

SCHUPBACH FARM

Platte County, Nebraska

84 Acres, more or less

GENERAL DESCRIPTION This 84 acre, more or less, tract is used as gravity-irrigated cropland. The Farm Service Agency office in Columbus, Nebraska shows 83.43 acres being farmed.

LOCATION From the Highways 81 and 30 junction South of Columbus, go 1½ miles West on Highway 30. Then 1/2 mile South on County Road. Then 1/4 mile West to the farm on the South side of the road.

LEGAL DESCRIPTION See attached.

IRRIGATION EQUIPMENT 15 hp electric motor
Duncan pump
Pipe in pile on farm

FSA INFORMATION The Farm Service Agency office in Columbus shows the following information on the subject property:

Cropland	84.6
DCP cropland	84.6
Base acreage	84.2
Direct payment yield	126.0
CC yield	149.0

WELL INFORMATION

Registration number	G-012623
Completion date	July 8, 1955
Filing date	September 20, 1957
Acres irrigated	80 acres
Gallons per minute	1400
Static level	10 feet
Pumping level	24 feet
Pump column diameter	9 inches
Well depth	79 feet

SOIL CLASSIFICATIONS

Bp - Boel fine sandy loam, 0 to 2 percent slopes
Gk - Gibbon silt loam, 0 to 2 percent slopes
Jm - Janude fine sandy loam, 0 to 1 percent slopes
Me - Merrick loam, 0 to 1 percent slopes

2006 REAL ESTATE TAXES

\$3,072.38 (Included in these taxes are additional acres and a metal storage building not being sold at this time.)

POSSESSION

Landlord's possession upon closing
Full possession March 1, 2008

CLOSING

January 3, 2008

PRICE

\$436,800.00 – \$5,200.00 per acre

A tract of land located in the W 1/2 of the SW 1/4 of Section 35, T17N, R1W and in part of Government Lot 3, Section 2, T16N, R1W of the 6th P.M. in Platte County, Nebraska, described as follows:

Beginning at the northwest corner of the SW 1/4 of Section 35, T17N, R1W of the 6th P.M. in Platte County, Nebraska, and assuming the west line of said SW 1/4 to have a bearing of N 00°29'47" E; thence N 89°06'20" E and on the north line of said SW 1/4, 420.48 feet; thence S 00°53'26" E, 247.05 feet; thence N 89°04'23" E, 148.11 feet; thence N 00°54'46" W, 246.96 feet, to the north line of said SW 1/4; thence N 89°06'15" E and on said north line, 741.18 feet, to the northeast corner of the W 1/2 of said SW 1/4; thence S 00°12'35" W and on east line of said W 1/2 of the SW 1/4, 2,683.51 feet, to the southeast corner of the W 1/2 of said SW 1/4, said point also being on the north line of Government Lot 3, Section 2, T16N, R1W; thence westerly on the north line of Government Lot 3, 0.91 feet; thence S 00°36'39" W and parallel with the east line of Government Lots 3 and 4, 98.30 feet; thence S 71°14'21" W, 679.20 feet; thence S 85°31'58" W, 170.97 feet; thence S 86°00'51" W, 481.27 feet, to the west line of Government Lots 3 and 4; thence N 00°36'35" E and on the west line of Government Lots 3 and 4, 362.08 feet, to the northwest corner of Government Lots 3 and 4, said point also being on the south line of the SW 1/4 of Section 35; thence westerly on the south line of said SW 1/4, 31.00 feet, to the southwest corner of the SW 1/4 of said Section 35; thence N 00°29'47" E and on the west line of the SW 1/4 of said Section 35, 2,664.94 feet, to the point of beginning,

except the following tract:

The west 16.0 feet of the W 1/2 of the SW 1/4 and the south 16.0 feet of the west 47.0 feet of the W 1/2 of the SW 1/4 of Section 35, T17N, R1W of the 6th P.M. in Platte County, Nebraska, and the west 16.0 feet of the north 362.08 feet of Government Lot 3 located in Section 2, T16N, R1W of the 6th P.M. in Platte County, Nebraska, containing 1.12 acres, more or less;

and except the following tract:

A tract of land located in the W 1/2 of the SW 1/4 of Section 35, T16N, R1W of the 6th P.M. in Platte County, Nebraska, described as follows:

Commencing at the northwest corner of the SW 1/4 of Section 35, T16N, R1W of the 6th P.M. in Platte County, Nebraska, and assuming the west line of said SW 1/4 to have a bearing of N 00°29'46" E; thence N 89°06'20" E and on the north line of said SW 1/4, 16.00 feet, to the point of beginning; thence N 89°06'20" E and on said north line, 404.41 feet; thence S 00°54'01" E, 270.0 feet; thence S 89°06'20" W and parallel with said north line, 410.99 feet, said point being 16.00 feet east of the west line of said SW 1/4; thence N 00°29'46" E and parallel with said west line, 270.08 feet, to the point of beginning, containing 2.53 acres, more or less;

and except the west 6 feet of said tract;

said tract contains 84.41 acres, more or less.

GILMORE & ASSOCIATES TO SURVEY AND PROVIDE PROPER LEGAL DESCRIPTION.