116,245	1,614.28	0.00

HITCHCOCK COUNTY  
2016 Real Estate Breakdown Report

Parcel ID 440038731	Legal W1/2-PT E1/2 SEC 9-1-35 473.53 AC, S-T-R: 09-01-35 Acres: 473.530	Card File Status 70650 ROAD 350
Owner GOLDING, SCOTT M. & BETTY A. 70800 ROAD 350 STRATTON, NE 69043		

County Area 1	AGLAND	Class Code 01-05-05-03-00-10	Value 61,070	Previous 61,070	Current 61,070
Neighborhood 90	AGLAND	State Geo 4539-09-1-00000-000-0090	Improvements 559,290	559,290	552,470
Location/Group 0	N/A	Cadastral 00002 00161 00000 00000 00000	Land / Lot 70 / 305	620,360	613,540
District 35	35	Book / Page 70 / 305	Total		
School 29-0117	35	Sale Date 09/12/2012			
Irrigation 00	No Irrigation	Sale Amount .00			

Soil	Use	LCGLVG	Soil Description	LCGLVG	LCGLVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub	Market/Acre	Market Sub
1532	DRY	4D	SULCO SILT LOAM	4D		N	3.630	1,160 X 755	4,210			3,104	
1620	DRY	1D	KEITH SILT LOAM	1D		N	186.130	1,500 X 1580279,195				294,085	
1630	DRY	3D1	KEITH SILT LOAM	3D1		N	124.100	1,300 X 55161,330				106,106	
1853	DRY	4D1	ULYSSES & SULCO SILT LOAM4D1			N	19.230	1,160 X 855 22,305				16,441	
5963	DRY	2D1	JAYEM FINE SANDY LOAM	2D1		N	0.700	1,400 X 1580 980				1106	
6110	DRY	2D	SARBEN FINE SANDY LOAM	2D		N	5.040	1,400 X 1580 7,055				7963	
8869	DRY	1D	HORD SILT LOAM	1D		N	3.130	1,500 X 1580 4,695				4,945	
							<u>341.960</u>		479,770			479,770	
1532	GRAS	4G	SULCO SILT LOAM	4G		N	98.780	500	*49,390			68,887	
1615	GRAS	1G	KEITH & BLACKWOOD SILT L	1G		N	9.420	500	4,710			640	
1620	GRAS	1G	KEITH SILT LOAM	1G		N	14.490	500	7,245			6,000	
1630	GRAS	3G1	KEITH SILT LOAM	3G1		N	1.430	500	715			55,854	
							<u>124.120</u>	X 555	62,060			68,887	
ROAD	ROAD	ROAD	ROAD	ROAD		N	5.170	0	0			640	
FARM	FARM	FARM	FARM	FARM		N	1.280	500	640			640	
HOME	HOME	HOME	HOME	HOME		N	1.000	10,000	10,000			10,000	
							<u>Land Total</u>	473.530	552,470			49,624	

Sale Date	Book	Page	Extend	Ownership History	Amount
09/12/2012	70	305		GOLDING, SCOTT M. & BETTY A.	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1534	35	61,070	0	559,290	620,360	0	620,360	5,389.56	0.00
2014	1506	35	526,085	0	0	526,085	0	526,085	4,858.08	0.00
2013	1499	35	373,200	0	0	373,200	0	373,200	4,203.78	0.00
2012	1451	35	379,720	0	0	379,720	0	379,720	4,868.44	0.00
2011	1344	35	360,910	0	0	360,910	0	360,910	5,011.90	0.00



**HITCHCOCK COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 440039762	Legal SW1/4-S1/2/SE1/4 SEC 32-2-35 252 AC.	Card File Situs
Owner GOLDING, SCOTT M. & BETTY A. 70800 ROAD 350 STRATTON, NE 68043	S-T-R: 32-02-35 Acres: 252.000	

County Area 1	AGLAND	Class Code 02-05-05-03-00-10	Value Improvements Land / Lot Total	Previous 0 358,320 358,320	Current 0 353,320 353,320
Neighborhood 90	AGLAND	State Geo 4323-32-2-00000-000-0580			
Location/Group 0	N/A	Cadastral 00002 00164 00000 00000 00000			
District 35	35	Book / Page 70 / 219			
School 29-0117	35	Sale Date 07/13/2012			
Irrigation 00	No Irrigation	Sale Amount .00			

Soil	Use	LCGLVG	Soil Description	LCGLVG	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1615	DRY	1D	KEITH & BLACKWOOD SILT L	1D	N	47.000	1,500	70,500	74,260	
1620	DRY	1D	KEITH SILT LOAM	1D	N	1,000	1,500	1,500	1,580	
1853	DRY	4D1	ULYSES & SULCO SILT LOAM	4D1	N	12,000	1,160	13,920	10,960	
1860	DRY	3D1	ULYSES SILT LOAM	3D1	N	2,000	1,300	2,600	1,710	
5963	DRY	2D1	JAYEM FINE SANDY LOAM	2D1	N	92,000	1,400	128,800	145,360	
6110	DRY	2D	SARBEN FINE SANDY LOAM	2D	N	95,000	1,400	133,000	150,100	
8869	DRY	1D	HORD SILT LOAM	1D	N	2,000	1,500	3,000	3,160	
						<u>251,000</u>		<u>353,320</u>	<u>386,430</u>	
ROAD	ROAD	ROAD	ROAD	ROAD	N	1,000	0	0	0	
						<u>Land Total</u>		<u>252,000</u>		

Sale Date	Book	Page	Extend	Ownership History	Amount					
07/13/2012	70	219		GOLDING, SCOTT M. & BETTY A.						
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1535	35	0	0	358,320	358,320	0	358,320	3,113.02	0.00
2014	1518	35	303,600	0	0	303,600	0	303,600	2,803.56	0.00
2013	1511	35	192,650	0	0	192,650	0	192,650	2,170.02	0.00
2012	1464	35	154,820	0	0	154,820	0	154,820	1,984.96	0.00
2011	1331	35	145,495	0	0	145,495	0	145,495	2,020.46	0.00

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# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID: 440039800  
 Owner: GOLDING, SCOTT M. & BETTY A.  
 70800 ROAD 350  
 STRATTON, NE 69043

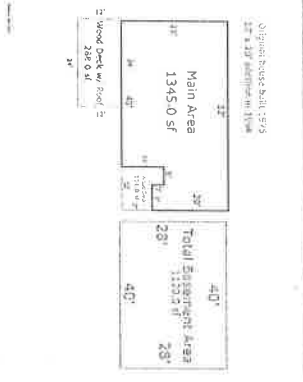
Legal: SW 1/4 SEC 33-2-35 173 AC.  
 S-T-R: 33-02-35 Acres: 173.000

Card File: 70800 ROAD 350

County Area	Neighborhood	Location/Group	District	School	Irrigation	Class Code	State Geo	Cadastral	Book / Page	Sale Date	Sale Amount
1	AGLAND	N/A	35	29-0117	No Irrigation	01-05-05-03-00-09	4323-33-2-00000-000-0600	00002 00164 00000 00000 00000	70 / 219	07/13/2012	.00
Value											
Improvements											
Land / Lot											
Total											
Previous											
Current											

Soil	Use	LCGLVG	Soil Description	LCGLVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
1889	GRAS	4G1	VALENT FINE SAND, ROLLING	4G1	N	140.000	500	70,000		
5962	GRAS	2G1	JAYEM FINE SANDY LOAM	2G1	N	1.000	500	500		
5963	GRAS	2G1	JAYEM FINE SANDY LOAM	2G1	N	15.000	500	7,500		
6110	GRAS	2G	SARBEN FINE SANDY LOAM	2G	N	12.000	500	6,000		
						<b>168.000</b>		<b>84,000</b>	<b>93,246</b>	<b>75,600</b>
ROAD	ROAD	ROAD	ROAD	ROAD	N	2.000	0	0		
FARM	FARM	FARM	FARM	FARM	N	2.000	500	1,000	<b>500</b>	<b>500</b>
HOME	HOME	HOME	HOME	HOME	N	1.000	10,000	10,000	<b>10,000</b>	<b>6,000</b>
						<b>Land Total</b>		<b>173.000</b>	<b>95,000</b>	<b>82,100</b>

Sale Date	Book	Page	Extend	Ownership History							
07/13/2012	70	219		GOLDING, SCOTT M. & BETTY A.							
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	Amount
2015	1536	35	114,615	0	79,100	193,715	0	193,715	1,682.94	0.00	
2014	1507	35	184,135	0	0	184,135	0	184,135	1,700.36	0.00	
2013	1500	35	169,465	0	0	169,465	0	169,465	1,908.88	0.00	
2012	1452	35	172,025	0	0	172,025	0	172,025	2,205.56	0.00	
2011	1345	35	138,690	0	0	138,690	0	138,690	1,925.96	0.00	



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# HITCHCOCK COUNTY

## 2016 Real Estate Breakdown Report

Parcel ID 440039819	Legal SE1/4 SEC 33-2-35 172 AC.	Card File Situs
Owner GOLDING, SCOTT M. & BETTY A. 70800 ROAD 350 STRATTON, NE 69043	S-T-R: 33-02-35 Acres: 172.000	

County Area 1	AGLAND	Class Code 02-05-05-03-00-09	Value 0	Previous 0	Current 0
Neighborhood 0	AGLAND	State Geo 4323-33-2-00000-000-0605	Improvements 76,385	Land / Lot 76,385	86,660
Location/Group 0	N/A	Cadastral 00002 00164 00000 00000 00000	Total 76,385		86,660
District 35	35	Book / Page 70 / 219			
School 29-0117		Sale Date 07/13/2012			
Irrigation 00	No Irrigation	Sale Amount .00			

Soil	Use	LCGLVG	Soil Description	LCGLVG Description	Spot Code	Acres	Value/Acre	Assessed Sub	Market/Acre	Market Sub
5951	DRY	4D	DWYER-VALENT LOAMY FINE 4D		N	1.000	1,160	1,160	1160	855
1532	GRAS	4G	SULCO SILT LOAM		N	15.000	500	7,500		
1615	GRAS	1G	KEITH & BLACKWOOD SILT L		N	2.000	500	1,000		
1853	GRAS	4G1	ULYSSES & SULCO SILT LOAMG1		N	54.000	500	27,000		
5963	GRAS	2G1	JAYEM FINE SANDY LOAM		N	75.000	500	37,500		
6095	GRAS	3G	SARBEN LOAMY FINE SAND		N	2.000	500	1,000		
6110	GRAS	2G	SARBEN FINE SANDY LOAM		N	23.000	500	11,500		
						<u>171.000</u>		<u>85,500</u>		
						Land Total		172.000		86,660

94,905  
76,958  
96,065  
77,805

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Sale Date	Book	Page	Extend	Ownership History	Amount					
07/13/2012	70	219		GOLDING, SCOTT M. & BETTY A.						
09/18/2003	66	481			16,500					
09/15/2003	66	478			194,000					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	1537	35	0	0	76,385	76,385	0	76,385	663.62	0.00
2014	1515	35	63,415	0	0	63,415	0	63,415	585.60	0.00
2013	1508	35	54,415	0	0	54,415	0	54,415	612.94	0.00
2012	1461	35	53,420	0	0	53,420	0	53,420	684.90	0.00
2011	1339	35	45,665	0	0	45,665	0	45,665	634.14	0.00



	B	C	D	E	F
Hayes Co. Assessor's Value	Hitchcock Co. Value	Rec. Adj. Value (11% grass; 50% CRP)	2015 Levy	Hayes Total Tax	
114980	101,712	136,174	1.074261	\$1,235.11	
528885	528,001	591,932	1.074261	5,681.6	
158375	161,935	179,083	1.074261	1,701.31	
38825	39,615	43,973	1.074261	417.01	
183325	192,705	196,897	1.074261	1,969.31	
142085	147,601	158,739	1.074261	1,526.31	
279990	295,420	304,929	1.074261	3,007.8	
259895	273,478	284,316	1.074261	2,791.91	
39015	39,810	44,189	1.074261	419.11	
168705	178,065	180,825	1.074261	1,812.31	
311375	320,216	348,950	1.074261	3,344.91	
67905	66,056	77,786	1.074261	729.41	
<b>2293360</b>	<b>2,344,614</b>	<b>2,547,793</b>		<b>\$24,636.6</b>	

Parcel ID 430000758	Legal SE4 S-T-R: 08-05-31 Acres: 125.440 Situs
Owner FRIEHE/FRANCIS E & JACQUELINE K 37681 RD 719 CULBERTSON, NE 69024	
Card File 430000758	

County Area 1 AREA ONE	Value	Previous	Current
Neighborhood 5 COUNTY	Buildings	0	0
Location/Group 0 N/A	Improvement	0	0
District 5 079	Land / Lot	102,395	114,980
School 43-0079	Total	102,395	114,980
Class Code 02-05-05-03-00-09			
State Geo 4045-08-4-00000-000-0001			
Cadastral 0001 0004			
Book / Page 36 / 184 Ext: 185			
Sale Date 08/20/2009			
Sale Amount .00			

Soil	Use	LCG/LVG	LCG/LVG Description	Spot	Code	Acres	Value/Acre	Assessed Value	Sub
1589	CRP	1C	1C	N		61.020	1,065	64,985	
1629	CRP	2C	2C	N		11.810	980	11,575	
1833	CRP	4C	4C	N		3.490	910	3,175	
						<u>76.320</u>	<i>850 = 64,892</i>	79,735	<i>97,900</i>
1588	DRY	1D	1D	N		12.280	1,400	17,190	<i>18,420</i>
1589	GRAS	1G	1G	N		7.070	490	3,465	
1629	GRAS	2G	2G	N		0.200	490	100	<i>1,555</i>
1833	GRAS	4G	4G	N		29.570	490	14,490	
						<u>36.840</u>	<i>500 = 18,420</i>	18,055	<i>20,440</i>
<b>Land Total</b>						<b>125.440</b>		<b>114,980</b>	

Sale Date	Book	Page	Extend	Ownership History	Amount
10/30/1999	34	107		SCHNEIDER FARM, LP/RUSS	258,955
10/29/1999	34	107		FRIEHE/FRANCIS E & JACQUELINE K	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	628	5	0	0	102,395	102,395	0	102,395	1,003.66	0.00
2014	620	5	0	0	112,035	112,035	0	112,035	1,315.02	0.00
2013	621	5	0	0	83,850	83,850	0	83,850	1,031.94	0.00
2012	619	5	0	0	60,155	60,155	0	60,155	881.08	0.00
2011	632	5	0	0	50,760	50,760	0	50,760	779.96	0.00

Parcel ID 430000766, Owner FRIEHE/FRANCIS E & JACQUELINE K J/681 RD 719 CULBERTSON, NE 69024 Card File 430000766	Legal ALL S-T-R: 09-05-31 Acres: 640.530 Situs
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County Area 1 AREA ONE Neighborhood 5 COUNTY Location/Group 0 N/A District 5 079 School 43-0079 Class Code 02-05-05-03-00-10 State Geo 4045-09-1-00000-000-0001 Cadastral 0001 0005 Book / Page 36 / 184 Ext: 185 Sale Date 08/20/2009 Sale Amount .00	Value Buildings Improvement Land / Lot Total Previous 0 0 495,225 495,225 Current 0 0 528,885 528,885
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Soil	Use	LCG/LVG	LCG/LVG Description	Spot	Code	Acres	Value/Acre	Assessed Value	Sub
1588	CRP	1C	1C	N		18.710	1,065	19,925	
1589	CRP	1C	1C	N		82.020	1,065	87,350	
1833	CRP	4C	4C	N		2.920	910	2,655	
						<u>103.650</u>	<i>x 850 = 88,103</i>	<u>109,930</u>	<i>132,154</i>
1586	DRY	2D	2D	N		10.580	<i>x 1400</i> 1,255	<i>14,812</i>	13,280
1588	DRY	1D	1D	N		14.460	<i>x 1500</i> 1,400	<i>21,690</i>	20,245
1589	DRY	1D	1D	N		141.840	<i>x 1500</i> 1,400	<i>212,760</i>	198,575
1833	DRY	4D	4D	N		8.540	<i>x 1160</i> 1,140	<i>9,906</i>	9,735
						<u>175.420</u>		<i>259,168</i>	<u>241,835</u> <i>259,168</i>
	GRAS	1G	1G	N		2.190	490	1,075	
	GRAS	1G	1G	N		34.900	490	17,100	
1833	GRAS	4G	4G	N		318.700	490	156,165	
9999	GRAS	1G	1G	N		5.670	490	2,780	
						<u>361.460</u>	<i>x 500 = 180,730</i>	<u>177,120</u>	<i>200,611</i>
Land Total						640.530		<i>528,001</i>	<u>528,885</u> <i>591,932</i>

Sale Date	Book	Page	Extend	Ownership History	Amount
10/30/1999	34	107		SCHNEIDER FARM, LP/RUSS	258,955
		0		FRIEHE/FRANCIS E & JACQUELINE K	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	629	5	0	0	495,225	495,225	0	495,225	4,854.06	0.00
2014	621	5	0	0	418,915	418,915	0	418,915	4,917.02	0.00
2013	622	5	0	0	321,875	321,875	0	321,875	3,961.30	0.00
2012	620	5	0	0	249,015	249,015	0	249,015	3,647.28	0.00
2011	633	5	0	0	219,285	219,285	0	219,285	3,369.50	0.00

**HAYES COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 430000782	Legal W2
Owner FRIEHE/FRANCIS E & JACQUELINE K J7681 RD 719 CULBERTSON, NE 69024	S-T-R: 10-05-31 Acres: 316.050
Card File 430000782	Situs

County Area 1 AREA ONE	Value	Previous	Current
Neighborhood 5 COUNTY	Buildings	0	0
Location/Group 0 N/A	Improvement	0	0
District 5 079	Land / Lot	138,200	158,375
School 43-0079	Total	138,200	158,375
Class Code 02-05-05-03-00-10			
State Geo 4045-10-2-00000-000-0001			
Cadastral 0001 0005			
Book / Page 36 / 184 Ext: 185			
Sale Date 08/20/2009			
Sale Amount 00			

Soil	Use	LCG/LVG	LCG/LVG Description	Spot	Code	Acres	Value/Acre	Assessed Value	Sub
1589	DRY	1D	1D	N		2.180	1500 1,400	3270	3,050
1629	DRY	2D	2D	N		1.490	1400 1,255	2086	1,870
1833	DRY	4D	4D	N		0.590	1160 1,140	684	675
						4.260		6040	5,595
1589	GRAS	1G	1G	N		19.130	490		9,375
1629	GRAS	2G	2G	N		3.610	490		1,770
1833	GRAS	4G	4G	N		289.050	490		141,635
						311.790	X 500 = 155,895		152,780
						Land Total	316,050		158,375

Date	Book	Page	Extend	Ownership History	Amount
10/30/1999	34	107		SCHNEIDER FARM, LP/RUSS	258,955
		0		FRIEHE/FRANCIS E & JACQUELINE K	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	630	5	0	0	138,200	138,200	0	138,200	1,354.60	0.00
2014	622	5	0	0	112,320	112,320	0	112,320	1,318.36	0.00
2013	623	5	0	0	96,720	96,720	0	96,720	1,190.32	0.00
2012	621	5	0	0	87,360	87,360	0	87,360	1,279.56	0.00
2011	634	5	0	0	84,240	84,240	0	84,240	1,294.42	0.00

**HAYES COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID 430003927	Legal N2NW4
Owner FRIEHE/FRANCIS E & JACQUELINE K	S-T-R: 15-05-31 Acres: 79.230
07681 RD 719	Situs
CULBERTSON, NE 69024	
Card File 430003927	

County Area 1 AREA ONE	Value	Previous	Current
Neighborhood 5 COUNTY	Buildings	0	0
Location/Group 0 N/A	Improvement	0	0
District 5 079	Land / Lot	33,675	38,825
School 43-0079	Total	33,675	38,825
Class Code 02-05-05-03-00-09			
State Geo 4045-15-1-00000-000-0001			
Cadastral 0001 0005			
Book / Page 36 / 184 Ext: 185			
Sale Date 08/20/2009			
Sale Amount .00			

Soil	Use	LCG/LVG	LCG/LVG Description	Spot	Code	Acres	Value/Acre	Assessed Value	Sub
1589	GRAS	1G	1G	N		0.690	490	340	
1833	GRAS	4G	4G	N		78.540	490	38,485	
						79.230	<i>x 500 = 39,615</i>	38,825	<i>43,977</i>
Land Total						79.230		38,825	

Sale Date	Book	Page	Extend	Ownership History	Amount
10/30/1999	34	107		SCHNEIDER FARM, LP/RUSS	258,955
		0		FRIEHE/FRANCIS E & JACQUELINE K	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	631	5	0	0	33,675	33,675	0	33,675	330.08	0.00
2014	623	5	0	0	25,920	25,920	0	25,920	304.24	0.00
	624	5	0	0	22,320	22,320	0	22,320	274.70	0.00
2012	622	5	0	0	20,160	20,160	0	20,160	295.28	0.00
2011	635	5	0	0	19,440	19,440	0	19,440	298.72	0.00

Parcel ID 430004117	Owner EHE/FRANCIS E & JACQUELINE K 7681 RD 719 CULBERTSON, NE 69024	Card File 430004117	Legal SE4 S-T-R: 21-05-31 Acres: 162.150 Situs
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County Area 1 AREA ONE	Neighborhood 5 COUNTY	Location/Group 0 N/A	District 5 079	School 43-0079	Class Code 01-05-05-03-00-09	State Geo 4045-21-4-00000-000-0001	Cadastral 0001 0008	Book / Page 36 / 184 Ext: 185	Sale Date 08/20/2009	Sale Amount 00	Value	Previous	Current
											Buildings	0	0
											Improvement	491	490
											Land / Lot	183,015	182,835
											Total	183,506	183,325

Soil	Use	LCG/LVG	LCG/LVG Description	Spot	Code	Acres	Value/Acre	Assessed Value	Sub
1588	DRY	1D	1D	N		30.200	500 1,400	42,280	
1589	DRY	1D	1D	N		83.570	1500 1,400	117,000	
1833	DRY	4D	4D	N		0.720	1160 1,140	820	
						114.490		171,490	171,490
1589	GRAS	1G	1G	N		4.720	490	2,315	
1833	GRAS	4G	4G	N		36.410	490	17,840	
						41.130	x 500 20,565	20,155	22,827
801	FARM	801	801	N		3.970	650	2,580	
500	ROAD	1500	1500	N		2.560	0	0	
						Land Total	162.150	192,705	182,835

Sale Date	Book	Page	Extend	Ownership History	Amount
03/22/1967	26	232		FRIEHE/FRANCIS E & JACQUELINE K	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	632	5	0	491	183,015	183,506	0	183,506	1,798.68	0.00
2014	624	5	0	491	155,005	155,496	0	155,496	1,825.14	0.00
2013	625	5	0	491	114,730	115,221	0	115,221	1,418.02	0.00
2012	623	5	0	491	81,230	81,721	0	81,721	1,196.94	0.00
2011	636	5	0	491	67,900	68,391	0	68,391	1,050.88	0.00

Parcel ID 430004133	Legal SE4;S2NE4
Owner FRIEHE/FRANCIS E & JACQUELINE K 7681 RD 719 CULBERTSON, NE 69024	S-T-R: 22-05-31 Acres: 241.060
Card File 430004133	Situs

County Area 1 AREA ONE	Value	Previous	Current
Neighborhood 5 COUNTY	Buildings	0	0
Location/Group 0 N/A	Improvement	0	0
District 35 079C	Land / Lot	129,665	142,085
School 43-0079	Total	129,665	142,085
Class Code 02-05-05-03-00-10			
State Geo 4045-22-1-00000-000-0011			
Cadastral 0001 0008			
Book / Page 36 / 184 Ext: 185			
Sale Date 08/20/2009			
Sale Amount .00			

Soil	Use	LCG/LVG	LCG/LVG Description	Spot	Code	Acres	Value/Acre	Assessed Value	Sub
1586	DRY	2D	2D	N		7.950	1,255	9,975	
1589	DRY	1D	1D	N		23.380	1,400	32,730	
1833	DRY	4D	4D	N		0.130	1,140	150	
						31.460		42,855	46,351
1534	GRAS	4G	4G	N		68.040	490	33,340	
1586	GRAS	2G	2G	N		31.150	490	15,265	
1588	GRAS	1G	1G	N		8.000	490	3,920	
1589	GRAS	1G	1G	N		8.700	490	4,265	
1833	GRAS	4G	4G	N		86.610	490	42,440	
						202.500	500	99,230	112,380
	ROAD	1500	1500	N		7.100	0	0	
						Land Total	241.060	147,601	142,085

Sale Date	Book	Page	Extend	Ownership History	Amount
10/30/1999	34	108		SCHNEIDER, LAVERN D & VELMA I	86,534
		0		FRIEHE/FRANCIS E & JACQUELINE K	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	633	35	0	0	129,665	129,665	0	129,665	1,265.96	0.00
2014	625	35	0	0	119,420	119,420	0	119,420	1,393.78	0.00
2013	626	35	0	0	95,910	95,910	0	95,910	1,164.84	0.00
2012	624	35	0	0	77,340	77,340	0	77,340	1,115.98	0.00
2011	637	35	0	0	70,315	70,315	0	70,315	1,060.82	0.00



Parcel ID 430004168	Legal W2
Owner EHE/FRANCIS E & JACQUELINE K	S-T-R: 22-05-31 Acres: 320.810
.7681 RD 719	Situs
CULBERTSON, NE 69024	
Card File 430004168	

County Area 1 AREA ONE	Value	Previous	Current
Neighborhood 5 COUNTY	Buildings	0	0
Location/Group 0 N/A	Improvement	0	0
District 35 079C	Land / Lot	272,235	279,990
School 43-0079	Total	272,235	279,990
Class Code 02-05-05-03-00-10			
State Geo 4045-22-2-00000-000-0001			
Cadastral 0001 0008			
Book / Page 36 / 184 Ext: 185			
Sale Date 08/20/2009			
Sale Amount .00			

Soil	Use	LCG/LVG	LCG/LVG Description	Spot	Code	Acres	Value/Acre	Assessed Value	Sub
1534	DRY	4D	4D	N		2.880	1160 1,140	3341	3,285
1588	DRY	1D	1D	N		3.370	1500 1,400	5055	4,720
1589	DRY	1D	1D	N		132.830	1500 1,400	199,245	185,960
1833	DRY	4D	4D	N		1.150	1160 1,140	1,334	1,310
						140.230		208,975	195,275
1534	GRAS	4G	4G	N		67.870	490		33,255
1586	GRAS	2G	2G	N		10.200	490		5,000
1588	GRAS	1G	1G	N		0.330	490		160
1589	GRAS	1G	1G	N		36.770	490		18,015
1833	GRAS	4G	4G	N		57.720	490		28,285
						172.890	x 500 =	86,445	84,715
1500	ROAD	1500	1500	N		7.690	0	295,420	0
						Land Total	320.810		279,990

Sale Date	Book	Page	Extend	Ownership History	Amount
		0		FRIEHE/FRANCIS E	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	634	35	0	0	272,235	272,235	0	272,235	2,657.90	0.00
2014	626	35	0	0	233,820	233,820	0	233,820	2,728.98	0.00
2013	627	35	0	0	178,000	178,000	0	178,000	2,161.84	0.00
2012	625	35	0	0	132,640	132,640	0	132,640	1,913.92	0.00
2011	638	35	0	0	114,990	114,990	0	114,990	1,734.80	0.00

Parcel ID 430004311	Legal E2
Owner IEHE/FRANCIS E & JACQUELINE K 7681 RD 719 CULBERTSON, NE 69024	S-T-R: 28-05-31 Acres: 316.620
Card File 430004311	Situs

County Area 1 AREA ONE	Value	Previous	Current
Neighborhood 5 COUNTY	Buildings	0	0
Location/Group 0 N/A	Improvement	0	0
District 35 079C	Land / Lot	250,000	259,895
School 43-0079	Total	250,000	259,895
Class Code 02-05-05-03-00-10			
State Geo 4045-28-4-00000-000-0001			
Cadastral 0001 0008			
Book / Page 36 / 184 Ext: 185			
Sale Date 08/20/2009			
Sale Amount .00			

Soil	Use	LCG/LVG	LCG/LVG Description	Spot	Code	Acres	Value/Acre	Assessed Value	Sub
1588	DRY	1D	1D	N		33.420	1,400	46,790	
1589	DRY	1D	1D	N		82.620	1,400	115,670	
1833	DRY	4D	4D	N		0.770	1,140	880	
						116.810		163,340	
1588	GRAS	1G	1G	N		2.140	490	1,050	
1589	GRAS	1G	1G	N		31.600	490	15,485	
1833	GRAS	4G	4G	N		163.310	490	80,020	
						197.050		96,555	
1500	ROAD	1500	1500	N		2.760	0	0	
<b>Land Total</b>						316.620		259,895	

Sale Date	Book	Page	Extend	Ownership History	Amount					
		0		FRIEHE/FRANCIS E & JACQUELINE K						
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	635	35	0	0	250,000	250,000	0	250,000	2,440.82	0.00
2014	627	35	0	0	196,230	196,230	0	196,230	2,290.28	0.00
2013	628	35	0	0	148,120	148,120	0	148,120	1,798.94	0.00
2012	626	35	0	0	114,810	114,810	0	114,810	1,656.64	0.00
2011	639	35	0	0	100,210	100,210	0	100,210	1,511.82	0.00

**HAYES COUNTY**  
2016 Real Estate Breakdown Report

Parcel ID	430004389	Legal	N2NE4
Owner	FRIEHE/FRANCIS E & JACQUELINE K	S-T-R:	27-05-31 Acres: 80.250
	7681 RD 719	Situs	
	CULBERTSON, NE 69024		
Card File	430004389		

County Area	1	AREA ONE	Value	Previous	Current
Neighborhood	5	COUNTY	Buildings	0	0
Location/Group	0	N/A	Improvement	0	0
District	35	079C	Land / Lot	33,840	39,015
School	43-0079		Total	33,840	39,015
Class Code	02-05-05-03-00-09				
State Geo	4045-27-1-00000-000-0001				
Cadastral	0001 0008				
Book / Page	36 / 184	Ext: 185			
Sale Date	08/20/2009				
Sale Amount	.00				

Soil	Use	LCG/LVG	LCG/LVG Description	Spot	Code	Acres	Value/Acre	Assessed Value	Sub
1534	GRAS	4G	4G	N		24.960	490	12,230	
1589	GRAS	1G	1G	N		33.110	490	16,225	
1833	GRAS	4G	4G	N		21.550	490	10,560	
						79.620	<i>X 500</i>	39,015	
1500	ROAD	1500	1500	N		0.630	0	0	
Land Total						80.250		39,015	

Sale Date	Book	Page	Extend	Ownership History	Amount
10/30/1999	34	108		SCHNEIDER, LAVERN D & VELMA I	86,534
		0		FRIEHE/FRANCIS E & JACQUELINE K	

	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
	636	35	0	0	33,840	33,840	0	33,840	330.40	0.00
2014	628	35	0	0	28,260	28,260	0	28,260	329.84	0.00
2013	629	35	0	0	24,335	24,335	0	24,335	295.56	0.00
2012	627	35	0	0	21,980	21,980	0	21,980	317.16	0.00
2011	640	35	0	0	21,195	21,195	0	21,195	319.76	0.00

Parcel ID 430004427	Legal W2E2
Owner FRIEHE/FRANCIS E & JACQUELINE K 7681 RD 719 CULBERTSON, NE 69024	S-T-R: 31-05-31 Acres: 155.700
Card File 430004427	Situs

County Area 1 AREA ONE	Value	Previous	Current
Neighborhood 5 COUNTY	Buildings	0	0
Location/Group 0 N/A	Improvement	562	560
District 5 079	Land / Lot	167,440	168,145
School 43-0079	Total	168,002	168,705
Class Code 01-05-05-03-00-09			
State Geo 4045-31-4-00000-000-0006			
Cadastral 0001 0010			
Book / Page 36 / 184 Ext: 185			
Sale Date 08/20/2009			
Sale Amount .00			

Soil	Use	LCG/LVG	LCG/LVG Description	Spot	Code	Acres	Value/Acre	Assessed Value	Sub
1531	DRY	4D1	4D1	N		3.070	1160 1,140	3,561	3,500
1588	DRY	1D	1D	N		11.170	1,400		15,640
1589	DRY	1D	1D	N		47.030	1500 1,400	137,295	65,840
1620	DRY	1D	1D	N		33.330	1,400		46,660
1833	DRY	4D	4D	N		10.370	1160 1,140	12,029	11,820
						104.970		152,885	143,460
1531	GRAS	4G1	4G1	N		3.610	490		1,770
1588	GRAS	1G	1G	N		3.230	490		1,585
1589	GRAS	1G	1G	N		3.530	490		1,730
1620	GRAS	1G	1G	N		5.130	490		2,515
3	GRAS	4G	4G	N		34.660	490		16,985
						50.160	x 500	25,080	24,585
801	FARM	801	801	N		0.150	650	100	100
1500	ROAD	1500	1500	N		0.420	0		0
Land Total						155.700		178,065	168,145

Sale Date	Book	Page	Extend	Ownership History	Amount
04/02/1971	30	71		FRIEHE/FRANCIS E & JACQUELINE K	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	637	5	0	562	167,440	168,002	0	168,002	1,646.70	0.00
2014	629	5	0	562	147,050	147,612	0	147,612	1,732.60	0.00
2013	630	5	0	562	108,665	109,227	0	109,227	1,344.26	0.00
2012	628	5	0	562	77,625	78,187	0	78,187	1,145.20	0.00
2011	641	5	0	562	65,090	65,652	0	65,652	1,008.80	0.00

Parcel ID 430004486	Owner FRIEHE/FRANCIS E & JACQUELINE K 57681 RD 719 CULBERTSON, NE 69024 Card File 430004486	Legal W2; W2NE4;SE4 S-T-R: 32-05-31 Acres: 530.630 Situs	
County Area 1 AREA ONE	Neighborhood 5 COUNTY	Location/Group 0 N/A	
District 5 079	School 43-0079	Class Code 02-05-05-03-00-10	
State Geo 4045-32-1-00000-000-0006	Cadastral 0001 0010	Book / Page 36 / 184 Ext: 185	
Sale Date 08/20/2009	Sale Amount .00		
Value		Previous	Current
Buildings		0	0
Improvement		0	0
Land / Lot		281,745	311,375
Total		281,745	311,375

Soil	Use	LCG/LVG	LCG/LVG Description	Spot	Code	Acres	Value/Acre	Assessed Value	Sub
1588	CRP	1C	1C	N		3.860	1,065	4,110	
1833	CRP	4C	4C	N		4.040	910	3,675	
						7.900	X 850	6715	7,785
1531	DRY	4D1	4D1	N		2.290	1160	2,656	2,610
1588	DRY	1D	1D	N		22.900	1,400	32,060	
1589	DRY	1D	1D	N		29.350	1,500	44,025	
1833	DRY	4D	4D	N		1.530	1,160	1,775	1,745
						56.070		82,806	77,505
1531	GRAS	4G1	4G1	N		3.120	490	1,530	
3	GRAS	1G	1G	N		12.010	490	5,885	
3	GRAS	1G	1G	N		26.620	490	13,045	
1620	GRAS	1G	1G	N		0.220	490	110	
1833	GRAS	4G	4G	N		419.420	490	205,515	
						461.390	X 500	230,695	226,085
1500	ROAD	1500	1500	N		5.270	0	0	0
Land Total						530.630		320,216	311,375

Sale Date	Book	Page	Extend	Ownership History	Amount
04/02/1971	30	71		FRIEHE/FRANCIS E & JACQUELINE K	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	638	5	0	0	281,745	281,745	0	281,745	2,761.58	0.00
2014	630	5	0	0	253,220	253,220	0	253,220	2,972.18	0.00
2013	631	5	0	0	206,640	206,640	0	206,640	2,543.12	0.00
2012	629	5	0	0	173,270	173,270	0	173,270	2,537.86	0.00
2011	642	5	0	0	160,820	160,820	0	160,820	2,471.14	0.00

Parcel ID 430004494	Legal E2NE4
Owner RIEHE/FRANCIS E & JACQUELINE K	S-T-R: 32-05-31 Acres: 76.020
7681 RD 719	Situs
CULBERTSON, NE 69024	
Card File 430004494	

County Area 1 AREA ONE	Value	Previous	Current
Neighborhood 5 COUNTY	Buildings	0	0
Location/Group 0 N/A	Improvement	0	0
District 5 079	Land / Lot	63,310	67,905
School 43-0079	Total	63,310	67,905
Class Code 02-05-05-03-00-09			
State Geo 4045-32-1-00000-000-0016			
Cadastral 0001 0010			
Book / Page 36 / 184 Ext: 185			
Sale Date 08/20/2009			
Sale Amount .00			

Soil	Use	LCG/LVG	LCG/LVG Description	Spot	Code	Acres	Value/Acre	Assessed Value	Sub
1531	CRP	4C1	4C1	N		5.850	910	5,325	
1588	CRP	1C	1C	N		1.450	1,065	1,545	
1589	CRP	1C	1C	N		16.530	1,065	17,605	
						23.830	<i>x 850</i>	<i>20,256</i>	<i>30,380</i>
1588	DRY	1D	1D	N		10.790	1,400	15,105	
1589	DRY	1D	1D	N		9.850	1,400	13,790	
1833	DRY	4D	4D	N		0.230	1,140	260	
						20.870	<i>1500</i>	<i>30,960</i>	<i>31,230</i>
1531	GRAS	4G1	4G1	N		1.820	490	890	
'9	GRAS	1G	1G	N		1.410	490	690	
.3	GRAS	4G	4G	N		25.910	490	12,695	
						29.140	<i>x 500</i>	<i>14,570</i>	<i>16,110</i>
1500	ROAD	1500	1500	N		2.180	0	0	
						76.020		<i>66,056</i>	<i>77,780</i>

Sale Date	Book	Page	Extend	Ownership History	Amount
		0		FRIEHE/FRANCIS E & JACQUELINE K	

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2015	639	5	0	0	63,310	63,310	0	63,310	620.54	0.00
2014	631	5	0	0	63,705	63,705	0	63,705	747.74	0.00
2013	632	5	0	0	46,915	46,915	0	46,915	577.38	0.00
2012	630	5	0	0	34,290	34,290	0	34,290	502.24	0.00
2011	643	5	0	0	28,925	28,925	0	28,925	444.46	0.00