

152.26 AC

N 252nd Street

Pawnee Road

NEC 252nd Street & Pawnee Road

13969 N 252nd Street | Valley, NE 68064

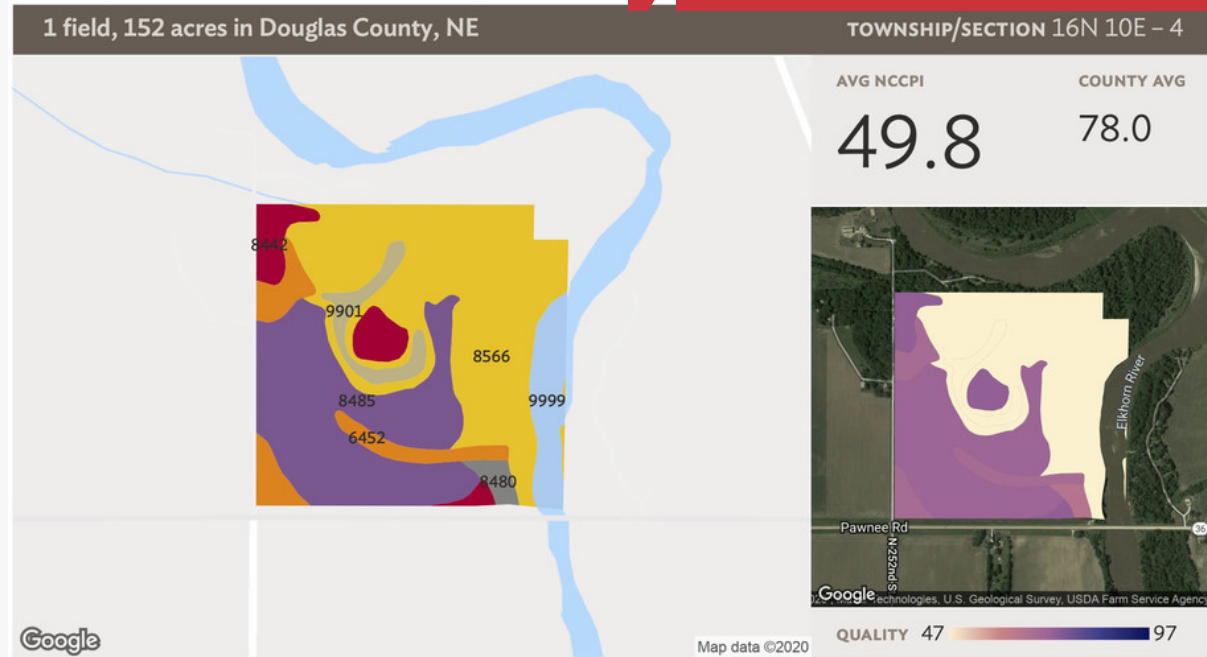
\$681,000

Property Features

- Located in a strong farming community
- Level topography
- Currently used as center-pivot irrigated cropland; pivot included with sale
- Great frontage from both Pawnee Road and 252nd Street
- 2019 taxes: \$10,516.62

13321 California Street, Suite 105
Omaha, NE 68154
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All fields

152 ac

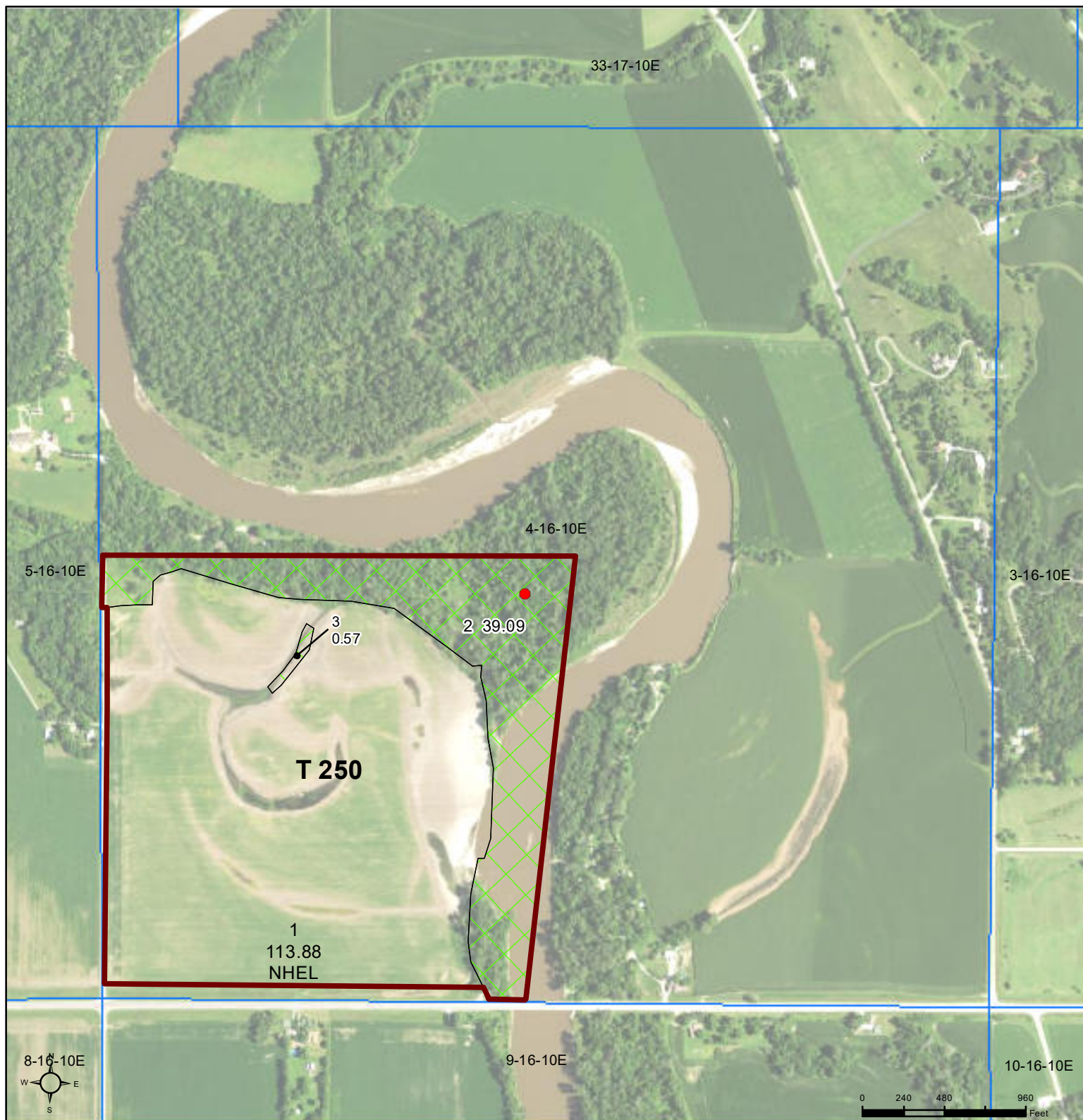
Source: NRCS Soil Survey

| SOIL CODE | SOIL DESCRIPTION | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|---|---------------|---------------------|------------|-------------|
| 8566 | Platte, Inglewood, and Barney soils, frequently flooded | 66.04 | 43.6% | 4 | 31.0 |
| 8485 | Gilliam-Eudora silt loams, occasionally flooded | 46.64 | 30.8% | 2 | 71.2 |
| 6452 | Clamo-Zook-Kezan silty clay loams, occasionally flooded | 11.54 | 7.6% | 2 | 68.6 |
| 9999 | Water | 9.81 | 6.5% | | N/A |
| 8442 | Cass-Novina complex, occasionally flooded | 9.41 | 6.2% | 2 | 73.0 |
| 9901 | Fluvaquents sandy and Aquolls silty, frequently flooded | 5.93 | 3.9% | 6 | 12.2 |
| 8480 | Gibbon-Wann complex, occasionally flooded | 2.21 | 1.5% | 2 | 65.1 |
| | | 141.77 | 93.5% | | 49.8 |



United States
Department of
Agriculture

Douglas County, Nebraska



Common Land Unit

- Non-Cropland
- Cropland

2018 NAIP Ortho Imagery

2020 Program Year

Map Created February 11, 2020

Farm **244**

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Wetland Provisions

4-16-10E

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Nebraska
Douglas

U.S. Department of Agriculture
Farm Service Agency

FARM: 244
Prepared: 1/15/20 11:33 AM
Crop Year: 2019
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

| Operator Name | Farm Identifier | Recon Number |
|---------------|-----------------|--------------|
|---------------|-----------------|--------------|

Farms Associated with Operator:
2877, 3609

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|-------------|------------------|
| 153.54 | 113.88 | 113.88 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | | |
| 0.0 | 0.0 | 113.88 | 0.0 | 0.0 | 0.0 | | | |

| ARC/PLC | | | | | |
|---------|--------|--------|-------------|----------------|----------------|
| PLC | ARC-CO | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default |
| NONE | NONE | NONE | NONE | CORN | NONE |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN | 113.3 | 114 | 0.0 |
| Total Base Acres: | 113.3 | | |

Tract Number: 250 **Description** 4-16-10

FSA Physical Location : Douglas, NE **ANSI Physical Location:** Douglas, NE

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------------|--------------------|------------------------|-----------------------|---------|--------------|-----|
| 153.54 | 113.88 | 113.88 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | |
| 0.0 | 0.0 | 113.88 | 0.0 | 0.0 | 0.0 | |
| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction | | | |
| CORN | 113.3 | 114 | 0.0 | | | |
| Total Base Acres: | 113.3 | | | | | |

Owners: CHALET PROPERTIES LTD

Other Producers: None