

**SAUNDERS
COUNTY CRP**
40 +/- Acres
Saunders County, NE
\$379,500

**NATIONAL
LAND
REALTY®**



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REALTY®**

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The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



OVERVIEW:

ENDLESS POSSIBILITIES! This 40+/- acre tract located in Southern Saunders County offers all kinds of opportunities for the next owner! Are you a hunter that wants a place to hunt within 30 minutes of Lincoln? One mile north of Wildwood Lake. OR are you wanting a build a home in the country and have your own little slice of serenity close to the city? Well, this is also your spot! The deer trails can be seen from a satellite view! There's part of a pond on the property, large trees, and a running creek! Walking distance to Wildwood Lake and close to Branched Oak Lake! This is a ONCE IN A LIFETIME OPPORTUNITY and a MUST SEE!

ADDRESS:

000 County Road 29
Valparaiso, NE 68065

LOCATION:

Located just North of the Lancaster/Saunders County line. Southwest of Valparaiso, NE. Approximately 1 1/2 Miles West of Hwy 79. From Hwy 79, take West Ashland Road for approx. 1 1/4 miles then head North on Co. Rd. 29 for 1/4 miles and the property will be located on the West side of Co. Rd. 29.



PROPERTY HIGHLIGHTS:

- 25 Minutes from Lincoln, NE.
- Only 1 1/2 miles West of Hwy 79!
- Walking distance to Wildwood Lake!
- Butler CO. Public Power already on the property!
- Income producing CRP until 2023!
- Game trails for DAYS!
- Enjoy all types of wildlife!
- Unspoiled natural terrain and panoramic views!
- A versatile property that offers countless opportunities!

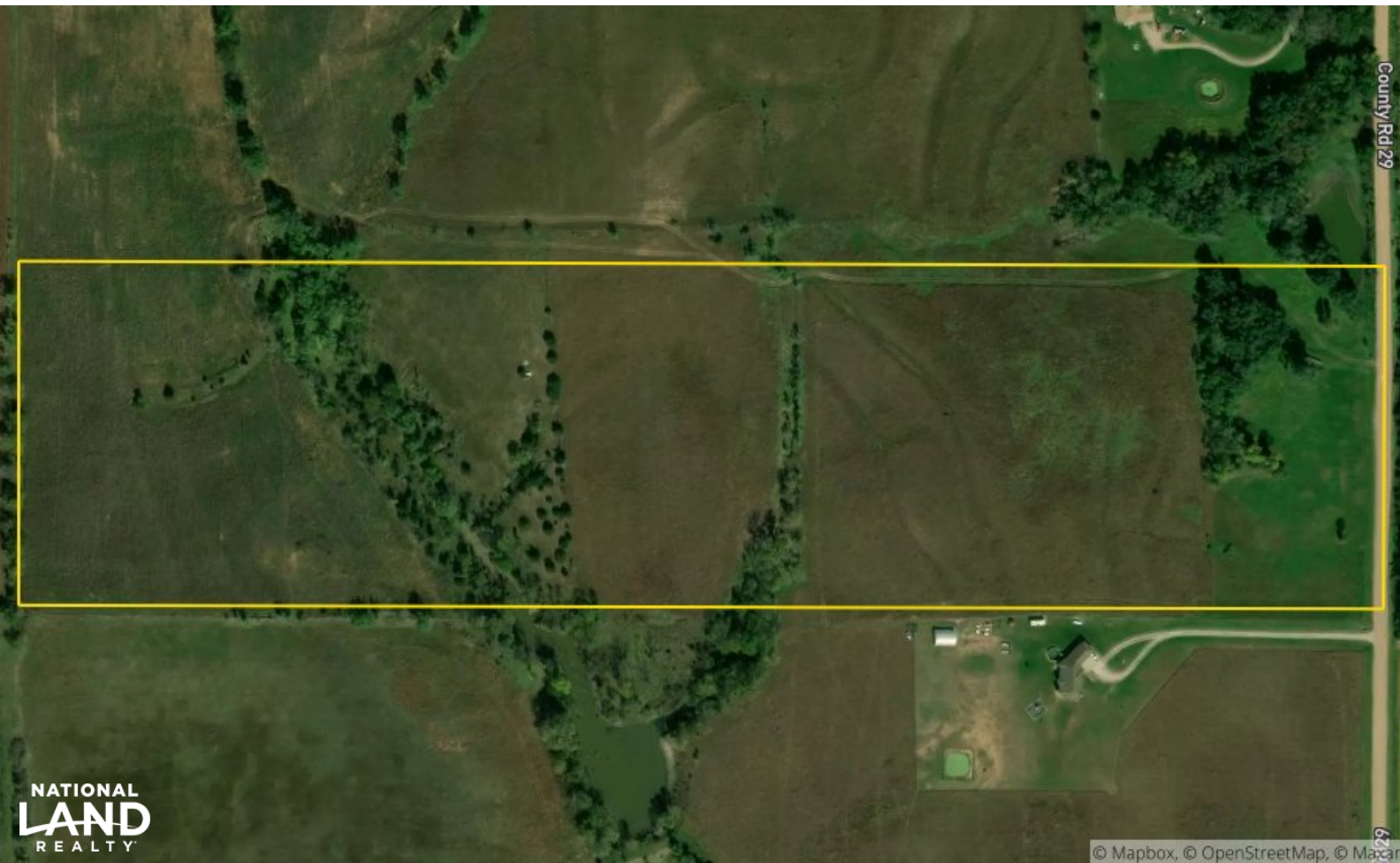
ESTIMATED INCOME: \$4,815

LEGAL DESCRIPTION:

S 1/2 N 1/2 SE 33-13-5

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1943973





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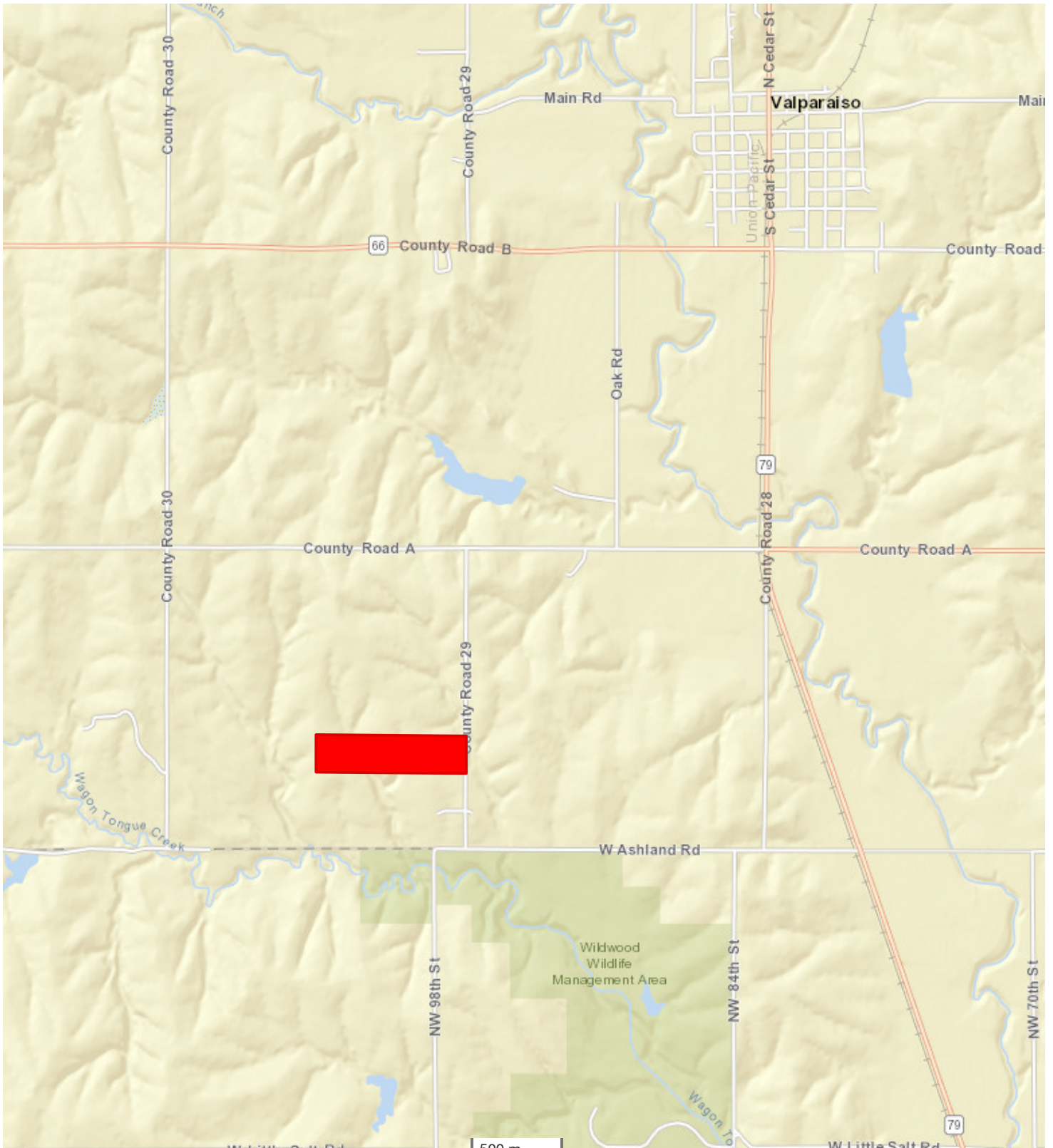
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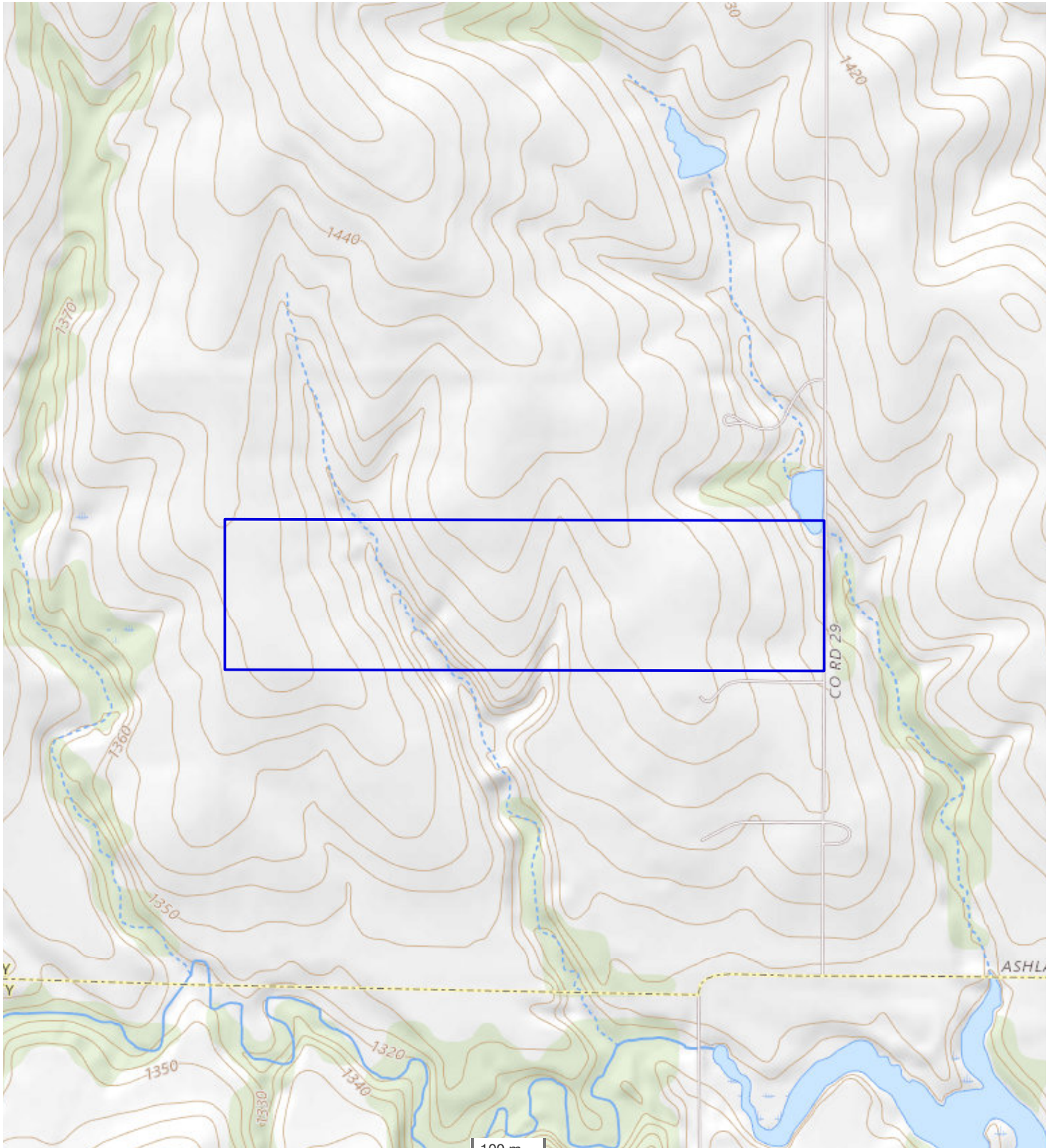
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Seller's Land Disclosure

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): Lori Matulka
 Property Address: Bare Land
 Legal Description: S 1/2 N 1/2 SE 33-13-5 (40 ACRES)
 Year Purchased: 7-20-1993 Annual Taxes: \$1,371.32 (2019)
 Property Currently Zoned: Ag

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

Irrigated Tillable: _____ Pasture: _____ Other: _____
 Non-Irrigated Tillable: _____ Lake/Pond: yes, partially on land
 Timber/Creek: _____ Home Site: NO Total Acres (+/-) 40

*CRP
Acres
28.15*

<< 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 "Yes," explain: _____

3. Does the Seller own water rights to the property? Yes No Unknown

If "Yes," 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: _____

*Not that I'm aware of.
We've had
the Land for
27 years.
sm*

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: May be an old well somewhere on the property. Unsure. We bought the land ~~27~~ 27 years ago.

8. Is there a well on the property? Yes No Unknown
 If "Yes," please state the following to the best of your knowledge:
 Location: May be an old well? Unsure. UnKnown location.
 Approx. Age: 30-35+ years old Depth: _____ Approx. Gal/Min.: NA Date Last Tested: NA
 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: Unknown Date Last Tested: _____ Location & Orientation of Laterals: _____
 Approx. Age: _____
 Please describe any problems with the septic system (if any) that you are aware of: Unknown

11. Is there electricity on the property? Yes No Unknown
 If "No," what is the distance to the nearest source: Pole through Butler Public Power District \$33/mo.

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 Other _____ Acres Enrolled: 28.15 Annual Payment Amount: \$4,815.00 Contract End Date: 9-30-2023

16. Does the property produce any income? Yes No Unknown
 If "Yes," please describe the nature and annual amount of any income: CRP - \$4,815.00/annually

17. Are the property boundaries marked? Yes No Unknown
 Fence Describe fence type and condition: _____
 Other Describe boundaries: grass line to the south
White PVC pipe to the North

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

Approx. Size (+/- Acres): _____ Approx. Depth: _____ Type of Fish Stocked: NA

Does anyone else share access to the lake/pond? (Name & Nature of access): Yes, Polivka Farm to the North

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? Yes No Unknown Road, Pond

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 charges 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...):

a lot of deer. Turkeys. Coyote. Raccoons. Possum. Badger. Pheasant. Quail.

Additional Miscellaneous Comments:

- Great neighbors on both sides.
- Windmill not included. Will be removed prior to purchase.
- 2 old vehicles not included. " " " " " " " "
- Close to Wildwood Lake
- Prior to us buying it ~~27~~²⁹ yrs. ago, an old man lived on the property. unsure if he had water. He was a hermit + had a lot of old vehicles on the property & raised goats.

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:

Lori Matulka
Lori Matulka
Seller Printed Name

Date: 10.21.2020

Seller Printed Name

Date: _____

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:

Buyer Printed Name

Date: _____

Buyer Printed Name

Date: _____



CRP		CRP	CRP	100.21 HEL
T 11601	15	2	11	
13	6.1	6.3	11.45	16
10.4		HEL	HEL	4.6
HEL				

- Common Land Unit**
- CRP
 - Cropland
 - Non-Cropland
 - Tract Boundary
 - PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2016 NAIP Imagery

33-13-5E

2018 Program Year

Map Created December 01, 2017

1 inch = 745 feet

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