

Cass County, Nebraska

LAND AUCTION

MONDAY, FEBRUARY 19 - AT 6:00 PM

Held at The Quonset Bar & Grill, Elmwood, NE

664[±]
Acres

OFFERED IN 17 TRACTS

 ONLINE BIDDING
AVAILABLE

INFORMATION BOOKLET



Productive Tillable Land • Pasture
Hunting & Recreation • 2 Homes
Potential Beautiful Country Building Sites



SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709

www.SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: HOLLENBECK FARMS

Auction Company: Schrader Real Estate and Auction Company, Inc.

REAL ESTATE AUCTION TERMS & PROCEDURES

PROCEDURE: The property will be offered in 17 individual tracts and any combination of tracts within Tracts 1-14, and 15-17. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts and tract combinations may compete.

BUYERS PREMIUM: The contract purchase price will include a Buyers Premium equal to 3% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashiers check, personal check, or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection

by the Seller.

DEED: Seller shall provide Special Warranty Deed(s).

EVIDENCE OF TITLE: The Seller agrees to furnish an Owners Policy of Title Insurance in the amount of the purchase price. Cost of the Title Insurance to be split 50:50 between Buyer and Seller. Any lenders Title Insurance and endorsements will be paid by the Buyer.

CLOSING: The closing shall take place by March 20, 2018 or as soon thereafter as applicable closing documents are completed by Seller. Seller and Buyer shall share 50:50 the cost of closing.

POSSESSION: Possession shall be delivered at closing, except the possession of the home on tract 5 shall be delivered on June 1st 2018.

REAL ESTATE TAXES: The Seller shall be responsible for the 2017 calendar year taxes and the Buyer shall be responsible for the taxes due for 2018 calendar year and thereafter.

MINERALS: Seller reserves the right to reserve any and all mineral rights.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or

where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc., The Lund Company and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being

sold on an **AS IS, WHERE IS** basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

For Information call Auction Manager:

Roger Diehm 260-318-2770



SCHRADER REAL ESTATE AND AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709 • www.SchraderAuction.com

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP**
- **TRACT MAPS**
- **SOIL MAPS & SOIL INDEX**
- **FSA INFORMATION**
- **TITLE WORK / TAXES**
- **IMPROVEMENTS & PHOTOS**



REGISTRATION FORMS

- (1) Pre-Registration for Attending Bidders (Optional)**
- (2) Online bidding for Non-Attending Bidders (Required)**

BIDDER PRE-REGISTRATION FORM

MONDAY, FEBRUARY 19, 2018

664 ACRES – CASS COUNTY, NEBRASKA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Fax # 260-244-4431, no later than Monday, February 12, 2018.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

**Online Auction Bidder Registration
664± Acres • Cass County, Nebraska
Monday, February 19, 2018**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, February 19, 2018 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, February 12, 2018**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

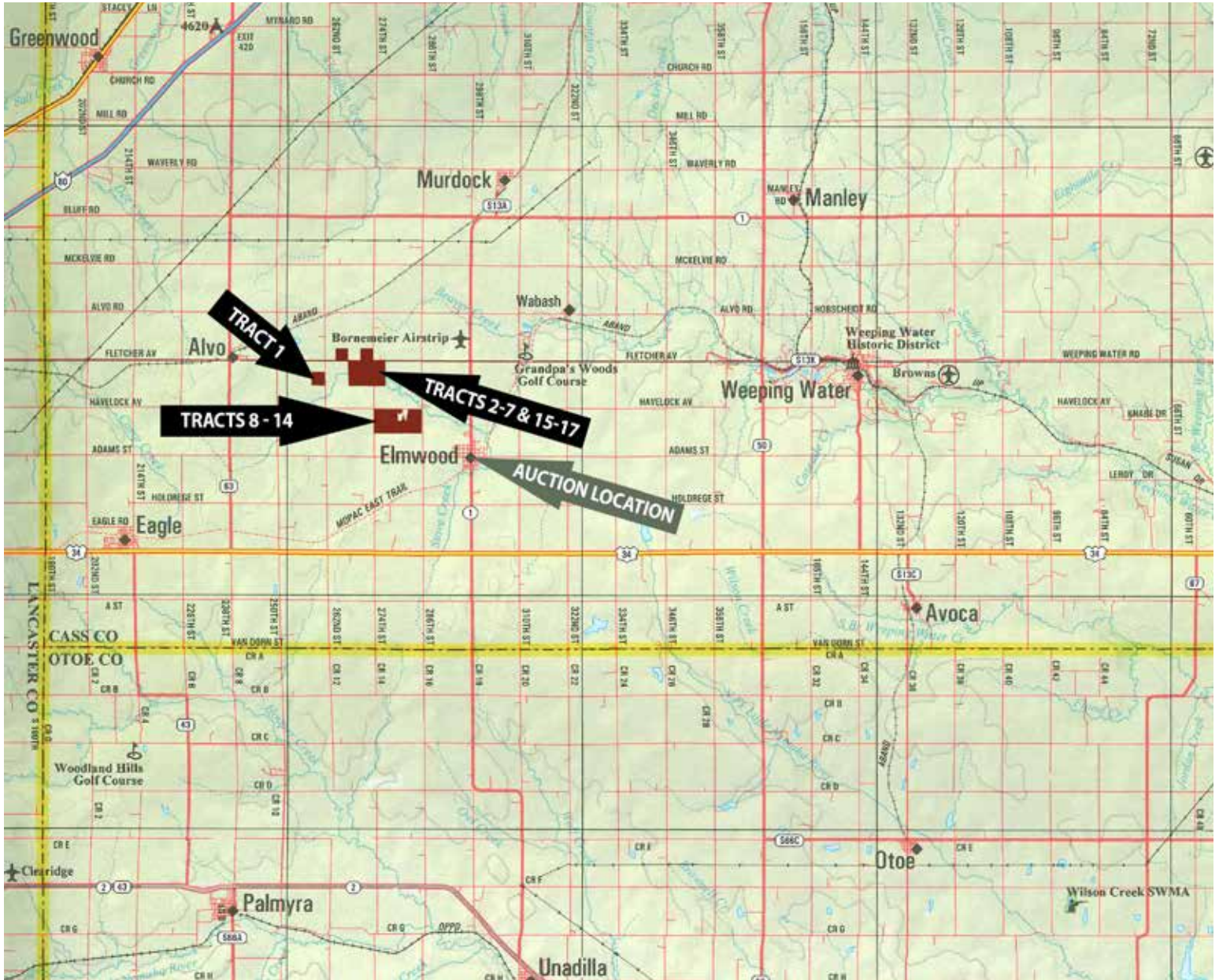
E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



MAPS

LOCATION MAP



AUCTION LOCATION:

From the intersection of US 34 (O St.) & SR 49 in Eagle, NE travel east on US 34 (O St.) for 7 miles to SR 1. Turn north on SR 1 and travel for approximately 2 miles on the left to **The Quonset Bar & Grill, 126 S 4th St., Elmwood, NE 68349.**

PROPERTY LOCATIONS:

Tract 1: From the Intersection of Adams St. & SR 1 in Elmwood, NE travel west on Adams St. 3 mi. to 262nd St. Fletcher Ave. Turn north on 262nd St. and travel approximately 1.5 mi. Property will be on the left.

Tracts 2 & 3: From the Intersection of Adams St. & SR 1 in Elmwood, NE travel north on SR 1 for 2 mi. to Fletcher Ave. Turn west on Fletcher Ave. and travel approximately 2.5 mi. The property will be on the right.

Tracts 4 & 5, 15-17(ALL CONTIGUOUS): From the Intersection of Adams St. and SR 1 in Elmwood, NE travel north on SR 1 for 2 mi. to Fletcher Ave. Turn west on Fletcher Ave. and travel approximately 2.5 mi. The property will be on the left.

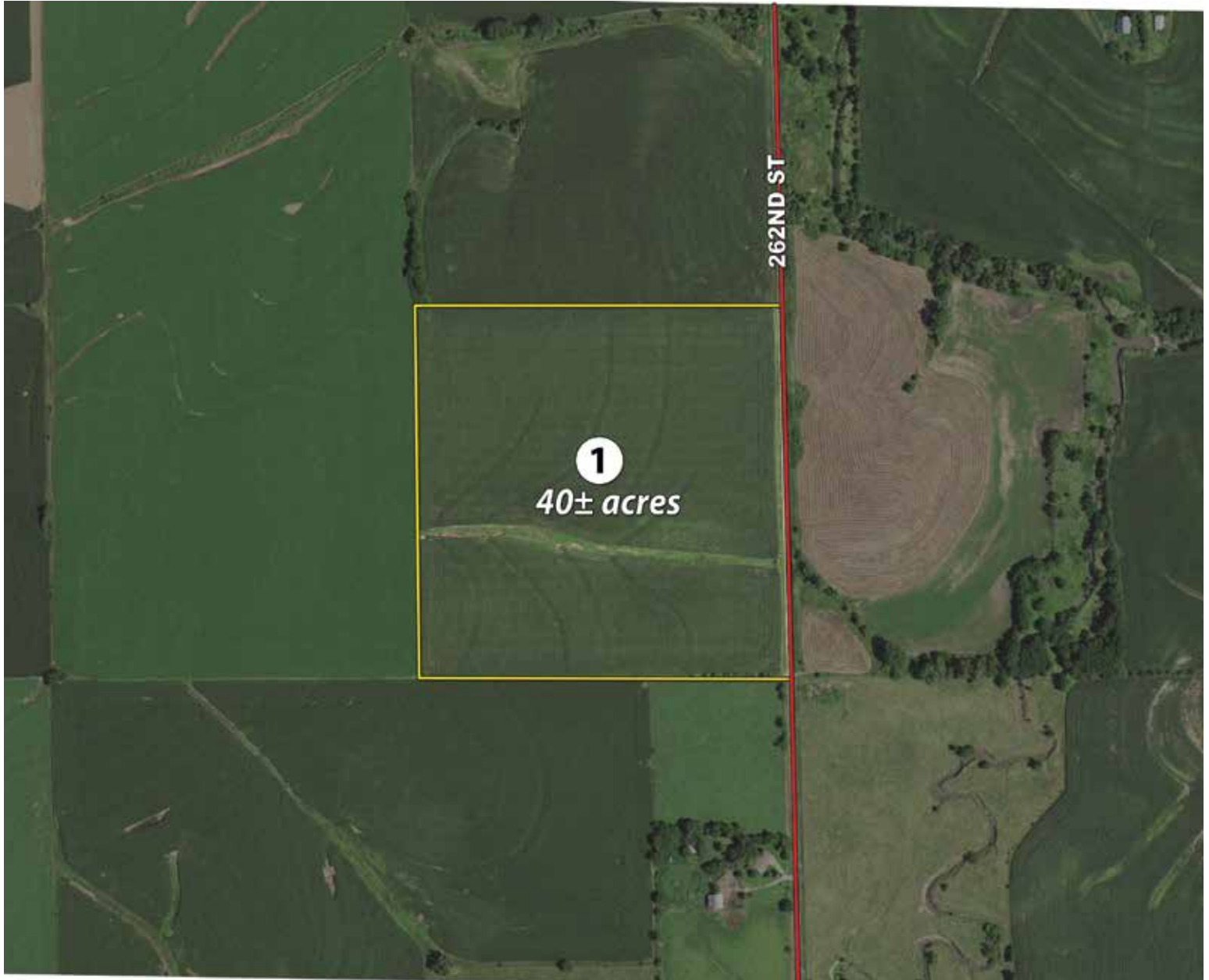
Tract 6: From the Intersection of Adams St. & SR 1 in Elmwood, NE travel west on Adams St. 2 mi. to 274th St. Turn north on 274th St.

and travel approximately 1.5 mi. Property is on the right.

Tract 7: From the Intersection of Adams St. & SR 1 in Elmwood, NE travel west on Adams St. 2 mi. to 274th St. Turn north on 274th St. and travel approximately 1.5 mi. Property is on the left.

Tracts 8-14 (ALL CONTIGUOUS): From the Intersection of Adams St. & SR 1 in Elmwood, NE travel west on Adams St. 1 mi. to 286th St. Turn north on 286th St. and travel for 1 mi. to Havelock Ave. Turn west on Havelock Ave. and travel approximately .5 mi. Property will be on the left.

TRACT MAP - Tract 1



TRACT DESCRIPTIONS:

TRACT 1 – Sec 01-T10N-R9E – On 262nd St, **40± acres** of High Quality farm land, consisting of predominately Yutan Silty Clay Loam with good access and lays very nice.

TRACT MAP - Tracts 2 - 7 & 15 - 17



TRACT 2 – Sec 31-T11N-R10E – On Fletcher Ave, **40± acres** of High Quality farm land, consisting of predominately Yutan Silty Clay Loam with good access and lays very nice.

TRACT 3 – Sec 31-T11N-R10E – On Fletcher Ave, **40± acres** of High Quality farm land, consisting of predominately Yutan Silty loam with good access on both Fletcher Ave and 27th St.

TRACT 4 – Sec 05-T10N-R10E – On Fletcher Ave, **52± acres** that consist of 48± acres of tillable farm ground with soils consisting of Geary Silt Clay Loam and Yutan Silty Clay Loam with good drainage.

TRACT 5 – Sec 05-T10N-R10E – **9± acres** on Fletcher Ave with a beautiful brick

home “Newly Remodeled 2015”, 2 baths 4 bedrooms, full walkout basement, with a 2 car garage. All electric home with 2 fireplaces. The acreage consists of 54’x80’ Pole barn with several cattle corrals and automatic water. Also a 24’x48’ 3 side pole bar for cattle or storage.

TRACT 6 – Sec 05-T10N-R10E – On 274th St, **22± acres**, potential for a Great Hunting property with year round running water throughout the property.

TRACT 7 – Sec 06-T10N-R10E – On 274th St, **84± acres** of which the FSA indicates 61 acres are tillage farm land with a mixture of soils – Yutan Silty Clay, Pawnee Clay Loam, Judson Silty Loam. 27± acres consist of trees, waterways, and running water year

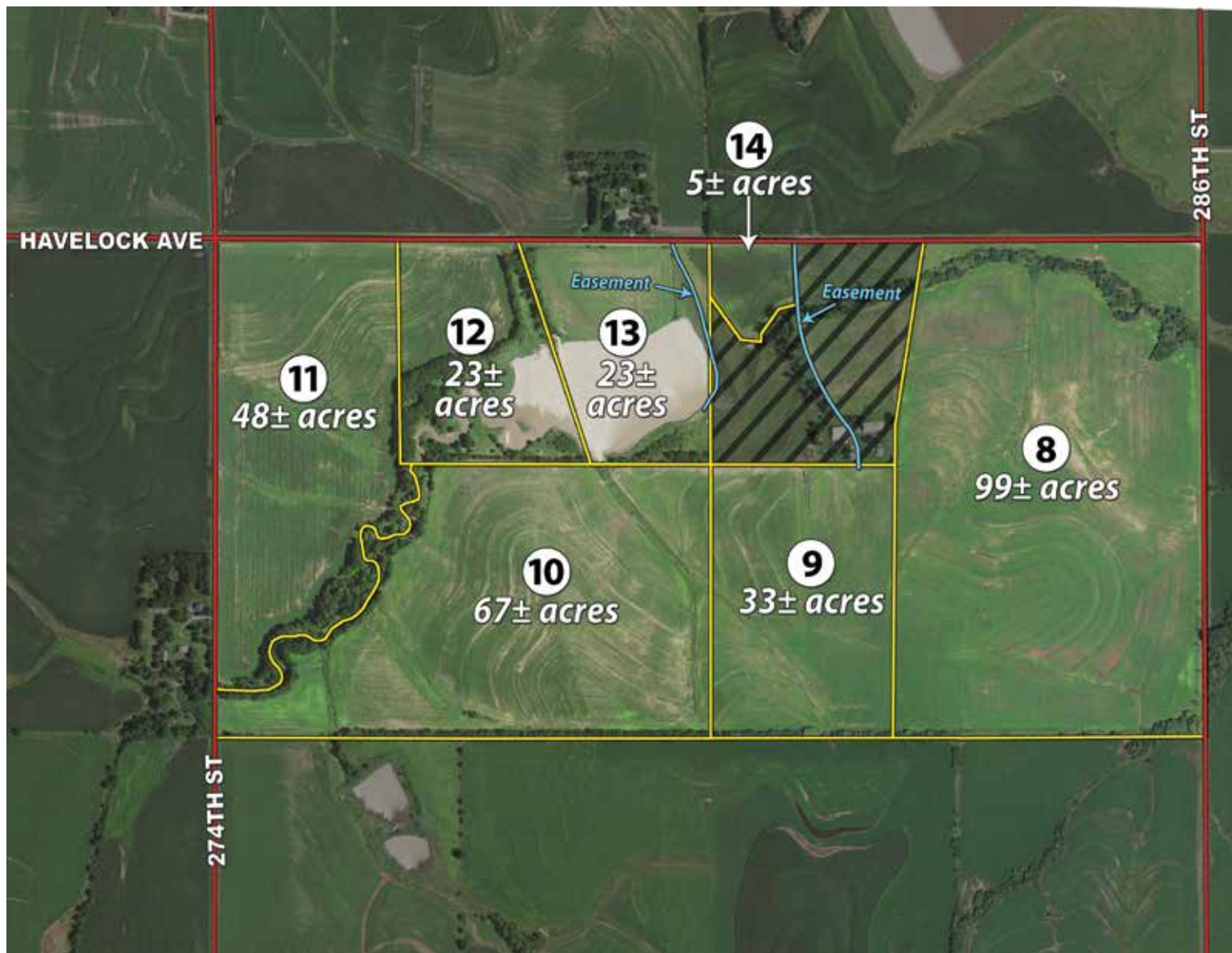
round that would make a great recreational/hunting opportunity for the new owner.

TRACT 15 – Sec 06-T10N-R10E – **38± acres** on Fletcher Ave. with 34± acres tillable consisting of Yutan Silty Clay Loam.

TRACT 16 – Sec 06-T10N-R10E – **5± acres** on Fletcher Ave. with a 1200 sq ft brick home with a 4” well, full basement, water softener, central air w/ fuel oil heat, 2 bedrooms, 1 bath, hardwood floors throughout the entire 1st floor, 40’x60’ pole barn, 32’x64’ timber framed barn with the balance of acreage grass and pasture.

TRACT 17 – Sec 06-T10N-R10E – **36± acres** on Fletcher Ave. consisting of 13± acres of tillable with the balance pasture and recreational.

TRACT MAP - Tracts 8 - 14



TRACT 8 – Sec 08-T10N-R10E – **99± acres** on Havelock Ave and 286th St. that consists of 93± acres tillable good quality farm land with predominately Yutan Silty Clay Loam and Wymore Silty Clay Loam.

TRACT 9 – Sec 08-T10N-R10E – **33± acres** with easement access off of Havelock Ave. that consists of 34± acres of predominately Yutan Silty Clay Loam and Wymore Silty Clay Loam.

TRACT 10 – Sec 08-T10N-R10E – **67± acres** with access to 274th St. that consists of 64± acre tillable land with predominately Yutan Silty Clay Loam and Wymore Silty Clay Loam.

TRACT 11 – Sec 08-T10N-R10E – **48± acres** on Havelock Ave. and 274th St. that consists of 43± acres of tillable farm land with soils that are predominately Yutan Silty Clay Loam.

TRACTS 12 & 13 – Sec 08-T10N-R10E – **23± acres**. Beautiful Home Site with a lot of great attributes for a dream home setting – 13± acre stocked pond with crappie, blue gill and large mouth bass. This tract has a lot of recreational value – that’s hard to find today.

TRACT 14 – Sec 08-T10N-R10E – **5± acres** with a mix of grass and tillable, on Havelock Ave.

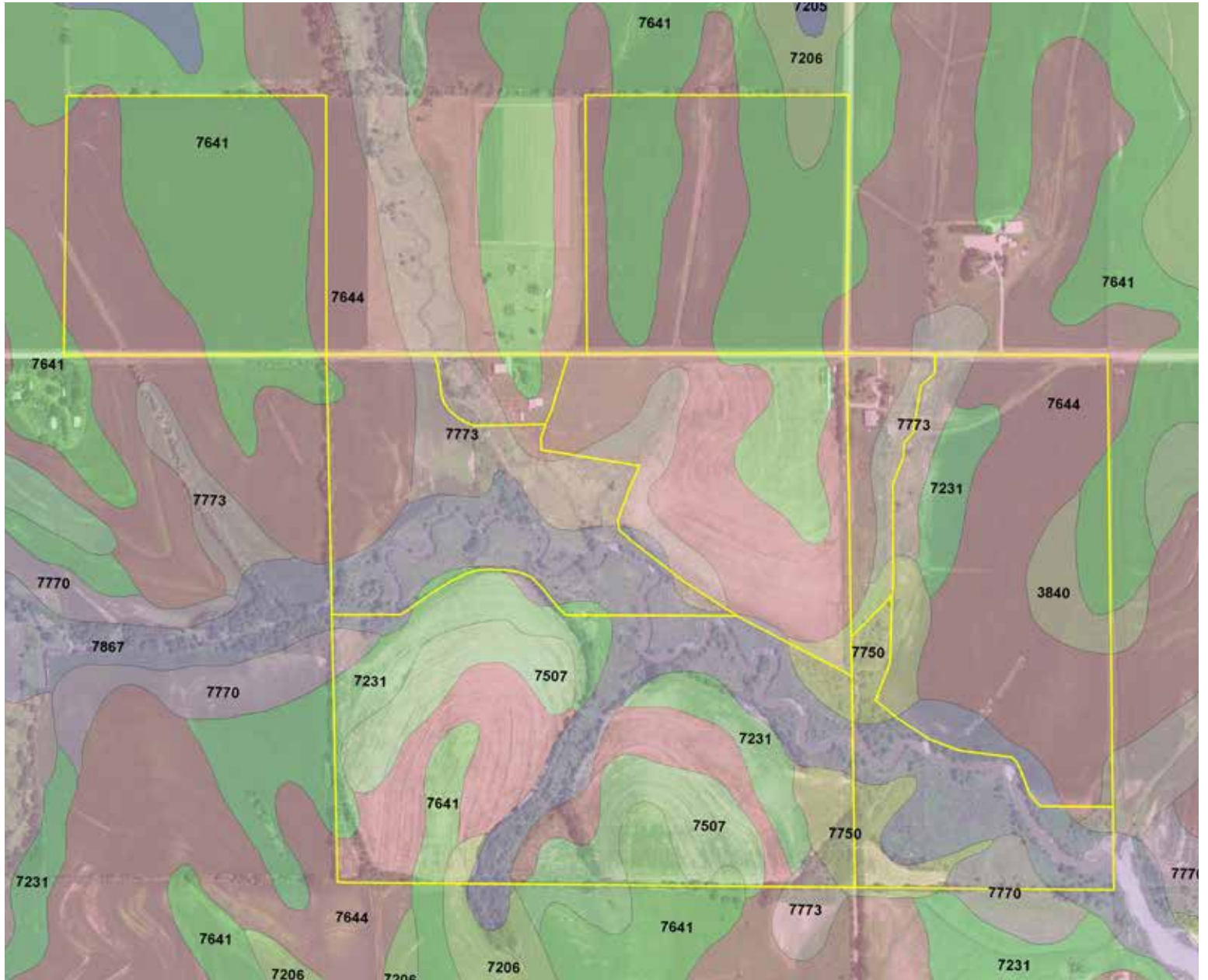
An aerial photograph of a vast, golden cornfield under a clear blue sky. The field is filled with rows of mature corn plants. In the background, a farm with a white house and a blue silo is visible, along with a winding road and a small pond. The overall scene is a rural landscape.

SOIL MAPS

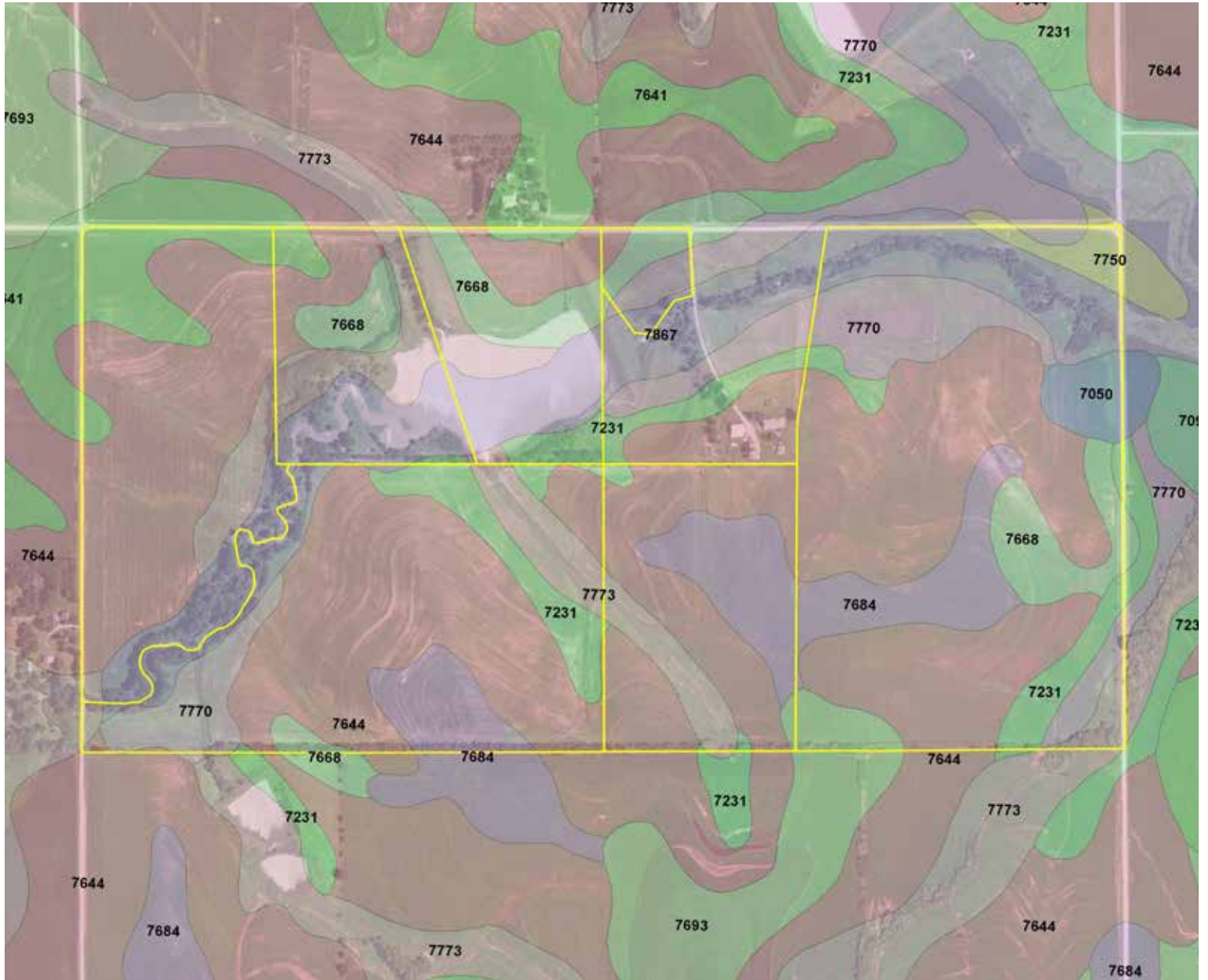
SOIL MAP - Tract 1



SOIL MAP - Tracts 2 - 7 & 15 - 17

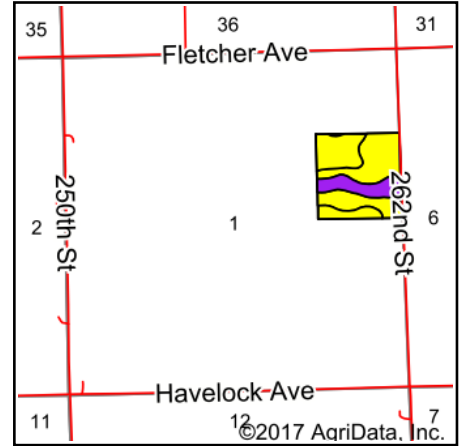
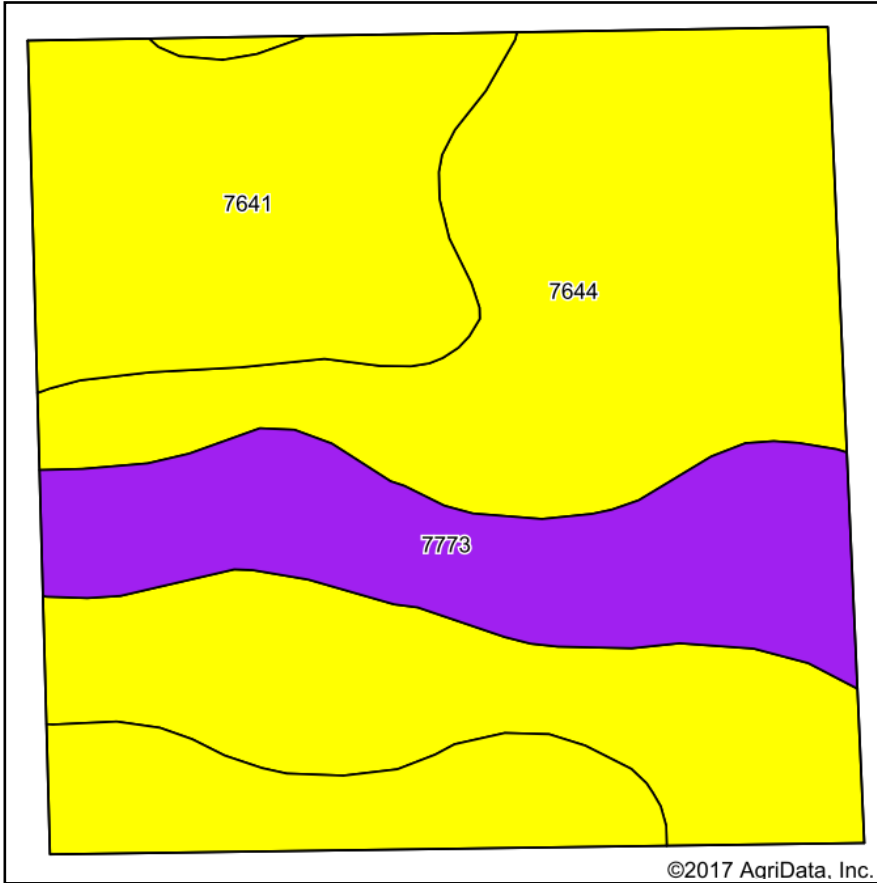


SOIL MAP - Tracts 8 - 14



SURETY SOILS - Tract 1

Soils Map



State: **Nebraska**
 County: **Cass**
 Location: **1-10N-9E**
 Township: **Tipton**
 Acres: **40**
 Date: **11/6/2017**



Soils data provided by USDA and NRCS.

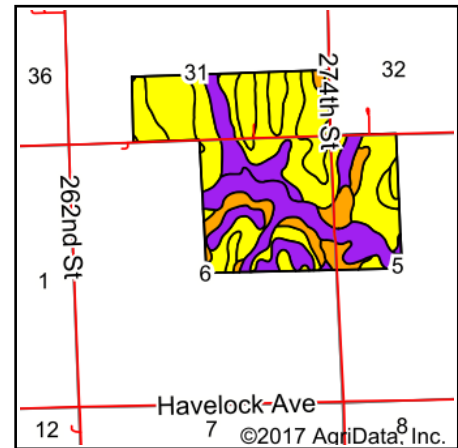
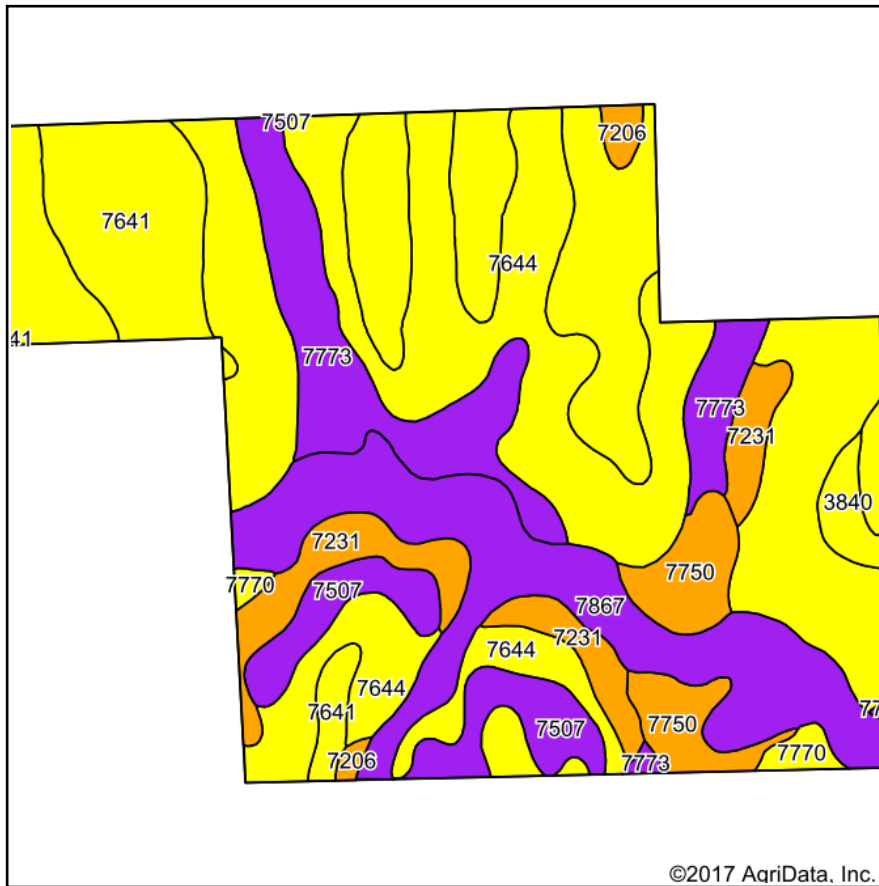
Area Symbol: NE025, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Corn	Corn Irrigated	Grain sorghum	Soybeans	Soybeans Irrigated	Winter wheat
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	20.42	51.1%		IIIe	IVe	65	3	76	94	68	26	29	27
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	12.33	30.8%		Ile	IIIe	69	3	76	94	68	26	29	27
7773	Colo-Nodaway complex, frequently flooded	7.25	18.1%		IIIw		55	5	84		80	30		35
Weighted Average							64.4	3.4	77.4	77	70.2	26.7	23.7	28.4

Soils data provided by USDA and NRCS.

SURETY SOILS - Tracts 2 - 7 & 15 - 17

Soils Map



State: **Nebraska**
 County: **Cass**
 Location: **6-10N-10E**
 Township: **Stove Creek**
 Acres: **364.96**
 Date: **11/6/2017**



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.

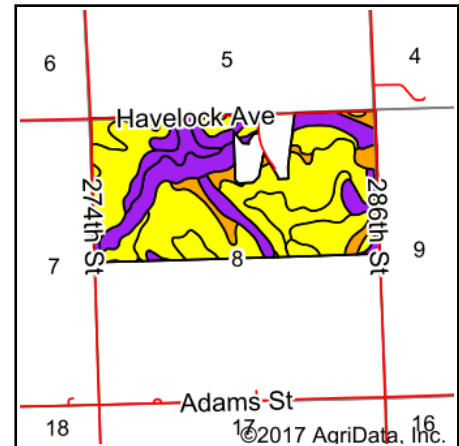
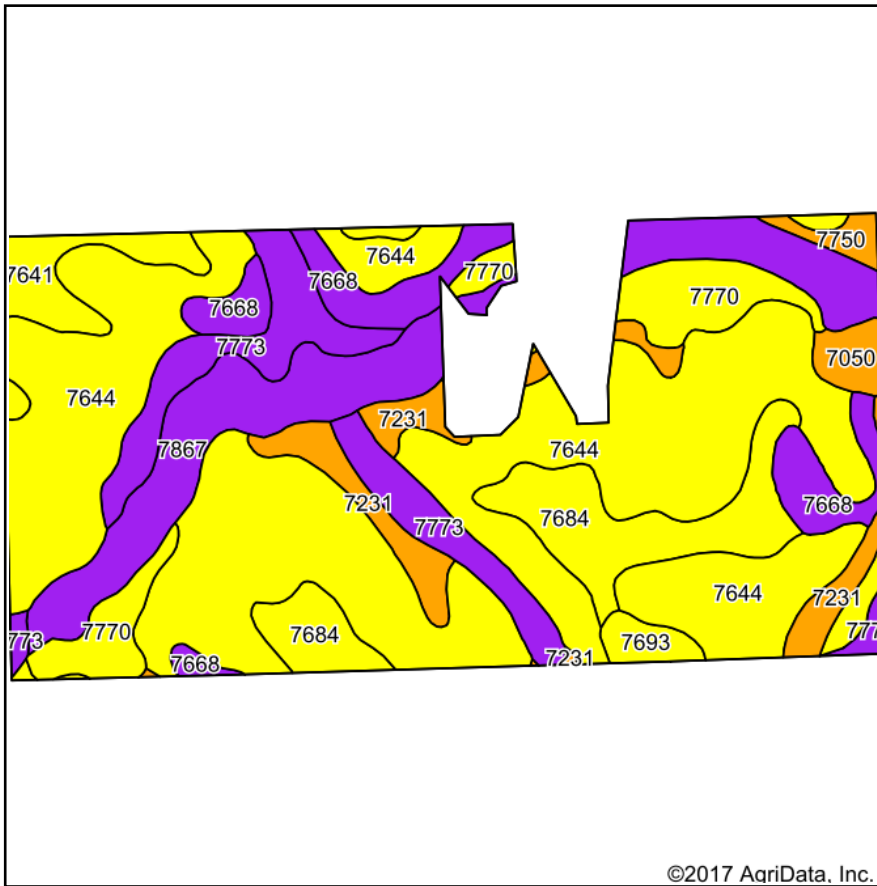
Area Symbol: NE025, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Corn	Corn Irrigated	Grain sorghum	Soybeans	Soybeans Irrigated	Winter wheat
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	140.83	38.6%		Ille	IVe	65	3	76	94	68	26	29	27
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	76.41	20.9%		Ile	Ille	69	3	76	94	68	26	29	27
7867	Nodaway silt loam, channeled, frequently flooded	49.20	13.5%		Vlw		59		4		4	2		2
7773	Colo-Nodaway complex, frequently flooded	34.97	9.6%		Illw		55	5	84		80	30		35
7231	Judson silt loam, 2 to 6 percent slopes	20.84	5.7%		Ile	Ille	79	5	117		104	42		44
7507	Pawnee clay loam, 6 to 11 percent slopes, eroded	17.82	4.9%		IVe		58							
7750	Nodaway silt loam, occasionally flooded	15.17	4.2%		Ilw	Ilw	74	5	113		104	42		37
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	4.23	1.2%		IVe	IVe	69							
7770	Colo silty clay loam, occasionally flooded	2.99	0.8%		Ilw	Ilw	67	5	108		100	40		41
7206	Aksarben silty clay loam, 2 to 6 percent slopes	2.50	0.7%		Ile	Ille	71	4						
Weighted Average							65	2.8	66.1	56	59.8	23.1	17.3	24.1

Soils data provided by USDA and NRCS.

SURETY SOILS - Tracts 8 - 14

Soils Map



State: **Nebraska**
 County: **Cass**
 Location: **8-10N-10E**
 Township: **Stove Creek**
 Acres: **298**
 Date: **11/6/2017**



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.

Area Symbol: NE025, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Corn	Corn Irrigated	Grain sorghum	Soybeans	Soybeans Irrigated	Winter wheat
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	141.19	47.4%		IIle	IVe	65	3	76	94	68	26	29	27
7867	Nodaway silt loam, channeled, frequently flooded	36.33	12.2%		VIw		59		4		4	2		2
7773	Colo-Nodaway complex, frequently flooded	25.21	8.5%		IIIw		55	5	84		80	30		35
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	24.40	8.2%		IIIe	IVe	70							
7770	Colo silty clay loam, occasionally flooded	19.57	6.6%		IIw	IIw	67	5	108		100	40		41
7668	Mayberry silty clay loam, 6 to 11 percent slopes, eroded	17.84	6.0%		IVe		59	3	61		60	22		37
7231	Judson silt loam, 2 to 6 percent slopes	15.12	5.1%		IIe	IIIe	79	5	117		104	42		44
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	9.46	3.2%		IIe	IIIe	69	3	76	94	68	26	29	27
7050	Kennebec silt loam, occasionally flooded	3.46	1.2%		IIw		76		114			38		
7693	Wymore silty clay loam, 2 to 6 percent slopes	3.06	1.0%		IIIe	IIIe	65							
7750	Nodaway silt loam, occasionally flooded	2.36	0.8%		IIw	IIw	74	5	113		104	42		37
Weighted Average							64.6	2.7	64.9	47.5	57.9	22.8	14.7	24.3

Soils data provided by USDA and NRCS.

An aerial photograph of a rural landscape during autumn. The foreground is dominated by a large field of golden-brown crops, likely corn. A winding river or stream flows through the middle ground, surrounded by smaller fields and some trees. In the distance, a small town or village is visible under a clear blue sky. The overall scene is peaceful and scenic.

USDA RECORDS

USDA RECORDS



Farm Service Agency
Cass County, Nebraska

Farm 4459
Tract 19055



Common Land Unit
 Cropland
 Non-Cropland

Tract Boundary
 PLSS

Wetland Determination Identifiers

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

2016 NAIP Imagery

Tract Cropland Total: 51.34 acres

2018 Program Year

Map Created November 16, 2017

1 inch = 400 feet

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).

USDA RECORDS



Farm Service Agency
Cass County, Nebraska

Farm 4461
Tract 512



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2016 NAIP Imagery

Tract Cropland Total: 39.96 acres

2018 Program Year

Map Created November 16, 2017

1 inch = 400 feet

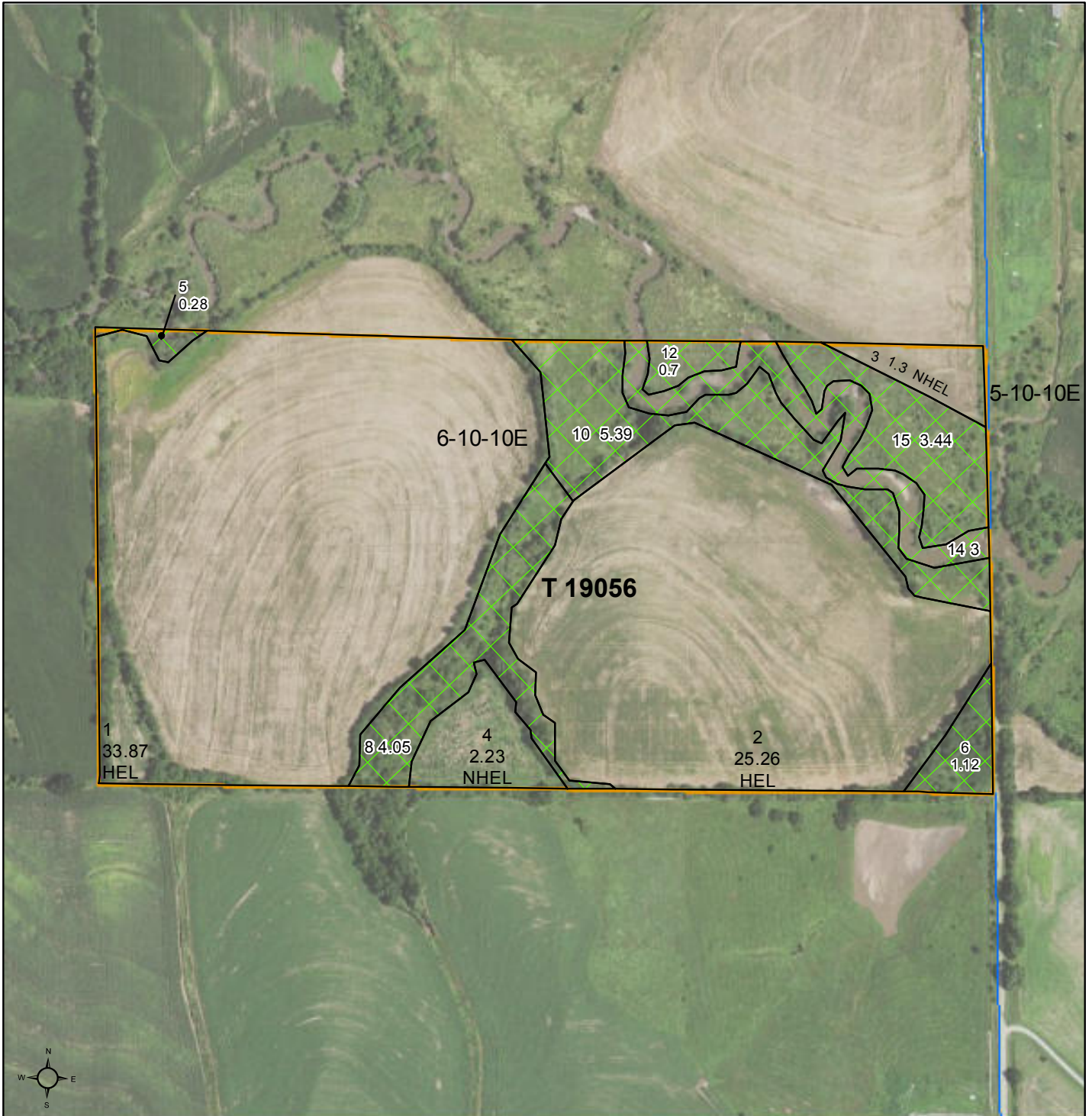
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

USDA RECORDS



Farm Service Agency
Cass County, Nebraska

Farm 4461
Tract 19056



Common Land Unit
 [White Box] Cropland
 [Green Box] Non-Cropland

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation
 ■ Compliance Provisions

[Orange Box] Tract Boundary
 [Blue Box] PLSS

2016 NAIP Imagery

Tract Cropland Total: 62.66 acres

2018 Program Year

Map Created November 16, 2017

1 inch = 400 feet

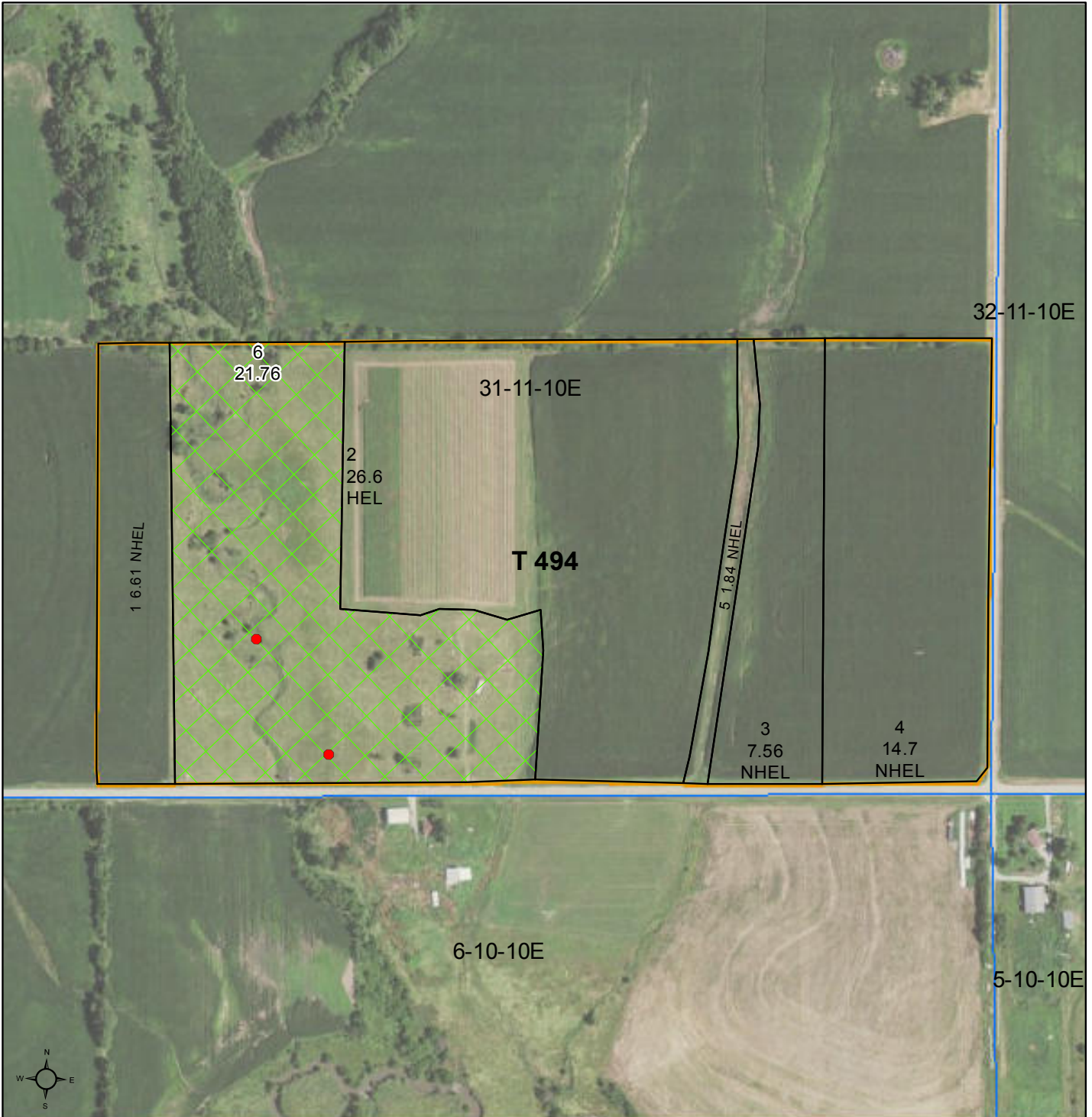
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

USDA RECORDS



Farm Service Agency
Cass County, Nebraska

Farm 5889
Tract 494



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

Wetland Determination Identifiers

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

2016 NAIP Imagery

Tract Cropland Total: 57.31 acres

2018 Program Year

Map Created November 16, 2017

1 inch = 400 feet

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).

USDA RECORDS



Farm Service Agency
Cass County, Nebraska

Farm 5889
Tract 1979



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2016 NAIP Imagery

Tract Cropland Total: 38.62 acres

2018 Program Year

Map Created November 16, 2017

1 inch = 400 feet

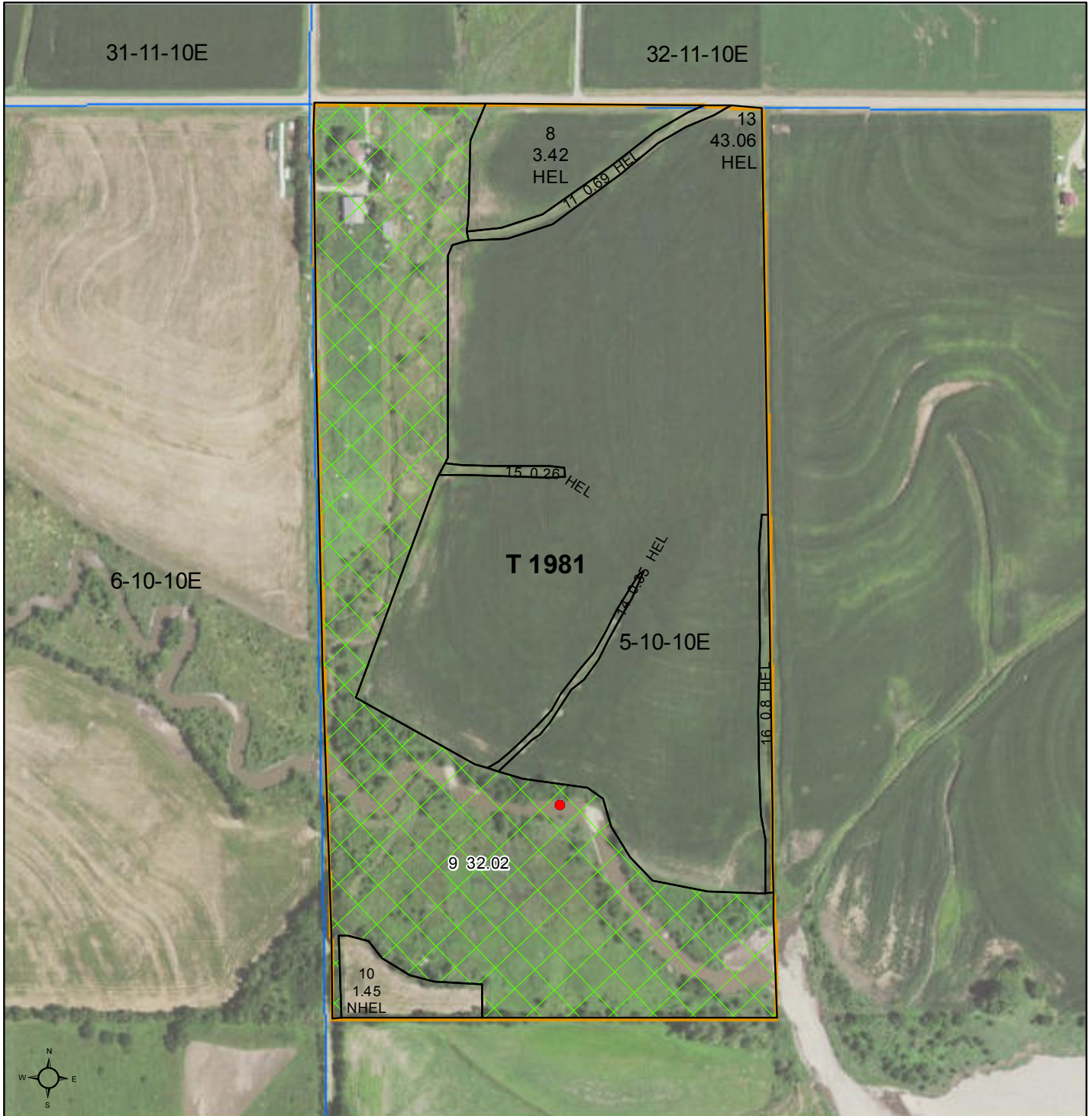
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

USDA RECORDS



Farm Service Agency
Cass County, Nebraska

Farm 5889
Tract 1981



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

Wetland Determination Identifiers

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

2016 NAIP Imagery

Tract Cropland Total: 50.03 acres

2018 Program Year

Map Created November 16, 2017

1 inch = 400 feet

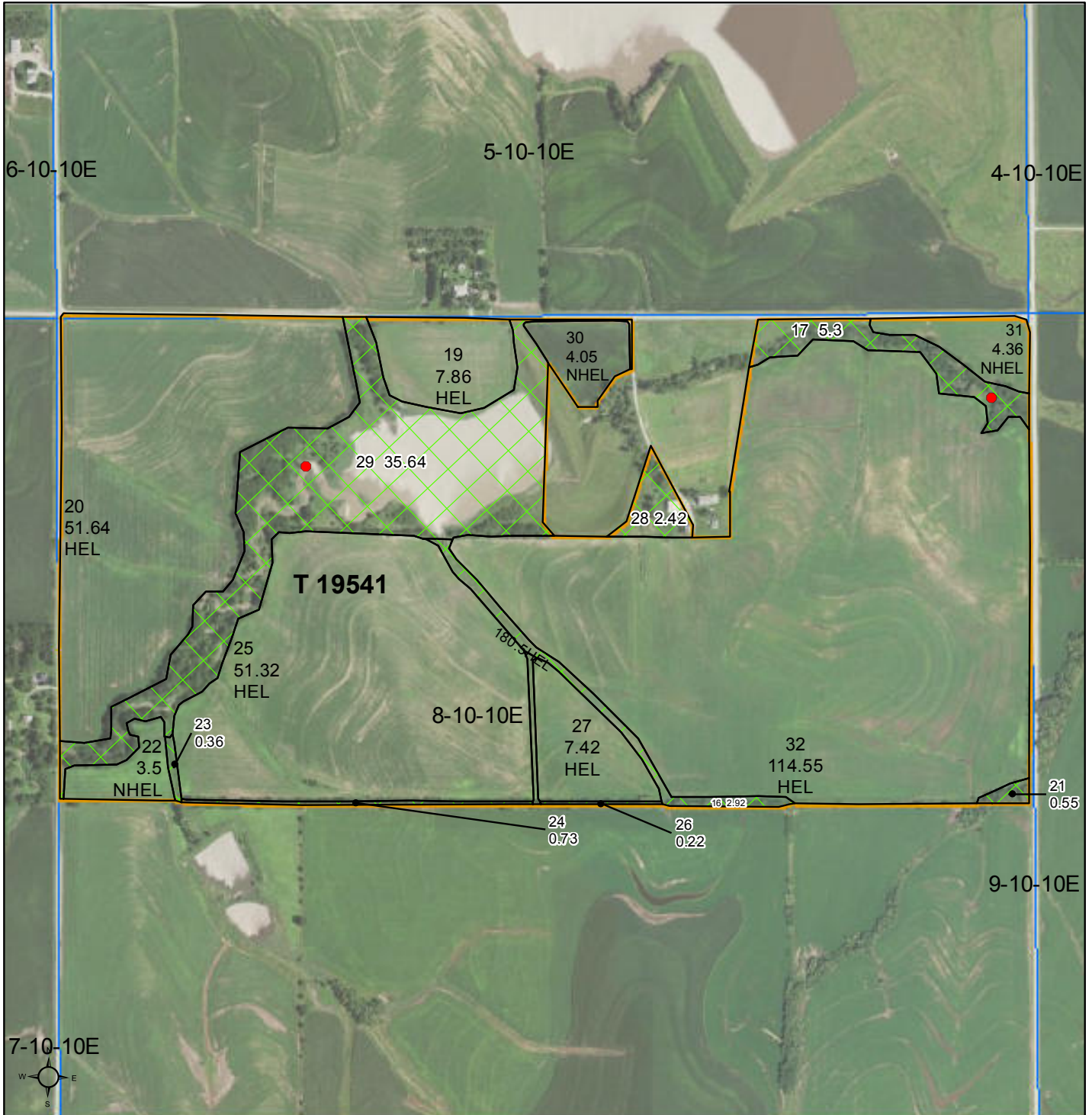
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

USDA RECORDS



Farm Service Agency
Cass County, Nebraska

Farm 5889
Tract 19541



Common Land Unit
 [White Box] Cropland
 [Green Box] Non-Cropland
Wetland Determination Identifiers
 [Red Dot] Restricted Use
 [Yellow Triangle] Limited Restrictions
 [Green Square] Exempt from Conservation
 [Green Square] Compliance Provisions

[Orange Line] Tract Boundary
 [Blue Line] PLSS

2016 NAIP Imagery

2018 Program Year

Map Created November 16, 2017

1 inch = 729 feet

Tract Cropland Total: 245.20 acres

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).

USDA RECORDS

FARM: 4461

Nebraska

U.S. Department of Agriculture

Prepared: 1/23/18 8:28 AM

Cass

Farm Service Agency

Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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
RONALD BAXTER	409 & 4460	

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
120.6	102.62	102.62	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	102.62	0.0	0.0	0.0			

ARC/PLC

ARC-IC
NONE

ARC-CO
CORN , SOYBN

PLC
WHEAT, SORGH

PLC-Default
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	9.8		37	0.0
CORN	13.8		118	0.0
GRAIN SORGHUM	28.9		74	0.0
SOYBEANS	37.6		49	0.0
Total Base Acres:	90.1			

Tract Number: 512 Description: D8 SE4SW4 31-11-10

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
39.96	39.96	39.96	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	39.96	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	13.8		118	0.0
GRAIN SORGHUM	7.8		72	0.0
SOYBEANS	13.5		49	0.0
Total Base Acres:	35.1			

Owners: KAREN HOLLENBECK

CHRISTOPHER S VESELY

Other Producers: None

USDA RECORDS

Nebraska

U.S. Department of Agriculture

FARM: 4461

Cass

Farm Service Agency

Prepared: 1/23/18 8:28 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2018

Page: 2 of 2

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.

Tract Number: 19056 **Description:** D8 S2NE4 6-10-10

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
80.64	62.66	62.66	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	62.66	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	9.8		37	0.0
GRAIN SORGHUM	21.1		75	0.0
SOYBEANS	24.1		49	0.0
Total Base Acres:	55.0			

Owners: KAREN HOLLENBECK

CHRISTOPHER S VESELY

Other Producers: None

USDA RECORDS

FARM: 4459

Nebraska

U.S. Department of Agriculture

Prepared: 1/23/18 8:27 AM

Cass

Farm Service Agency

Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

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
RONALD BAXTER	PT OF 3997	

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
80.53	51.34	51.34	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	51.34	0.0	0.0	0.0			

ARC/PLC

ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE
-----------------------	-------------------------------	--------------------	----------------------------

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	22.92		115	0.0
SOYBEANS	17.28		46	0.0
Total Base Acres:	40.2			

Tract Number: 19055 Description: D8 N2NE4 6-10-10

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
80.53	51.34	51.34	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	51.34	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	22.92		115	0.0
SOYBEANS	17.28		46	0.0
Total Base Acres:	40.2			

Owners: MYRON LEE HOLLENBECK JR

Other Producers: None

USDA RECORDS

Nebraska
Cass
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 5889
Prepared: 1/23/18 8:28 AM
Crop Year: 2018
Page: 1 of 3

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
RONALD BAXTER	4814 + 4815	2009 31025 38

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
515.09	397.21	397.21	0.0	0.0	0.0	0.0	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	397.21	0.0	0.0	0.0			

CROP	ARC-IC NONE	ARC/PLC		PLC NONE	PLC-Default NONE
		ARC-CO CORN, SOYBN	CTAP Tran Yield		
		Base Acreage	PLC Yield	CCC-505 CRP Reduction	
CORN		167.41	121	0.0	
SOYBEANS		190.39	40	0.0	
Total Base Acres:		357.8			

Tract Number: 494 Description: D8 S2SE4 31-11-10

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
79.07	57.31	57.31	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	57.31	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	24.16		121	0.0
SOYBEANS	27.47		40	0.0
Total Base Acres:	51.63			

Owners: KAREN HOLLENBECK

Other Producers: None

USDA RECORDS

Nebraska

Cass

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5889

Prepared: 1/23/18 8:28 AM

Crop Year: 2018

Page: 2 of 3

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.

Tract Number: 1979 Description: C8 SE4NE4 1-10-9

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
38.62	38.62	38.62	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	38.62	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	16.27		121	0.0
SOYBEANS	18.51		40	0.0
Total Base Acres:	34.78			

Owners: KAREN HOLLENBECK

Other Producers: None

Tract Number: 1981 Description: D8 W2NW4 5-10-10

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
82.05	50.03	50.03	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	50.03	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	21.09		121	0.0
SOYBEANS	23.99		40	0.0
Total Base Acres:	45.08			

Owners: KAREN HOLLENBECK

Other Producers: None

USDA RECORDS

Nebraska
Cass
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 5889
Prepared: 1/23/18 8:28 AM
Crop Year: 2018
Page: 3 of 3

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.

Tract Number: 19540 Description: D9 TXLT 3 NWNE 8-10-10

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
22.01	6.05	6.05	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	6.05	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	2.54		121	0.0		
SOYBEANS	2.89		40	0.0		
Total Base Acres:	5.43					

Owners: MONTE FRERICHS

LYNAE FRERICHS

Other Producers: None

Tract Number: 19541 Description: D9 N2 EXCPT TXLT3 8-10-10

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
293.34	245.2	245.2	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	245.2	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	103.35		121	0.0		
SOYBEANS	117.53		40	0.0		
Total Base Acres:	220.88					

Owners: KAREN HOLLENBECK

Other Producers: None

An aerial photograph of a rural landscape. In the foreground, a river flows through a field of tall, golden-brown grass. A small, leafless tree stands in the water. In the middle ground, a dirt road runs horizontally across the frame. Behind the road, there is a cluster of trees and a white house with a dark roof. The background shows rolling hills under a clear blue sky.

TITLE WORK / TAXES

TITLE WORK / TAXES

TRACTS 2 & 3

LIMITED TITLE REPORT

File No.: 1824182T

Customer : Title Tracts

LEGAL DESCRIPTION:

The South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section Thirty-one (31), Township Eleven (11) North, Range Ten (10), East of the 6th P.M., Cass County, Nebraska

OWNER OF RECORD: Karen O. Hollenbeck

LIENS OF RECORD:

Trust Deed and Assignment of Rents executed by and between Myron L. Hollenbeck and Karen O. Hollenbeck, a/k/a Karen Hollenbeck, husband and wife, Trustor to AgriBank, FCB, Trustee and Farm Credit Services of America, PCA, Beneficiary, in the stated amount of \$280,000.00, dated May 30, 2003, filed June 13, 2003 at Book 441, Page 98 amended by Trust Deed Addendum filed January 14, 2010 at Book 604, Page 956; Mortgage records of Cass County, Nebraska.(includes additional property)

Deed of Trust with Future Advance Provision executed by and between Karen O. Hollenbeck, a single person, Trustor to Richard L. Clements, a single person, Trustee and American Exchange Bank, Beneficiary, in the stated amount of \$719,947.00, dated January 29, 2015, filed February 2, 2015 as Book 61, Page 377; records of Cass County, Nebraska. (SW 1/4 SE 1/4 only)

Notice of Default filed March 30, 2017 at Book 113, Page 393; records of Cass County, Nebraska. Notice is hereby given that the Deed of Trust filed at Book 61, Page 377 is in default and Trustee has elected to sell said property to satisfy the obligations under the Deed of Trust.

JUDGMENTS: None.

TAXES:

General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

Parcel ID No. 130113565

2016 General Real Estate Taxes: - all paid.

2017 General Real Estate Taxes: \$5,227.76 - due and payable.

NOTE: For informational purposes only the address of the subject property is Land Only, , NE .

NOTE: This Property is located within the designated Greenbelt area and is subject to a possible increase in tax.

TITLE WORK / TAXES


TRACTS 2 & 3

Assignment to Capitol Telephone Company and the terms and conditions filed October 5, 1972 at Book 13, Page 469; Miscellaneous records of Cass County, Nebraska.

Right-of-Way Easement and the terms and conditions filed October 30, 1978 at Book 21, Page 342; Miscellaneous records of Cass County, Nebraska.

Effective Date: January 12, 2018 @ 8:00 A.M.

Charter Title & Escrow Services, Inc.
Certificate of Authority No. 607

By: 
Kerry L. Holmstrom
Registered Abstractor

TITLE WORK / TAXES

PT OF TRACTS 7 & 15

LIMITED TITLE REPORT

File No.: 1824179T

Customer : Title Tracts

LEGAL DESCRIPTION:

The South Half of the Northeast Quarter (S 1/2 NE 1/4) of Section Six (6), Township Ten (10) North, Range Ten (10), east of the 6th P.M., Cass County, Nebraska;

OWNER OF RECORD: Karen O. Hollenbeck, an undivided 4/5 interest and Anna C. Spangler, an undivided 1/5 interest

(Note: Anna C. Spangler acquired in the will of Rachel Hollenbeck can't find any info)

LIENS OF RECORD:

Trust Deed and Assignment of rents executed by and between Myron L. Hollenbeck and Karen O. Hollenbeck, a/k/a Karen Hollenbeck, husband and wife, Trustor to AgriBank,, FCB, Trustee and Farm Credit Services of America, PCA, Beneficiary, in the stated amount of \$339,000.00, dated December 31, 2003, filed January 9, 2004 as Book 466, Page 231 amended by Trust Deed Addendum filed January 14, 2010 at Book 604, Page 955; Mortgage records of Cass County, Nebraska.

JUDGMENTS: None.

TAXES:

General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

Parcel ID No. 130105899

2016 General Real Estate Taxes: - all paid.

2017 General Real Estate Taxes: \$5,238.46 - due and payable.

NOTE: For informational purposes only the address of the subject property is Land Only, , NE .

NOTE: This Property is located within the designated Greenbelt area and is subject to a possible increase in tax.

Terms and conditions set forth in the Report of Appraisers filed January 20, 1999 at Book 169, Page 255; Miscellaneous records of Cass County, Nebraska.

TITLE WORK / TAXES

PT OF TRACTS 7 & 15

Effective Date: January 12, 2018 @ 8:00 A.M.

Charter Title & Escrow Services, Inc.
Certificate of Authority No. 607

By: Kerry L. Holmstrom
Kerry L. Holmstrom
Registered Abstractor

TITLE WORK / TAXES

TRACT 11 & PT OF TRACTS 10 & 12

LIMITED TITLE REPORT

File No.: 1824174T

Customer : Title Tracts

LEGAL DESCRIPTION:

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Eight (8), Township Ten (10) North, Range Ten (10) East of the 6th P.M., Cass County, Nebraska.

OWNER OF RECORD: Karen O. Hollenbeck

LIENS OF RECORD:

Trust Deed and Assignment of Rents executed by and between Myron L Hollenbeck and Karen O Hollenbeck, a/k/a Karen Hollenbeck, husband and wife, Trustor to AgAmerica, FCB, Trustee and Farm Credit Services of America, FLCA, Beneficiary, in the stated amount of \$203,000.00, dated March 30, 2001, filed April 3, 2001 at Book 370, Page 76 amended by Trust Deed Addendum filed November 10, 2009 as Book 601, Page 892; Mortgage records of Cass County, Nebraska.(includes additional property)

Trust Deed and Assignment of Rents executed by and between Myron L Hollenbeck and Karen O Hollenbeck, a/k/a Karen Hollenbeck, husband and wife, Trustor to AgriBank, FCB, Trustee and Farm Credit Services of America, PCA, Beneficiary, in the stated amount of \$280,000.00, dated May 30, 2003, filed June 13, 2003 at Book 441, Page 98 amended by Trust Deed Addendum filed January 14, 2010 at Book 604, Page 956; Mortgage records of Cass County, Nebraska.(includes additional property)

Trust Deed and Assignment of Rents executed by and between Karen O Hollenbeck, single, Trustor to AgriBank, FCB, Trustee and Farm Credit Services of America, FLCA, Beneficiary, in the stated amount of \$77,500.00, dated March 8, 2017, filed March 9, 2017 as Book 112, Page 245; records of Cass County, Nebraska.(includes additional property)

JUDGMENTS: None.

TAXES:

General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

Parcel ID No. 130105929

2016 General Real Estate Taxes: - all paid.

2017 General Real Estate Taxes: \$4,814.22 - due and payable.

NOTE: For informational purposes only the address of the subject property is Land Only, , NE .

- NOTE: This Property is located within the designated Greenbelt area and is subject to a possible increase in tax.

TITLE WORK / TAXES

TRACT 11 & PT OF TRACTS 10 & 12

Effective Date: January 12, 2018 @ 8:00 A.M.

Charter Title & Escrow Services, Inc.
Certificate of Authority No. 607

By: Kerry L. Holmstrom
Kerry L. Holmstrom
Registered Abstractor

TITLE WORK / TAXES

TRACT 13 & PT OF TRACTS 8, 10 & 12

LIMITED TITLE REPORT

File No.: 1824175T

Customer : Title tracts

LEGAL DESCRIPTION:

Parcel A: The East Half of the Northeast Quarter (E 1/2 NE 1/4) of Section Eight (8), Township Ten (10) North, Range Ten (10), East of the 6th P.M., Cass County, Nebraska.

Parcel B: The East Half of the Northwest Quarter (E 1/2 NW 1/4) of Section Eight (8), Township Ten (10) North, Range Ten (10), East of the 6th P.M., Cass County, Nebraska.

Address: Land Only, , NE

OWNER OF RECORD: Karen O. Hollenbeck

LIENS OF RECORD:

Trust Deed and Assignment of Rents executed by and between Myron L Hollenbeck and Karen O Hollenbeck, a/k/a Karen Hollenbeck, husband and wife, Trustor to AgAmerica, FCB, Trustee and Farm Credit Services of America, FLCA, Beneficiary, in the stated amount of \$203,000.00, dated March 30, 2001, filed April 3, 2001 at Book 370, Page 76 amended by Trust Deed Addendum filed November 10, 2009 as Book 601, Page 892; Mortgage records of Cass County, Nebraska.(includes additional property)

Trust Deed and Assignment of Rents executed by and between Myron L Hollenbeck and Karen O Hollenbeck, a/k/a Karen Hollenbeck, husband and wife, Trustor to AgriBank, FCB, Trustee and Farm Credit Services of America, PCA, Beneficiary, in the stated amount of \$280,000.00, dated May 30, 2003, filed June 13, 2003 at Book 441, Page 98 amended by Trust Deed Addendum filed January 14, 2010 at Book 604, Page 956; Mortgage records of Cass County, Nebraska.(includes additional property)

Trust Deed and Assignment of Rents executed by and between Karen O Hollenbeck, single, Trustor to AgriBank, FCB, Trustee and Farm Credit Services of America, FLCA, Beneficiary, in the stated amount of \$77,500.00, dated March 8, 2017, filed March 9, 2017 at Book 112, Page 245; records of Cass County, Nebraska.(includes additional property)

JUDGMENTS: None.

TITLE WORK / TAXES

TRACT 13 & PT OF TRACTS 8, 10 & 12

TAXES:

General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

Parcel ID No. 130106003
2016 General Real Estate Taxes: - all paid.
2017 General Real Estate Taxes: \$5,199.08 - due and payable.

NOTE: For informational purposes only the address of the subject property is Parcel A .

- General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

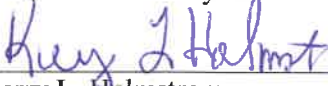
Parcel ID No. 130106186
2016 General Real Estate Taxes: - all paid.
2017 General Real Estate Taxes: \$4,182.34 - due and payable.

NOTE: For informational purposes only the address of the subject property is Parcel B .

- NOTE: This Property is located within the designated Greenbelt area and is subject to a possible increase in tax.

Effective Date: January 12, 2018 @ 8:00 A.M.

Charter Title & Escrow Services, Inc.
Certificate of Authority No. 607

By: 
Kerry L. Holmstrom
Registered Abstractor

TITLE WORK / TAXES

TRACTS 9 & 14, AND PT OF 8

LIMITED TITLE REPORT

File No.: 1824176T

Customer : Title Tracts

LEGAL DESCRIPTION:

The West Half of the Northeast Quarter (W 1/2 NE 1/4) of Section Eight (8), Township Ten (10), Ten (10), except Tax Lot 3 in the West Half of the Northeast Quarter (W 1/2 NE 1/4) East of the 6th P.M., Cass County, Nebraska.

OWNER OF RECORD: Karen O. Hollenbeck

LIENS OF RECORD:

Trust Deed and Assignment of Rents executed by and between Myron L Hollenbeck and Karen O Hollenbeck, a/k/a Karen Hollenbeck, husband and wife, Trustor to AgAmerica, FCB, Trustee and Farm Credit Services of America, FLCA, Beneficiary, in the stated amount of \$203,000.00, dated March 30, 2001, filed April 3, 2001 at Book 370, Page 76 amended by Trust Deed Addendum filed November 10, 2009 at Book 601, Page 892; Mortgage records of Cass County, Nebraska.(includes additional property)

Trust Deed and Assignment of Rents executed by and between Myron L Hollenbeck and Karen O Hollenbeck, a/k/a Karen Hollenbeck, husband and wife, Trustor to AgriBank, FCB, Trustee and Farm Credit Services of America, PCA, Beneficiary, in the stated amount of \$280,000.00, dated May 30, 2003, filed June 13, 2003 at Book 441, Page 98 amended by Trust Deed Addendum filed January 14, 2010 at Book 604, Page 956; Mortgage records of Cass County, Nebraska.(includes additional property)

Trust Deed and Assignment of Rents executed by and between Karen O Hollenbeck, single, Trustor to AgriBank, FCB, Trustee and Farm Credit Services of America, FLCA, Beneficiary, in the stated amount of \$77,500.00, dated March 8, 2017, filed March 9, 2017 at Book 112, Page 245; records of Cass County, Nebraska.(includes additional property)

JUDGMENTS: None.

TAXES:

General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

Parcel ID No. 130106097

2016 General Real Estate Taxes: - all paid.

2017 General Real Estate Taxes: \$3,813.88 - due and payable.

NOTE: For informational purposes only the address of the subject property is S pt W 1/2 NE 1/4 .

TITLE WORK / TAXES

TRACTS 9 & 14, AND PT OF 8

- General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

Parcel ID No. 130094838

2016 General Real Estate Taxes: - all paid.

2017 General Real Estate Taxes: \$275.32 - due and payable.


NOTE: For informational purposes only the address of the subject property is N pt W 1/2 NE 1/4 .

- NOTE: This Property is located within the designated Greenbelt area and is subject to a possible increase in tax.

Effective Date: January 12, 2018 @ 8:00 A.M.

Charter Title & Escrow Services, Inc.

Certificate of Authority No. 607

By: 
Kerry L. Holmstrom
Registered Abstractor

TITLE WORK / TAXES

TRACTS 4-6

LIMITED TITLE REPORT

File No.: 1824177T

Customer : Title Tracts

LEGAL DESCRIPTION:

The West Half of the Northwest Quarter (W 1/2 NW 1/4) in Section Five (5), Township Ten (10) North, Range Ten (10), East of the 6th P.M., Cass County, Nebraska.

Subject to Survey.

OWNER OF RECORD: Karen O. Hollenbeck

LIENS OF RECORD:

Trust Deed and Assignment of Rents executed by and between Myron L Hollenbeck and Karen O Hollenbeck, a/k/a Karen Hollenbeck, husband and wife, Trustor to AgAmerica, FCB, Trustee and Farm Credit Services of America, FLCA, Beneficiary, in the stated amount of \$25,000.00, dated March 18, 1998, filed March 19, 1998 at Book 310, Page 249; Mortgage records of Cass County, Nebraska.

Trust Deed and Assignment of Rents executed by and between Myron L Hollenbeck and Karen O Hollenbeck, a/k/a Karen Hollenbeck, husband and wife, Trustor to AgriBank, FCB, Trustee and Farm Credit Services of America, PCA, Beneficiary, in the stated amount of \$280,000.00, dated May 30, 2003, filed June 13, 2003 at Book 441, Page 98 amended by Trust Deed Addendum filed January 14, 2010 at Book 604, Page 956; Mortgage records of Cass County, Nebraska.(includes additional property)

Trust Deed and Assignment of Rents executed by and between Karen O Hollenbeck, single, Trustor to AgriBank, FCB, Trustee and Farm Credit Services of America, FLCA, Beneficiary, in the stated amount of \$77,500.00, dated March 8, 2017, filed March 9, 2017 as Book 112, Page 245; records of Cass County, Nebraska.(includes additional property)

JUDGMENTS: None.

TAXES:

General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

Parcel ID No. 130105767

2016 General Real Estate Taxes: - all paid.

2017 General Real Estate Taxes: \$4,795.96 - due and payable.

NOTE: For informational purposes only the address of the subject property is W 1/2 NW ex 1 ac .

TITLE WORK / TAXES

TRACTS 4-6

- General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

Parcel ID No. 130105856

2016 General Real Estate Taxes: - all paid.

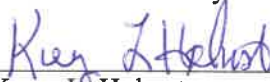
2017 General Real Estate Taxes: \$2,494.18 - due and payable.

NOTE: For informational purposes only the address of the subject property is W 1/2 NW being 1 ac

- NOTE: This Property is located within the designated Greenbelt area and is subject to a possible increase in tax.
- Terms and conditions set forth in the Report of Appraisers filed January 20, 1999 at Book 169, page 246; Miscellaneous records of Cass County, Nebraska.

Effective Date: January 12, 2018 @ 8:00 A.M.

Charter Title & Escrow Services, Inc.
Certificate of Authority No. 607

By: 
Kerry L. Holmstrom
Registered Abstractor

TITLE WORK / TAXES

TRACT 1

LIMITED TITLE REPORT

File No.: 1824178T

Customer : Title Tracts

LEGAL DESCRIPTION:

Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section One (1), Township Ten (10) North, Range Nine (9) East of the 6th P.M., Cass County, Nebraska.

OWNER OF RECORD: Karen O. Hollenbeck

LIENS OF RECORD:

Real Estate Mortgage executed by and between Myron L. Hollenbeck and Karen O. Hollenbeck, husband and wife, Trustor to The Federal Land Bank of Omaha, a Corporation, Mortgagee, in the stated amount of \$59,200.00, dated January 25, 1982, filed February 22, 1982 at Book 148, Page 662; records of Cass County, Nebraska.

Deed of Trust with Future Advances Provision executed by and between Myron L. Hollenbeck and Karen O. Hollenbeck, husband and wife, Trustor to Richard L. Clements, a Nebraska Attorney, Trustee and American Exchange Bank, Beneficiary, in the stated amount of \$158,000.00, dated April 12, 1994, filed May 24, 1994 at Book 256, Page 560; Mortgage records of Cass County, Nebraska. (includes additional property)

Trust Deed and Assignment of Rents executed by and between Myron L Hollenbeck and Karen O Hollenbeck, a/k/a Karen Hollenbeck, husband and wife, Trustor to AgAmerica, FCB, Trustee and Farm Credit Services of America, FLCA, Beneficiary, in the stated amount of \$203,000.00, dated March 30, 2001, filed April 3, 2001 at Book 370, Page 76 amended by Trust Deed Addendum filed November 10, 2009 at Book 601, Page 892; Mortgage records of Cass County, Nebraska.(includes additional property)

Trust Deed and Assignment of Rents executed by and between Myron L Hollenbeck and Karen O Hollenbeck, a/k/a Karen Hollenbeck, husband and wife, Trustor to AgriBank, FCB, Trustee and Farm Credit Services of America, PCA, Beneficiary, in the stated amount of \$280,000.00, dated May 30, 2003, filed June 13, 2003 at Book 441, Page 98 amended by Trust Deed Addendum filed January 14, 2010 at Book 604, Page 956; Mortgage records of Cass County, Nebraska.(includes additional property)

Trust Deed and Assignment of Rents executed by and between Karen O Hollenbeck, single, Trustor to AgriBank, FCB, Trustee and Farm Credit Services of America, FLCA, Beneficiary, in the stated amount of \$77,500.00, dated March 8, 2017, filed March 9, 2017 at Book 112, Page 245; records of Cass County, Nebraska.(includes additional property)

JUDGMENTS: None.

TITLE WORK / TAXES

TRACT 1

TAXES:

General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

Parcel ID No. 130091405

2016 General Real Estate Taxes: - all paid.

2017 General Real Estate Taxes: \$2,900.38 - due and payable.

NOTE: For informational purposes only the address of the subject property is Land Only, , NE .

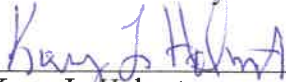
NOTE: This Property is located within the designated Greenbelt area and is subject to a possible increase in tax.

Terms and conditions set forth in the Assignment to The Lincoln Telephone and Telegraph Company filed October 5, 1972 at Book 13, Page 469; Miscellaneous records of Cass County, Nebraska.

Effective Date: January 12, 2018 @ 8:00 A.M.

Charter Title & Escrow Services, Inc.

Certificate of Authority No. 607

By: 
Kerry L. Holmstrom
Registered Abstractor

TITLE WORK / TAXES

TRACTS 16 & 17, AND PT OF 7 & 15

LIMITED TITLE REPORT

File No.: 1824180T

Customer : Title Tracts

LEGAL DESCRIPTION:

The North Half of the Northeast Quarter (N 1/2 NE 1/4) of Section Six (6), Township Ten (10) North, Range Ten (10), East of the 6th P.M., Cass County, Nebraska.

OWNER OF RECORD: American Exchange Bank, a Nebraska Banking corporation

LIENS OF RECORD: None.

JUDGMENTS: None.

TAXES:

General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

Parcel ID No. 130105961

2016 General Real Estate Taxes: - all paid.

2017 General Real Estate Taxes: \$6,788.76 - due and payable.

NOTE: For informational purposes only the address of the subject property is Land Only, , NE .

- NOTE: This Property is located within the designated Greenbelt area and is subject to a possible increase in tax.
- Terms and conditions set forth in the Return of Appraisers filed January 20, 1999 at Book 169, Page 250; Deed records of Cass County, Nebraska.

Effective Date: January 12, 2018 @ 8:00 A.M.

Charter Title & Escrow Services, Inc.
Certificate of Authority No. 607

By: 

Kerry L. Holmstrom
Registered Abstractor

TITLE WORK / TAXES

TRACTS 16 & 17, AND PT OF 7 & 15

LIMITED TITLE REPORT

File No.: 1824181T

Customer : Title Tracts

LEGAL DESCRIPTION:

The Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section Thirty-one (31), Township Eleven (11) North, Range Ten (10), East of the 6th P.M., Cass County, Nebraska

OWNER OF RECORD: Karen O. Hollenbeck

LIENS OF RECORD: None.

JUDGMENTS: None.

TAXES:

General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

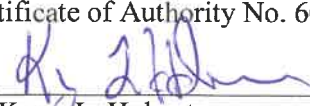
Parcel ID No. 130113395
2016 General Real Estate Taxes: - all paid.
2017 General Real Estate Taxes: \$3,141.86 - due and payable.

NOTE: For informational purposes only the address of the subject property is Land Only, , NE .

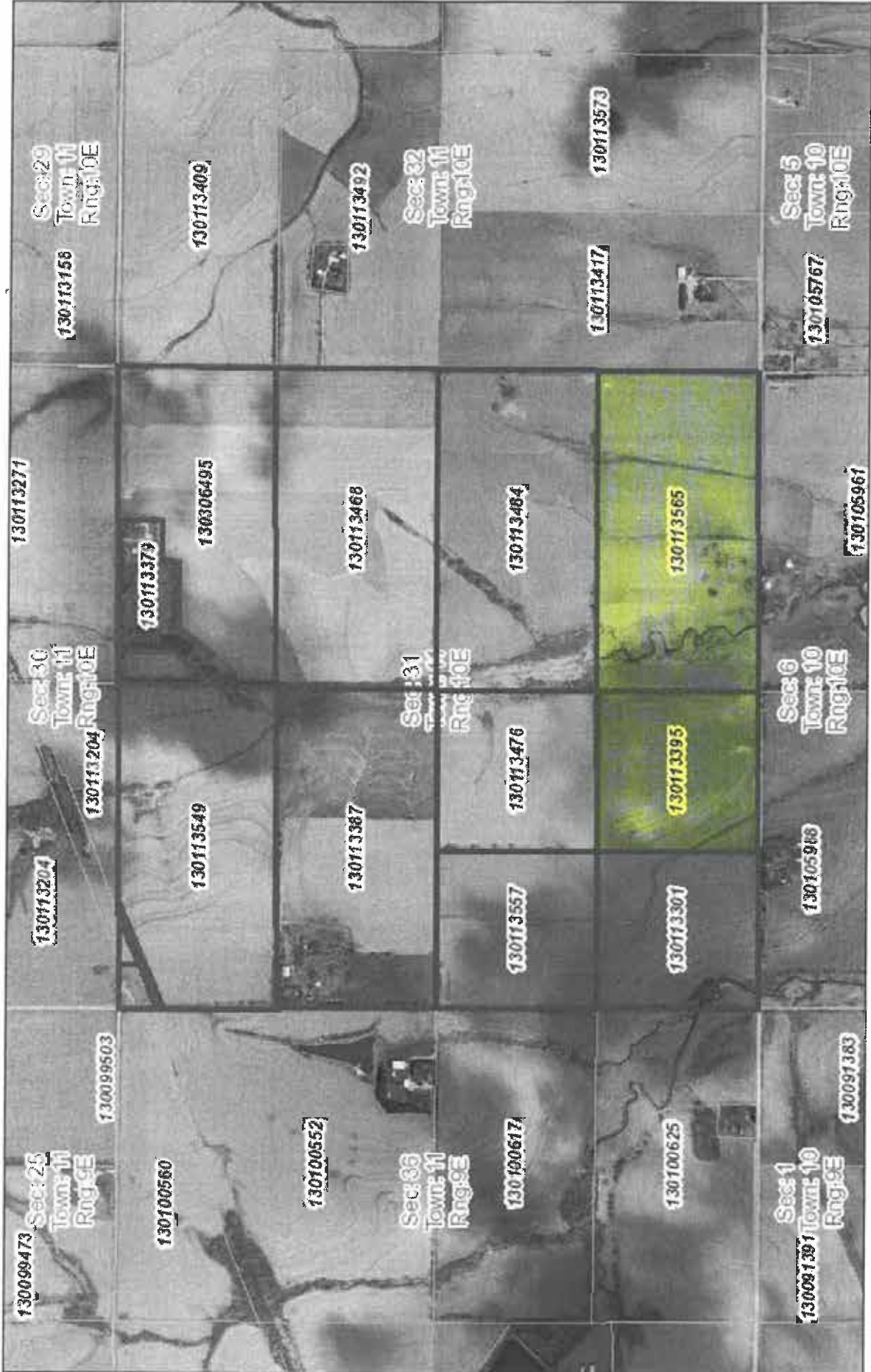
- NOTE: This Property is located within the designated Greenbelt area and is subject to a possible increase in tax.

Effective Date: January 12, 2018 @ 8:00 A.M.

Charter Title & Escrow Services, Inc.
Certificate of Authority No. 607

By: 
Kerry L. Holmstrom
Registered Abstractor

TAX PARCEL MAP • TRACTS 2 & 3

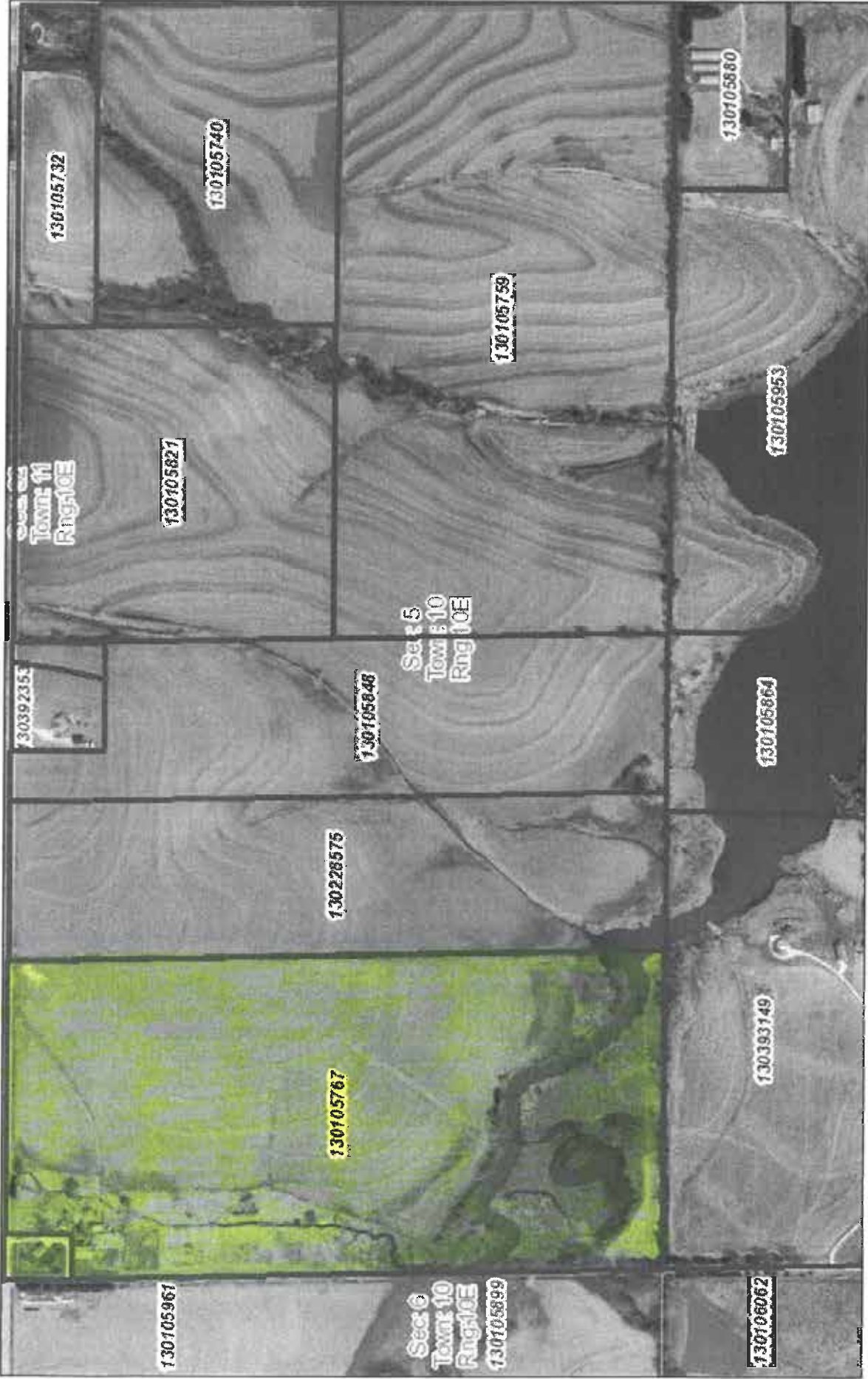


January 19, 2018 16:14 PM
 DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- City Limits
- Parcels
- Sections



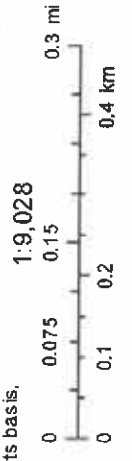
TAX PARCEL MAP • TRACTS 4-6



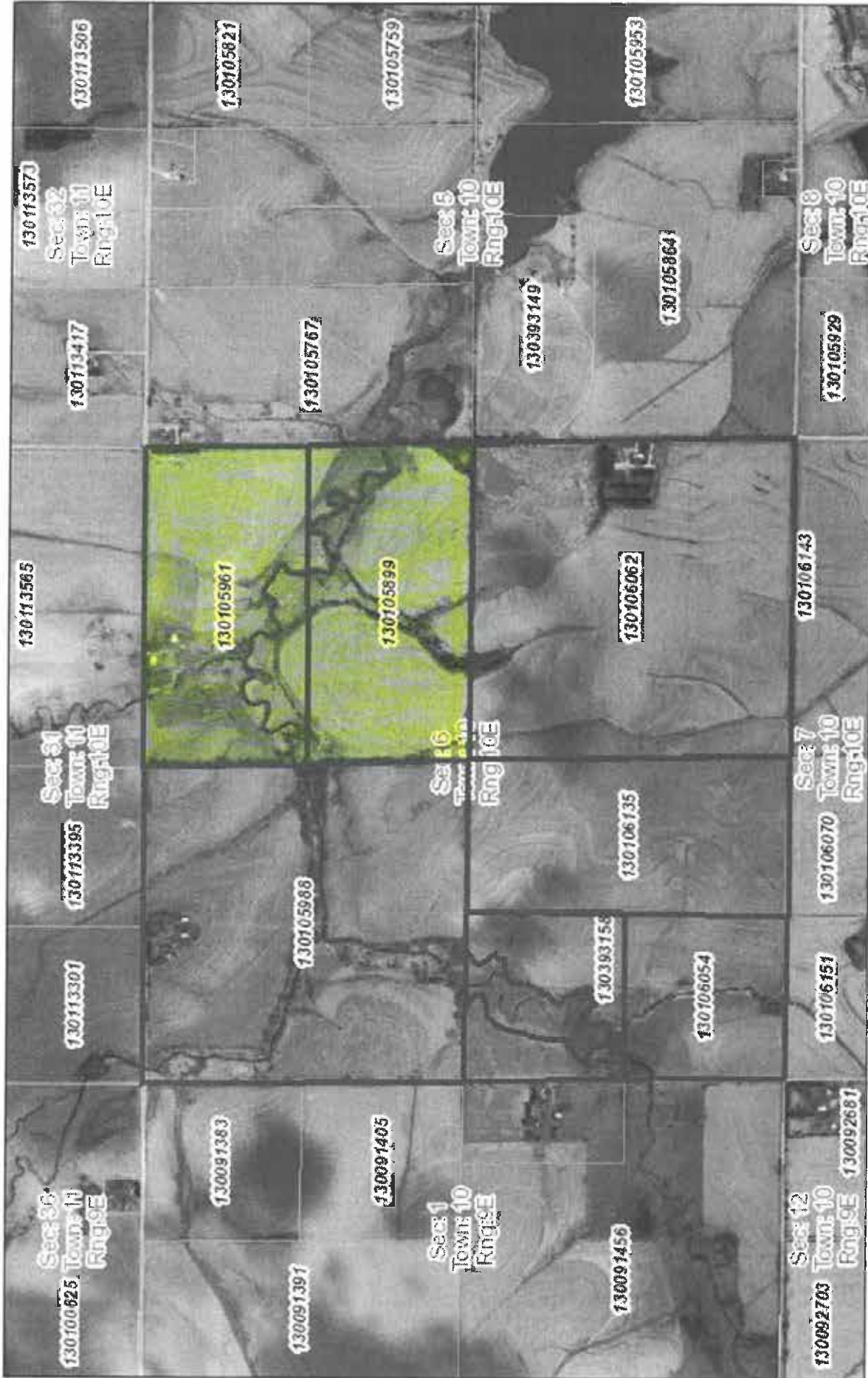
January 19, 2018
12:49 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

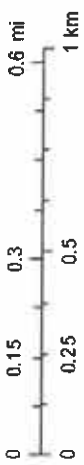
- Building Footprint
- City Limits
- Parcels
- Sections



TAX PARCEL MAP • TRACTS 7, 15-17

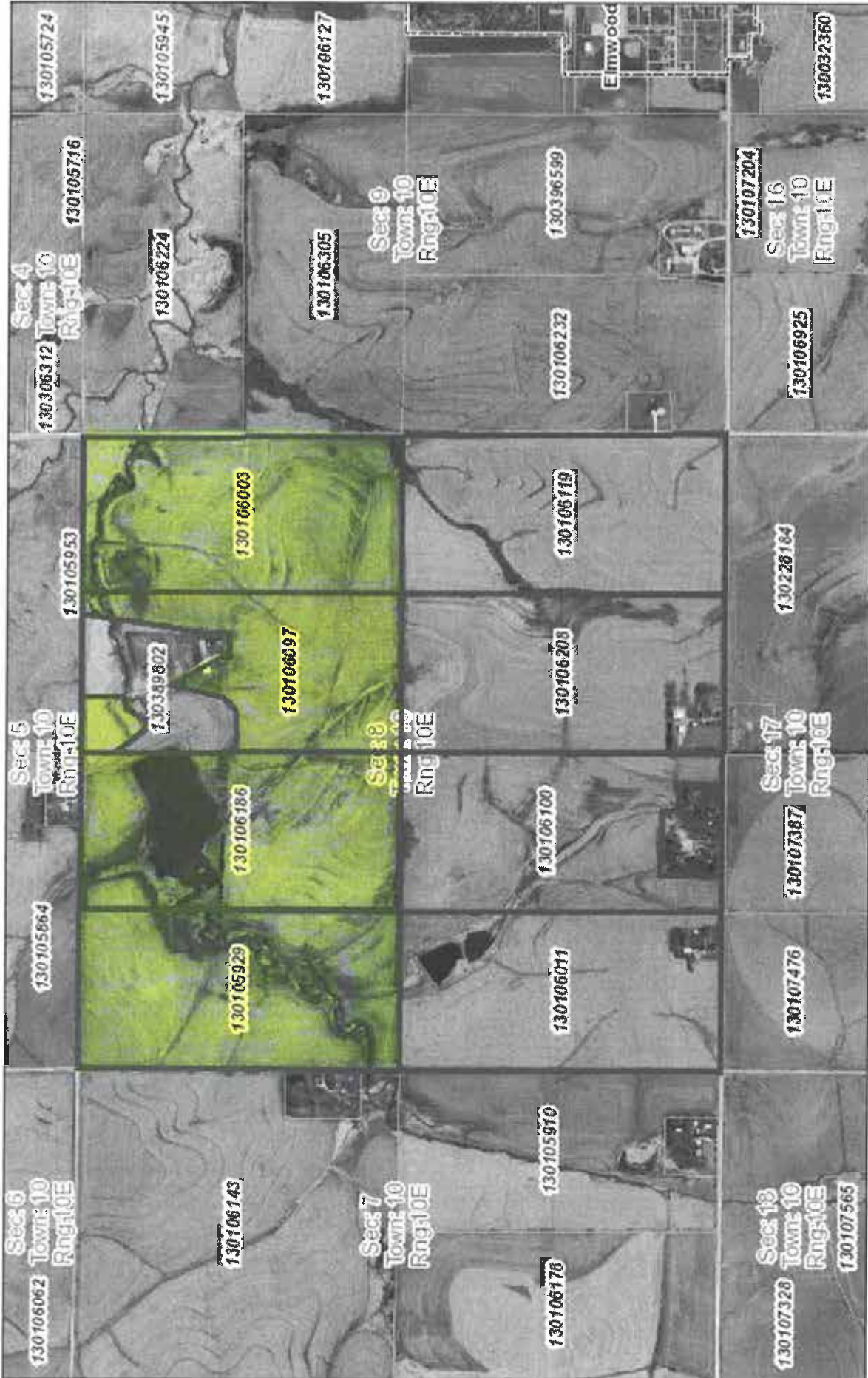


January 19, 2018 14:36 PM
 DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

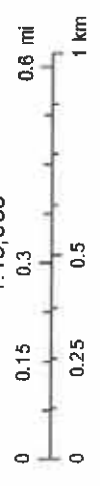


- City Limits
- Parcels
- Sections

TAX PARCEL MAP • TRACTS 8-14



January 19, 2018 11:52 AM
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.



- City Limits
- Parcels
- Sections

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



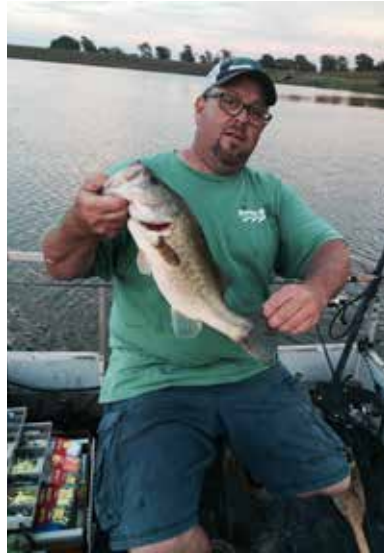
PHOTOS



PHOTOS



PHOTOS





SCHRADER REAL ESTATE AND AUCTION COMPANY, INC.

P.O. Box 508

950 North Liberty Drive

Columbia City, IN 46725

260-244-7606 • 800-451-2709

www.SchraderAuction.com

