PALMYRA 133 ACRES
133.1 +/- Acres
Otoe County, NE
$648,375

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OVERVIEW:
Nebraska farm land and recreational property for sale in Otoe County, NE. This 133 +/- acre farm has 90 +/- crop land acres and 12 +/- acres in expired CRP buffer strips. Accompanied with a diverse terrain with live water, native pasture, timber and cropland acres throughout the property giving you great access to the whole property. This property is located in one of the best big buck producing counties in the state of Nebraska. Good Soils! with an average of 54.3 SPRG on the 90 +/- tillable acres. The crop land acres could be open to farm in 2019. The CRP Buffer strips expired in October of 2018 and might be able to be re-enrolled. Located approximately 5 miles Northeast of Palmyra, NE. Great investment property in add to your investment portfolio.

PARCEL #/ID: 003331000
TAXES: $5,777/year (2018)

ADDRESS:
CR D and CR 14
Palmyra, NE 68418

LOCATION:
From Palmyra, NE North 2 miles on County Road 8, then East 2.5 miles on County Road D. Property is on the South side of County Road D.
PROPERTY HIGHLIGHTS:
· Good Soils! with an average of 54.3 SPRG on the 90+/- tillable acres. The crop land acres could be open to farm in 2019, ask agent for details.
· The CRP Buffer strips expired in October of 2018 and might be able to be re-enrolled, ask agent for details.
· Located approximately 5 miles Northeast of Palmyra, NE.

ESTIMATED INCOME: $13,500

LEGAL DESCRIPTION:
NE 1/4, except a tract in the SE 1/4 NE 1/4 in Section 19-9N-10E, Otoe County NE.

VIEW FULL LISTING:
Seller’s Land Disclosure

This statement is a disclosure of the condition of the real property described below made to the best of seller’s knowledge on the date on which this statement is signed. This statement is NOT a warranty of any kind by the seller or any agent representing a principal in the transaction, and should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent, and is NOT intended to be part of any contract between buyer and seller.

Name of Seller(s): Donald Stubbendieck
Property Address: 14th and County Road D
Legal Description: A fractional portion in the NE 1/4 Section 19-9N-10E, Otoe Co NE
Year Purchased: July 88’s
Annual Taxes: 5,777
Property Currently Zoned: Agricultural

Description of Property (list approximate acres in each category):

<table>
<thead>
<tr>
<th>Irrigated Tillable:</th>
<th>Pasture:</th>
<th>Other:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Irrigated Tillable:</td>
<td>Lake/Pond:</td>
<td></td>
</tr>
<tr>
<td>Timber/Creek:</td>
<td>Home Site:</td>
<td>Total Acres (+/-) 133.10</td>
</tr>
</tbody>
</table>

<< Please Check “Yes,” “No” or “Unknown” for each question >>

1. Has the property been surveyed? [ ] Yes [ ] No [ ] Unknown
   If “Yes,” explain:

2. Does the Seller own mineral rights to the property? [ ] Yes [ ] No [ ] Unknown
   If “No,” explain:

3. Does the Seller own water rights to the property? [ ] Yes [ ] No [ ] Unknown
   If “No,” explain:

4. Does anyone other than the seller own or have any interest or claim to the mineral or water rights on the property? [ ] Yes [ ] No [ ] Unknown
   If “Yes,” explain:

5. Does the property lie in a flood plain or zone? [ ] Yes [ ] No [ ] Unknown
   If “Yes,” state the last date (if ever) that the property experienced any flooding and describe the nature of such flooding:

6. Is the property subject to any covenants or homeowners association regulations? [ ] Yes [ ] No [ ] Unknown
   If “Yes,” explain:

7. Is the property connected to city/rural water? [ ] Yes [ ] No [ ] Unknown
   If “Yes,” indicate service providers name:
8. Is there a well on the property?  □ Yes □ No □ Unknown
   If “Yes,” please state the following to the best of your knowledge:
   Location: __________________________
   Approx. Age: _____ Depth: _______ Approx. Gal./Min.: _______ Date Last Tested: ________
   Please describe any problems with the well (if any) that you are aware of: ____________________

9. Is the property connected to a public sewer system?  □ Yes □ No □ Unknown
   If “Yes,” indicate service providers name: __________________________

10. Is there a septic system on the property?  □ Yes □ No □ Unknown
    If “Yes,” please state the following to the best of your knowledge:
    Location: __________________________
    Approx. Age: _____ Date Last Tested: _______ Location & Orientation of Laterals:________
    Please describe any problems with the septic system (if any) that you are aware of: __________

11. Is there electricity on the property?  □ Yes □ No □ Unknown
    If “No,” what is the distance to the nearest source: __________________________

12. Is there gas on the property?  □ Yes □ No □ Unknown
    If “No,” what is the distance to the nearest source: __________________________

13. Are there any propane tanks on the property?  □ Yes □ No □ Unknown
    If “Yes,” please state the following to the best of your knowledge:
    Location: __________________________
    # of Tanks: ________ Owned or Leased: ____________ Current Fuel Level: ____________

14. Are there any leases on the property? (Farm, Hunting, other)?  □ Yes □ No □ Unknown
    If “Yes,” please describe the terms of lease, provide contact info for lessee: __________________

15. Is the property enrolled in any federal, state or local program?  □ Yes □ No □ Unknown
    □ CRP □ WRP Acres Enrolled: _______ Annual Payment: _______ Contract End Date: ________

16. Does the property produce any income?  □ Yes □ No □ Unknown
    If “Yes,” please describe the nature and annual amount of any income: __________________

17. Are the property boundaries marked?  □ Yes □ No □ Unknown
   □ Fence Describe fence type and condition: __________________________
   □ Other Describe boundaries: __________________________
18. Are there any crops currently planted or growing on the property? ☑Yes ☐No ☐Unknown

If “Yes,” explain: __________________________

19. Are there any improvements on the property (e.g. outbuilding, pit blinds, other permanent structures)? ☐Yes ☑No ☐Unknown

If “Yes,” please describe the nature, size and condition of each: __________________________

20. Are there any lakes or ponds on the property? (If Yes, answer following: ☐Yes ☑No ☐Unknown

☐Stocked w/ Fish

Approx. Size
(+/- Acres): ______

Approx. Depth: ______

Date Last Stocked: ______

Type of Fish Stocked: ______

Does anyone else share access to the lake/pond?

(Name & Nature of access): __________________________

21. Is there any irrigation system being sold with the property? ☐Yes ☑No ☐Unknown

If “Yes,” please give specifications and describe in detail:

Type: __________________________

Condition: __________________________

22. Are you aware of any boundary disputes, encroachments or unrecorded easements on the property? ☑Yes ☐No ☐Unknown

23. Are there any easements on the property? ☑Yes ☐No ☐Unknown

24. Are you aware of any hazardous waste products, chemicals, or other hazardous items on the property? ☑Yes ☐No ☐Unknown

25. Are you aware of any underground storage tanks on the property? ☑Yes ☐No ☐Unknown

26. Are you aware of any notices from any governmental agency or other party affecting this property? ☐Yes ☐No ☐Unknown

27. Does ownership of the property entitle owner to use any common areas? ☐Yes ☑No ☐Unknown

28. Are there any features of the property shared with adjoining landowners, such as a wall, fence, road or driveway? Shared Driveway/Shared owner? ☑Yes ☐No ☐Unknown

29. Are you aware of any violations of local, state or federal laws or regulations relating to this party? ☐Yes ☑No ☐Unknown

30. Are you aware of any existing or threatened legal action related to or involving this property? ☐Yes ☑No ☐Unknown

31. Are you aware of any proposed or pending zoning changes that might apply to this property? ☐Yes ☑No ☐Unknown

32. Are you aware of any human remains, burials or cemeteries located on the property? ☐Yes ☑No ☐Unknown

If “Yes” please explain: __________________________

33. Are you aware of any drainage issues or has anyone complained of any drainage issues pertaining to the property affecting their property? ☑Yes ☐No ☐Unknown

34. Please describe the wildlife commonly found on the property (e.g. Deer, turkey, upland birds, waterfowl, etc...): __________________________
Additional Miscellaneous Comments:

☐ Check here if additional pages are attached to this Land Disclosure Statement

**Seller's Certification:** Seller acknowledges that the information contained herein is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information in this disclosure; and that the Broker/Agent has not materially assisted in the preparation of this disclosure. Seller hereby authorizes the listing broker to provide copies of this disclosure to other real estate agents and brokers and prospective buyers of this property. If seller acquires knowledge which renders the Land Disclosure Statement provided previously is materially inaccurate, the Seller shall deliver a revised Land Disclosure Statement to the Buyer as soon as is practicable.

**Seller:**

*Donald Stukenberg*

Seller Printed Name

Date: Dec 27, 2018

**Buyer's Acknowledgement:** Buyer acknowledges receipt of a copy of this statement and understands that the information contained in this Land Disclosure Statement is a statement of certain conditions and information concerning the Property known to the Seller. It is not a warranty of any kind by the Seller or Seller's agent.

**Buyer:**

Date:

Buyer Printed Name

Date:

Buyer Printed Name
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.
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State: Nebraska
County: Otoe
Location: 19-9N-10E
Township: North Russell
Acres: 92.97
Date: 1/3/2019

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>SRPG Legend</th>
<th>Non-Irr Class *c</th>
<th>Irr Class *c</th>
<th>SRPG</th>
<th>*n NCCPI Overall</th>
<th>*n NCCPI Corn</th>
<th>*n NCCPI Small Grains</th>
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<tbody>
<tr>
<td>7695</td>
<td>Wymore silty clay, 3 to 6 percent slopes, eroded</td>
<td>21.88</td>
<td>23.5%</td>
<td>Ille</td>
<td>Ille</td>
<td>65</td>
<td>47</td>
<td>47</td>
<td>43</td>
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<tr>
<td>7867</td>
<td>Nodaway silt loam, channeled, frequently flooded</td>
<td>16.37</td>
<td>17.6%</td>
<td>Ille</td>
<td>Ille</td>
<td>58</td>
<td>49</td>
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<td>7501</td>
<td>Pawnee clay loam, 4 to 8 percent slopes, eroded</td>
<td>14.96</td>
<td>16.1%</td>
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<td>Ille</td>
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<td>10.4%</td>
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<td>Morrill clay loam, 6 to 11 percent slopes</td>
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<td>6.1%</td>
<td>Ille</td>
<td>IVe</td>
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<tr>
<td>7750</td>
<td>Nodaway silt loam, occasionally flooded</td>
<td>5.03</td>
<td>5.4%</td>
<td>Ilw</td>
<td>Ilw</td>
<td>74</td>
<td>94</td>
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<td>7684</td>
<td>Wymore silty clay loam, 3 to 6 percent slopes, eroded</td>
<td>4.55</td>
<td>4.9%</td>
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<td>IVe</td>
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<td>7099</td>
<td>Zook silty clay loam, occasionally flooded</td>
<td>3.27</td>
<td>3.5%</td>
<td>Ilw</td>
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<td>7446</td>
<td>Morrill-Malmo, eroded, complex, 3 to 11 percent slopes</td>
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<td>1.5%</td>
<td>IVe</td>
<td>IVe</td>
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<td>51</td>
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<td>39</td>
<td></td>
</tr>
</tbody>
</table>

Weighted Average 54.3 *n 53.9 *n 51.9 *n 41.2

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.