

**HIGHWAY 30
FRONTAGE AND CRP
69.95 +/- Acres
Colfax County, NE
\$421,500**

NEW LISTING

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REALTY®**



**NATIONAL
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OVERVIEW:

This Colfax County property would be a great addition to your investment portfolio. A premier mixture of an equestrian property with income and Highway 30 frontage. Properties like this, close to Omaha are becoming harder and harder to find, so don't miss this chance to own your very slice of hunting paradise! This farm has something to offer for all types of buyers. 69.95+/- acres with highway frontage, 53+/- acres enrolled into CRP and 12+/- acres in fenced pasture for horses.

PARCEL #/ID: Parcel #'s 1300230 & 320625

TAXES: \$4,383/year (2020)

ADDRESS:

590 Road 18
Rogers, NE 68659

LOCATION:

West side of Rogers, NE and the South side of HWY 30.

ACREAGE BREAKDOWN:

69.95+/- acres with highway frontage, 53+/- acres enrolled into CRP and 12+/- acres in fenced pasture for horses.



PROPERTY HIGHLIGHTS:

- 53.24+/- acres are currently enrolled in CRP that contains excellent habitat for upland game and provides much needed bedding areas for those Colfax County whitetails.
- Two pole outbuildings and three horse stalls are included with this property and is currently used to board the owners horses.
- Great upland hunting opportunities with income. Level topography.
- It is a unique recreation and income producing property located on the west side of Rogers, NE.
- **CRP Information:** 53.24 acre CRP contract expires in 10/2024 with an annual payment of \$10,083.

ESTIMATED INCOME: \$10,083

LEGAL DESCRIPTION:

A fractional portion in the NW1/4 NW 1/4 in Section 12-17-4, Colfax, NE.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=961129



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): R. Dean Bliss
 Property Address: 590 Rd 18
 Legal Description: 1/4 NW 1/4 NW 1/4 & PT SW 1/4 NW 1/4 of
 Year Purchased: 2000 Annual Taxes: 43,828.00
 Property Currently Zoned: A-7

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

Irrigated Tillable: _____ Pasture: 7 Other: ALFALFA 7
 Non-Irrigated Tillable: _____ Lake/Pond: _____
 Timber/Creek: _____ Home Site: _____ Total Acres (+/-) 68

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

1. Has the property been surveyed? ☐ Yes ☐ No ☒ Unknown
 If "Yes," explain: partially
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: 91
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: could be

8. Is there a well on the property? ☒ Yes ☐ No ☐ Unknown

If "Yes," please state the following to the best of your knowledge:

Location: NW CORNER

Approx. Age: 17 Depth: 27 Approx. Gal/Min.: _____ Date Last Tested: _____

Please describe any problems with the well (if any) that you are aware of: No Problems
has just watered livestock

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 ☐ Other _____ Acres Enrolled: _____ Annual Payment Amount: 189+ Contract End Date: 2023?

16. Does the property produce any income? ☒ Yes ☐ No ☐ Unknown

If "Yes," please describe the nature and annual amount of any income: \$ 10,000+

17. Are the property boundaries marked? ☐ Yes ☐ No ☒ Unknown

☐ Fence Describe fence type and condition: 4 wire smooth with 2 Hot wires on PART

☐ Other Describe boundaries: _____

18. Are there any crops currently planted or growing on the property? ☒ Yes ☒ No ☐ Unknown
If "Yes," explain: alfalfa
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: 3 LEAN TO'S
REFER FOR STORAGE
20. Are there any lakes or ponds on the property? (If Yes, answer following): ☐ Yes ☒ No ☐ Unknown
☐ Stocked w/ Fish Date Last Stocked: _____
Approx. Size (+/- Acres): _____ Approx. Depth: _____ 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? ☐ 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...):
Deer Pheasants Geese

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:

➤ R Dean Bliss

Date: 3-30-21

Richard Dean Bliss
Seller Printed Name

➤ _____

Date: _____

Seller Printed Name

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

Aerial Map



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Maps Provided By:



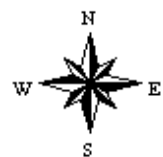
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Map Center: 41° 27.8531', -96° 55.3096'

0ft 378ft 756ft

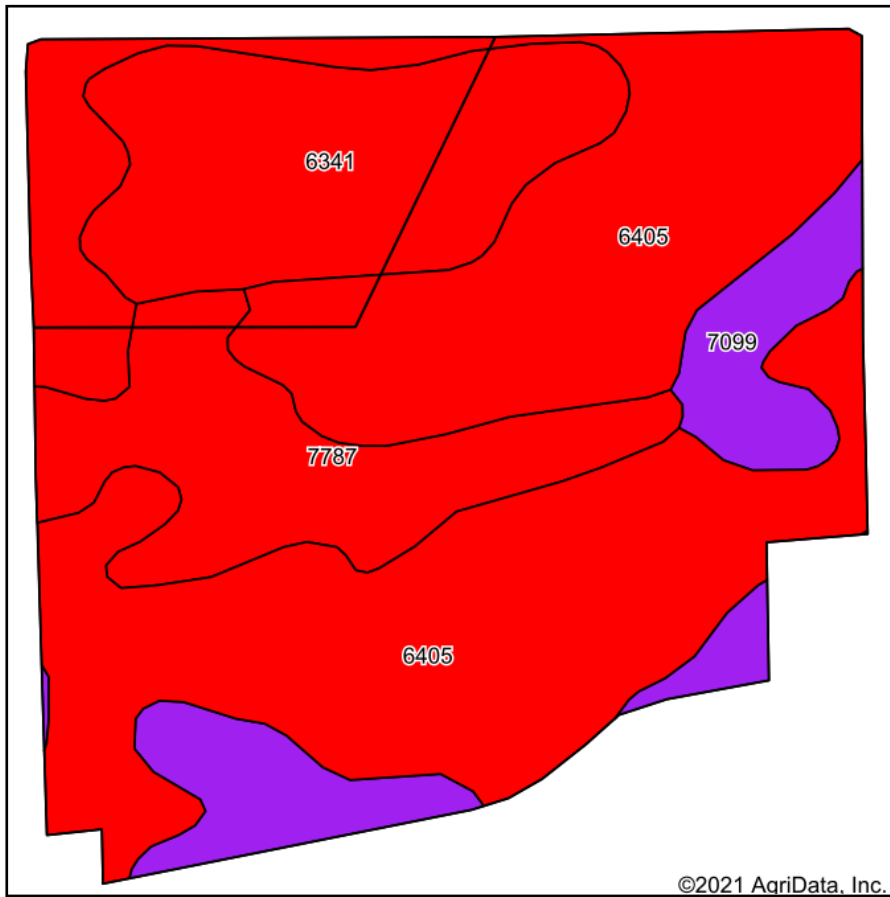
12-17N-4E
Colfax County
Nebraska



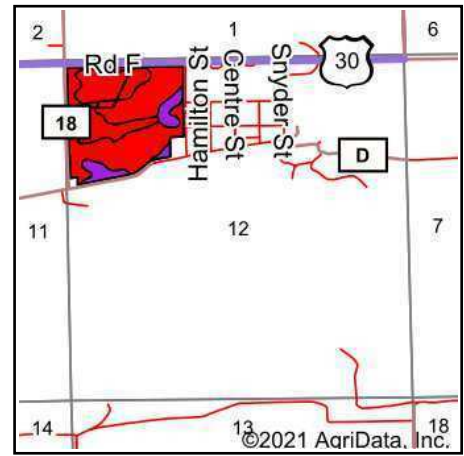
3/30/2021

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Colfax**
 Location: **12-17N-4E**
 Township: **Rogers**
 Acres: **65.62**
 Date: **3/30/2021**

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE037, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
6405	Napa-Luton complex, occasionally flooded	38.47	58.6%		Vls		44	35	19	26
6341	Lawet silty clay loam, occasionally flooded	11.19	17.1%		IVw	IVw	34	75	52	35
7787	Luton silty clay, occasionally flooded	8.82	13.4%		IIlw		46	53	42	34
7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.14	10.9%		IIw	IIw	53	68	35	29
Weighted Average							43.5	*n 47.8	*n 29.5	*n 28.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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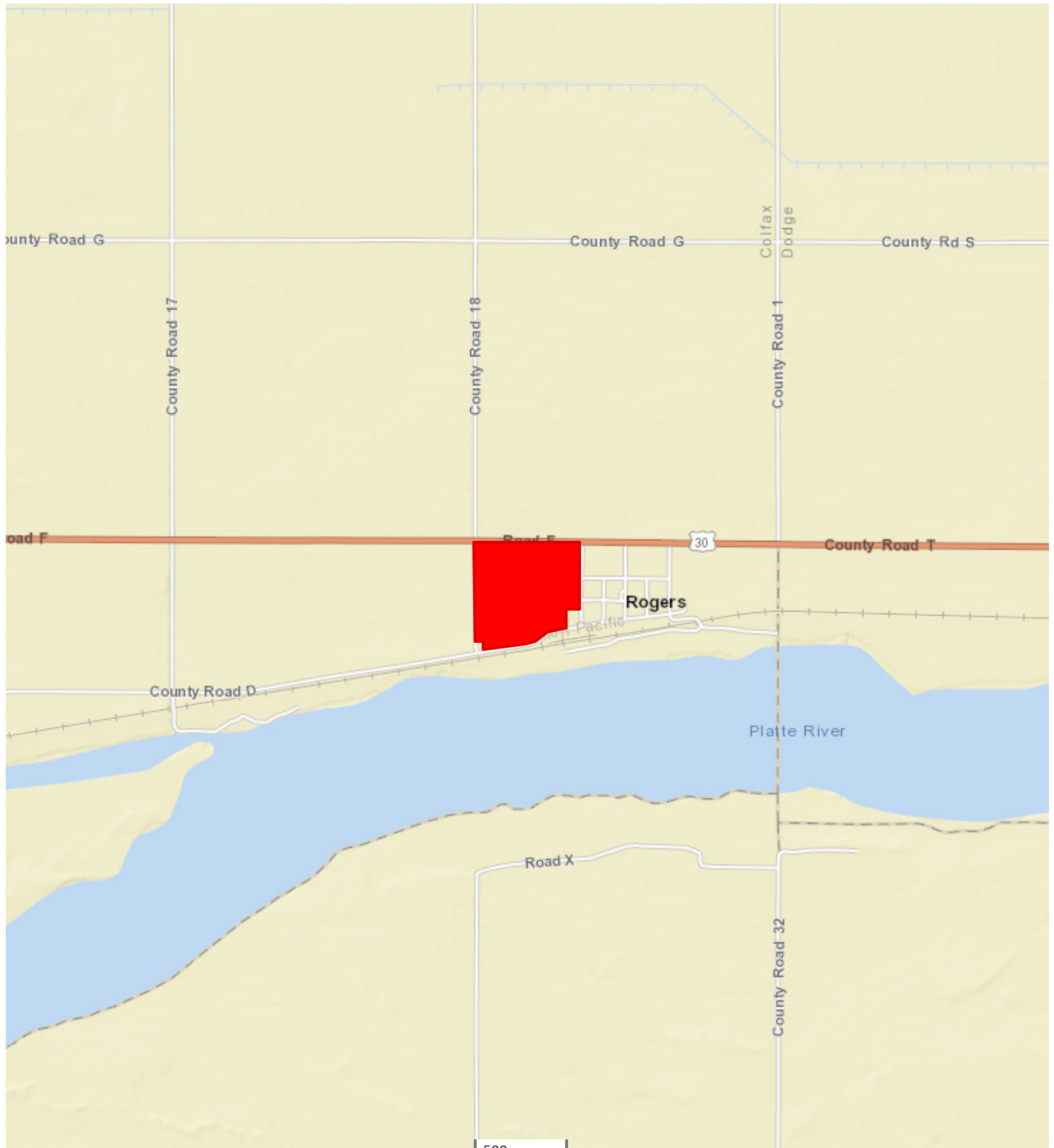
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