

FOR SALE

160 Acres +/- Farmland Box Butte County, Nebraska



Located: from Hemingford, Nebraska 4 miles West on Hwy 2 to CR 74, 8 miles south to Johnson Road and 2 ½ miles west to the southeast corner. **Or:** 10.5 miles west of Berea, Nebr. on Jefferson Road, 1 mile south on Road 76 and ½ mile west on Johnson Rd.

This Farm is Productive Dryland Farmland.

This Farm has been in the Vaughn Family for many years! There is a small earthen Dam in the center by the Cottonwood tree. Wildlife includes Upland Birds, Deer and Antelope!

The land lays well with ½ mile fields. The Land is in a clean and good state of production. The Farm has been in a Rotation of Crops including Winter Wheat, Corn and Sunflowers. Last years crop included 156 acres +/- of Sunflowers. The land is capable of raising all crops associated with the area.

The Farm is in one field totaling 158.04 acres (FSA).

The Farm was in sunflowers last year. Full Possession of the Land on Closing. Operations for summer-fallowing the land to prepare it to plant wheat will be the responsibility of the Buyer.

Farm Service Agency Information: 159.96 acres DCP Cropland, 51.6 acres wheat base with PLC Yield of 51 bu., 79.5 acres corn base with a PLC yield of 143 bu.. Minor Bases for Oats, Sunflowers and Barley.

Crop Insurance: **Wheat:** approved yield 49 bu.. **Corn:** approved yield 70 bu. **Sunflowers:** approved yield 1,214 lbs. Crop Insurance is with Ag Risk Solutions. Shelly Pfisterer. 605-939-1395. shellypfisterer@agri-risksolutions.com. The Buyer will assume the crop insurance and its coverage in the proportion agreed to in an offer to purchase.

Soils: The Land is primarily Alliance Loam and Oglala-Canyon soils! Soil Rating for Plant Growth is 48!

Legal Description: SW1/4 Section 19, Twp. 26N, Range 50 West of the 6th PM in Box Butte County, Nebraska.

Taxes: The 2022 taxes were \$1,157.08. Court House records indicate 159.52 Taxed Acres. Taxing on 155.91 acres of Farmland, 1.62 acres in Grass and 1.99 Roads. Tax ID# 070097259.

Minerals: The Seller Is Reserving No Minerals. The Buyer will receive all minerals owned by the Sellers.

Call Kraupie's for more information.

ASKING PRICE: \$200,000.00

Mark & Bridget Vaughn - Owners

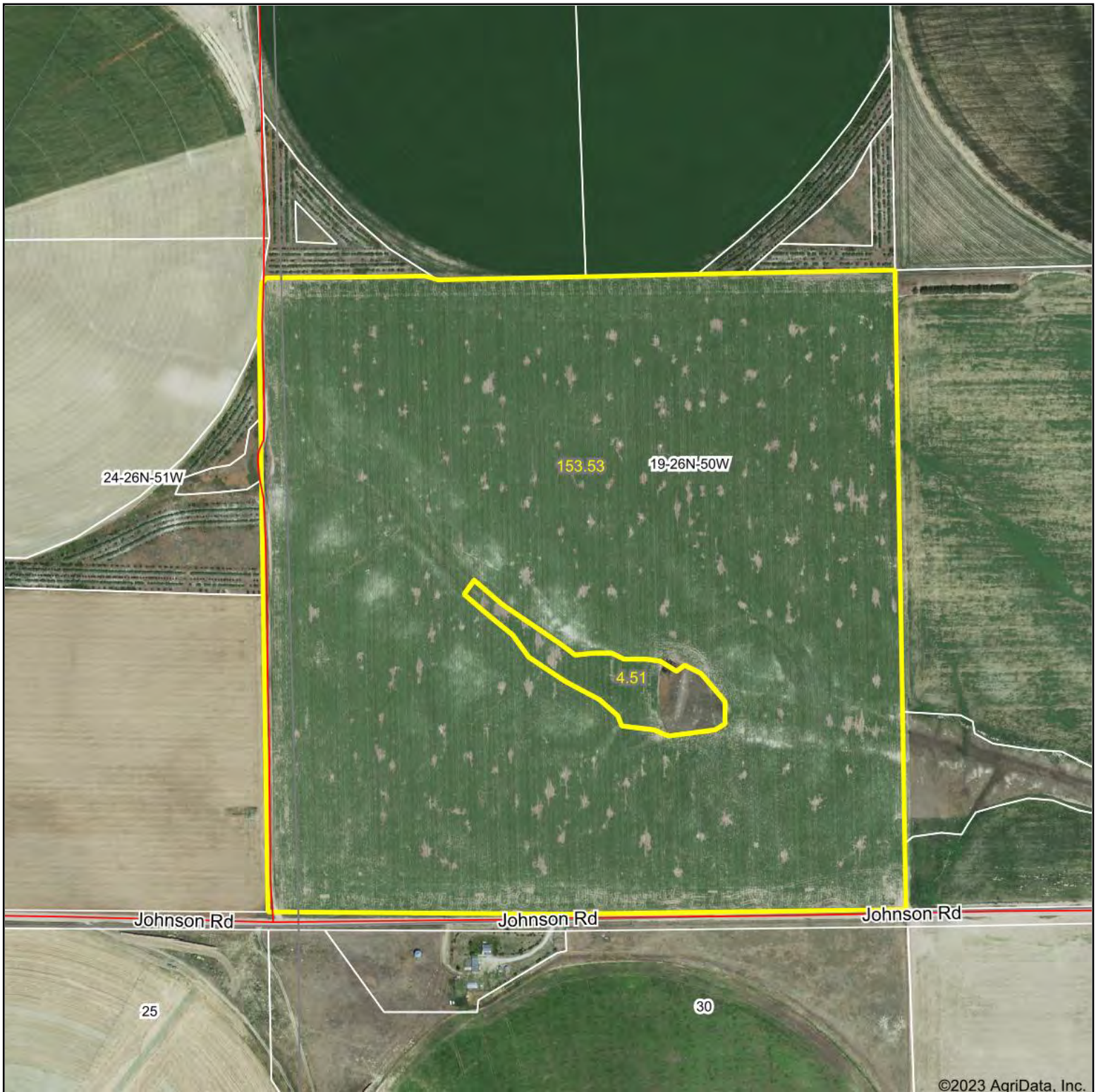
See the complete listing at

www.farmauction.net



Note: This information was obtained from sources deemed to be reliable but is not guaranteed. Interested parties should and are expected to conduct their own analysis. All Agents representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents. Buyers and Agents should note, we will not accept Sub-agency without prior written consent. Anyone wishing to inspect the property should make arrangements with Kraupie's at 308-262-1150.

Aerial Map



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REAL ESTATE & AUCTIONEERS
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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Map Center: 42° 12' 35.71, -103° 12' 19.49

0ft 641ft 1281ft

19-26N-50W
Box Butte County
Nebraska



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

Aerial Map



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Map Center: 42° 12' 35.7, -103° 12' 19.48

19-26N-50W
Box Butte County
Nebraska

0ft 1495ft 2990ft



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

Practice/Type: Non-Irrigated(NON IRR) / Grain(GSG)

CC Opts: EILPQLYAYCYE

Acres: 0.00

Farm Names:

Map Area:

Note:

Unit Str: Selected: EU-EI

Applied:

Section/Township/Range/Other Land ID

19-26N-50W

3361-1236-1.4

FSA Farm/Tract/Field Number

FSN 3361

Share: 1.0000

Other Persons Sharing:

T-Yield Map Area:

Insurability³:☐ New Producer^a☐ Added Land/New Crop/Practice/Type/TMAYield Indicator¹:

Other Characteristics:

Cropland Acres: _____

Processor Number/Name:

Number of Trees/Vines:

YR-PRT ²	Production	Acres	Yield Desc	Pre-Quality Production	Pre-Quality Yield	Pre-Quality Opt Out	Yield w YA	Yield w TA	Yield w YE	YE Opt Out	SR Code	Row Width
2012	4,085.0	154.00	27 A	0.0	0	<input type="checkbox"/>	—	—	62*	<input type="checkbox"/>	—	0
2014	0.0	0.00	0 Z	—	—	<input type="checkbox"/>	0	—	—	—	—	—
2015	4,783.0	73.00	66 A	0.0	0	<input type="checkbox"/>	66	—	66	—	—	0
2016	0.0	0.00	0 Z	—	—	<input type="checkbox"/>	0	—	—	—	—	—
2017-M	6,006.0	83.53	72 A	0.0	0	<input type="checkbox"/>	72	—	72	—	—	0
2018-E	12,448.0	158.03	79 A	0.0	0	<input type="checkbox"/>	79	—	79	—	—	0
2019	0.0	0.00	0 Z	—	—	<input type="checkbox"/>	0	—	—	—	—	—
2020	0.0	0.00	0 Z	—	—	<input type="checkbox"/>	0	—	—	—	—	—
2021-Z	0.0	0.00	0 Z	0.0	0	<input type="checkbox"/>	0	—	—	—	—	0
2022-Z	0.0	0.00	0 Z	—	—	<input type="checkbox"/>	0	—	—	—	—	0

2023 _____

☐ Commingled _____

Record Type _____

Required: ☐ Inspection ☐ Field Review

Prior APH Yield: 67 Total: 244

0

244

279

T Yield: 62 Avg: 61

61

70

Ref Years: 26

Preliminary Yield: 61

Rate Yield: 61

Multi Crop Reporting Reason: _____

Approved APH Yield

(for Insurance provider use only):

70

Guarantee UOM Per Acre:

49.0

YE Applied

Comments:

Practice/Type: Non-Irrigated(NON IRR) / Oil(OIL)

CC Opts: QLYAYCYE

Acres: 0.00

Farm Names:

Map Area:

Note:

Unit Str: Selected: OU

Applied:

Section/Township/Range/Other Land ID
19-26N-50WFSA Farm/Tract/Field Number
3361-1236-1.4

FSN 3361

Share: 1.0000

Other Persons Sharing:

T-Yield Map Area: 002

Insurability²:☐ New Producer⁶☒ Added Land/New Crop/Practice/Type/TMAYield Indicator⁵:

Other Characteristics:

Cropland Acres: _____

Processor Number/Name:

Number of Trees/Vines:

YR-PR ²	Production	Acres	Yield Desc	Pre-Quality Production	Pre-Quality Yield	Pre-Quality Opt Out	Yield w YA	Yield w TA	Yield w YE	YE Opt Out
2013						<input type="checkbox"/>	0			
2014						<input type="checkbox"/>	0			
2015						<input type="checkbox"/>	0			
2016						<input type="checkbox"/>	0			
2017	0.0	0.00	1,206 C			<input type="checkbox"/>	1,206		1,206	
2018	0.0	0.00	1,206 C			<input type="checkbox"/>	1,206		1,206	
2019-M	231,623.0	153.53	1,509 A	249,120	1623	<input type="checkbox"/>	1,509		1,509	
2020	0.0	0.00	0 Z			<input type="checkbox"/>	0			
2021-Z	0.0	0.00	0 Z			<input type="checkbox"/>	0			
2022-M	129,097.0	156.96	822 A-L			<input type="checkbox"/>	822		822	

2023 _____

☐ Commingled

Record Type

Required: ☐ Inspection ☐ Field Review

Prior APH Yield: 1,310 Total: 4,743

4,743

4,743

T Yield: 1,103 Avg: 1,186

1,186

1,186

Ref Years: 12

Preliminary Yield: 1,186

Yield Limit: 1,186

Rate Yield: 1,186

Multi Crop Reporting Reason: _____

Approved APH Yield

(for Insurance provider use only):

1,214

Guarantee UOM Per Acre:

789

Comments:

Practice/Type: Summerfallow(SUMRFALLOW) / Winter(W)

CC Opt: EQLTAYAYCYE

Acres: 0.00

Map Area:

Farm Names:

Note:

Unit Str: Selected: EU-EI

Applied:

Section/Township/Range/Other Land ID

19-26N-50W

FSA Farm/Tract/Field Number

3361-1236-1

FSN 3361

Share: 1.0000

Other Persons Sharing: _____

T-Yield Map Area:

Insurability³:☐ New Producer^☐ Added Land/New Crop/Practice/Type/TMAYield Indicator⁴:

Other Characteristics: _____

Cropland Acres: _____

Processor Number/Name:

Number of Trees/Vines: _____

YR-PRT ²	Production	Acres	Yield Desc	Pre-Quality Production	Pre-Quality Yield	Pre-Quality Opt Out	Yield w YA	Yield w TA	Yield w YE	YE Opt Out
2006	8,374.0	158.00	53 A	0.0	0	<input type="checkbox"/>	53	55	55	
2007	6,320.0	158.00	40 A	0.0	0	<input type="checkbox"/>	40	42	42	
2009	8,058.0	158.00	51 A	0.0	0	<input type="checkbox"/>	51	52	52	
2011	4,266.0	158.00	27 A	0.0	0	<input type="checkbox"/>	27	28	28	
2014	11,973.0	153.50	78 A	0.0	0	<input type="checkbox"/>	78	79	79	
2016-M	3,542.0	80.50	44 A	0.0	0	<input type="checkbox"/>	44	45	45	
2017-M	3,990.0	70.00	57 A	0.0	0	<input type="checkbox"/>	57	58	58	
2020	0.0	0.00	0 Z	0.0	0	<input type="checkbox"/>	0	0		
2021-M	5,338.0	157.00	34 A	0.0	0	<input type="checkbox"/>	34	34	34	
2022-Z	0.0	0.00	0 Z			<input type="checkbox"/>	0	0		

2023 _____

☐ Commingled

Record Type:

Required: ☐ Inspection ☐ Field Review

Prior APH Yield: 49 Total: 384

0

384

393

393

T Yield: 39 Avg: 48

48

49

49

Ref Years: 26

Preliminary Yield: 48

TA Factor: 0.1000

Yield Limit: None

Rate Yield: 48

Adj Yield: 48

Multi Crop Reporting Reason: _____

Approved APH Yield

(for Insurance provider use only):

49

Guarantee UOM Per Acre:

34.3

TA Applied

Comments:

NEBRASKA
BOX BUTTE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3361
Prepared : 5/15/23 12:15 PM CST
Crop Year : 2023

Tract Land Data

Tract 1236 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.04	156.96	156.96	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	156.96	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	51.60	0.00	51
Oats	0.60	0.00	34
Corn	79.50	0.00	143
Sunflowers	1.40	0.00	622
Barley	5.00	0.00	32
TOTAL	138.10	0.00	

NOTES

Tract Number : 6822

Description : S2 of SE4 25-25-49, 30-25-48, W2 of SW4 19-25-48
FSA Physical Location : NEBRASKA/BOX BUTTE
ANSI Physical Location : NEBRASKA/BOX BUTTE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MARK VAUGHN, BRIDGET VAUGHN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
709.96	709.96	709.96	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	700.14	0.00	9.82	0.00	0.00	0.00

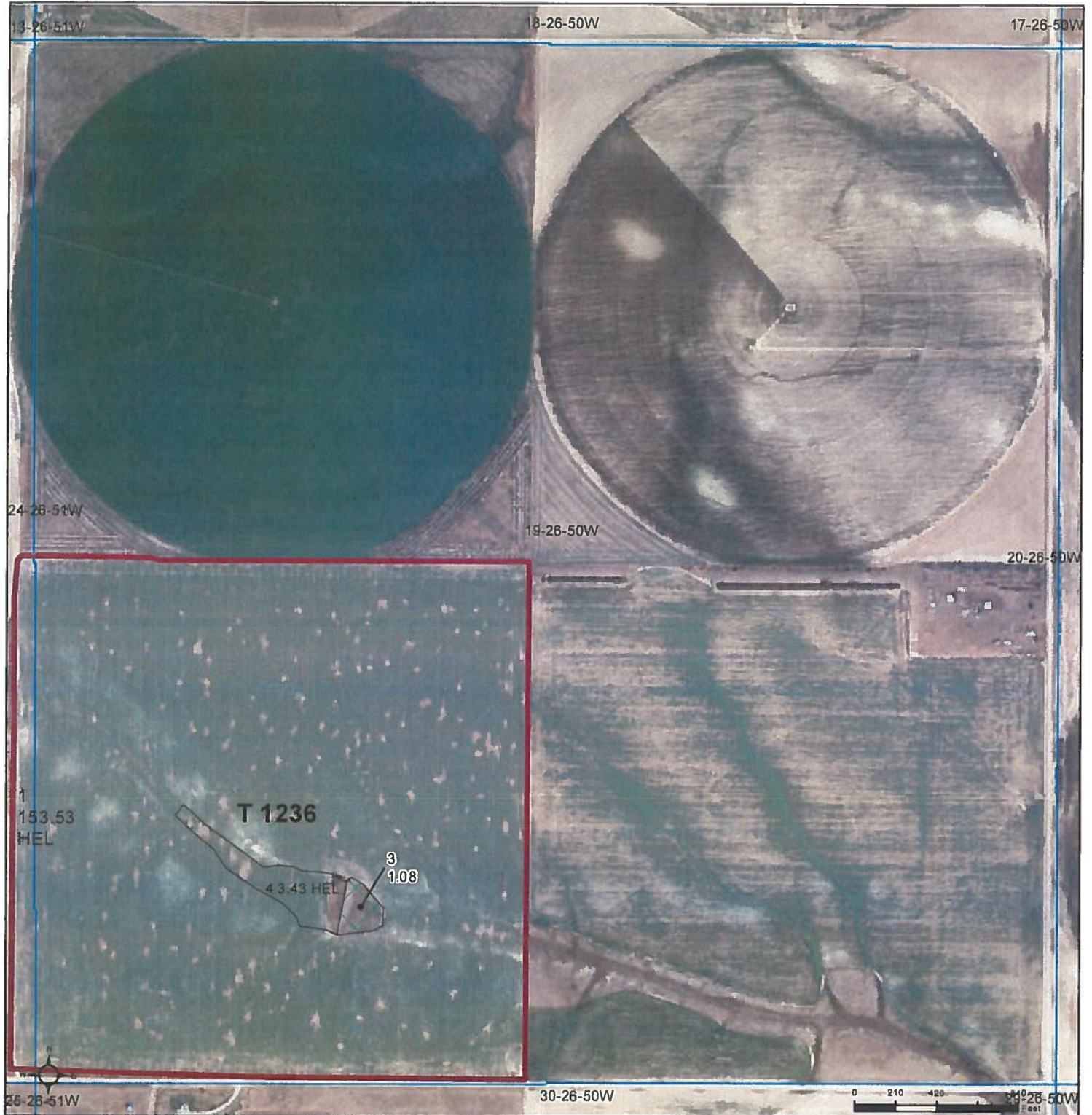
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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United States
Department of
Agriculture

Box Butte County, Nebraska



Common Land Unit

Non-Cropland	Tract Boundary
Cropland	PLSS

2022 NAIP Ortho Imagery

2023 Program Year

Map Created March 30, 2023

Farm 3361

Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Wetland Provisions

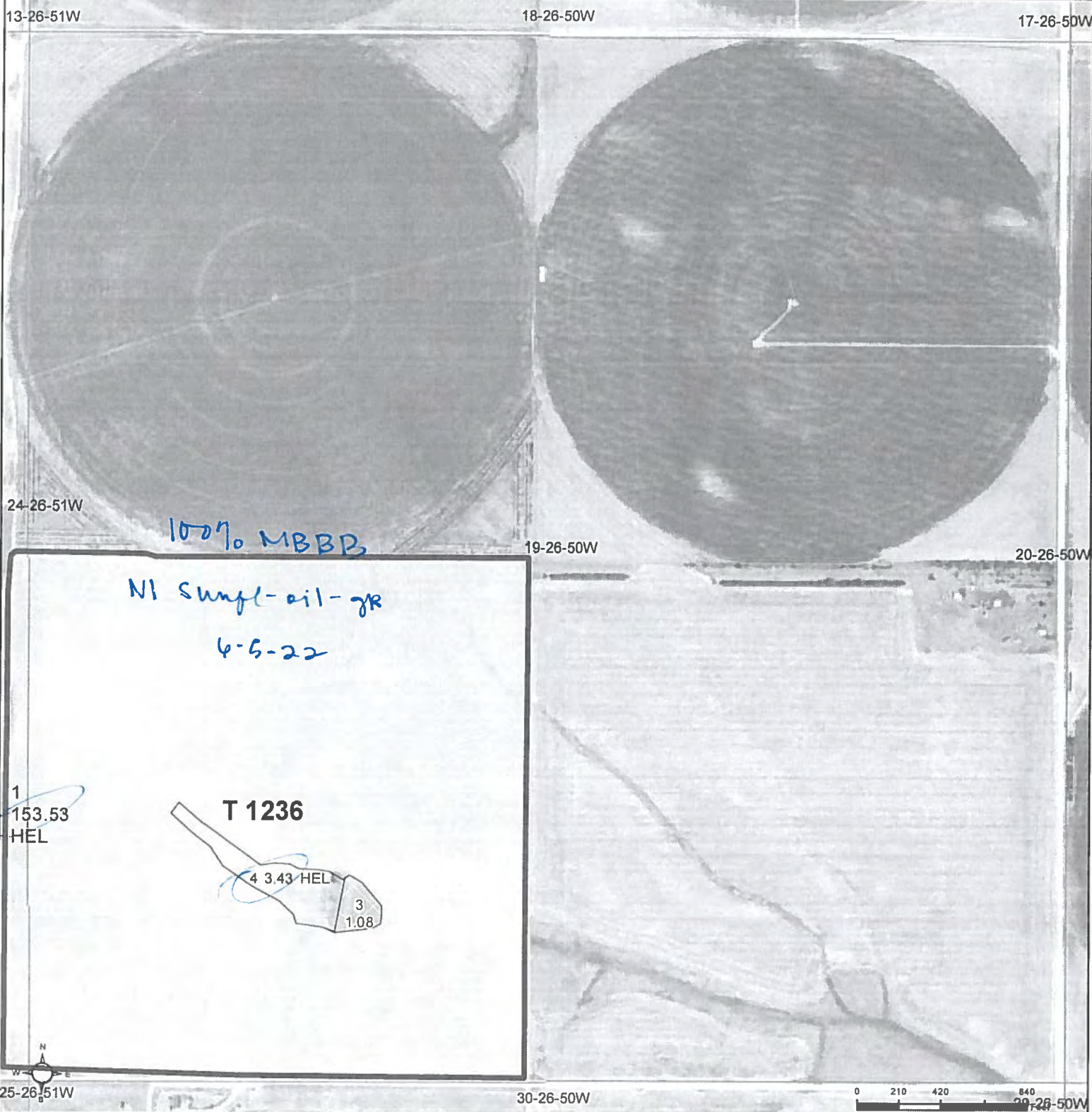
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19-26-50W



United States
Department of
Agriculture

Box Butte County, Nebraska



Common Land Unit ☐ Tract Boundary

☐ Non-Cropland
☐ Cropland

2020 NAIP Ortho Imagery

2022 Program Year

Map Created September 21, 2021

Farm 3361

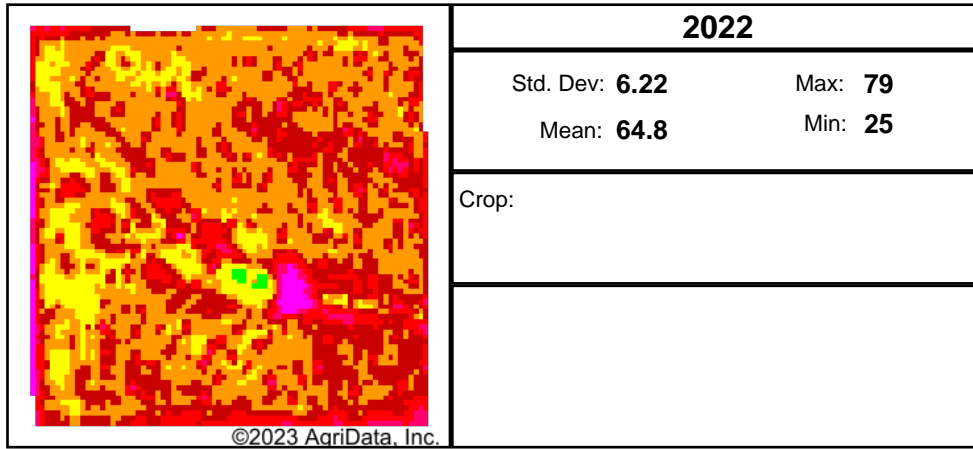
Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Wetland Provisions

19-26-50W

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Max NDVI Multi-year



Client:

Farm:

Field:

Date: 5/15/2023

Acres: 158.04

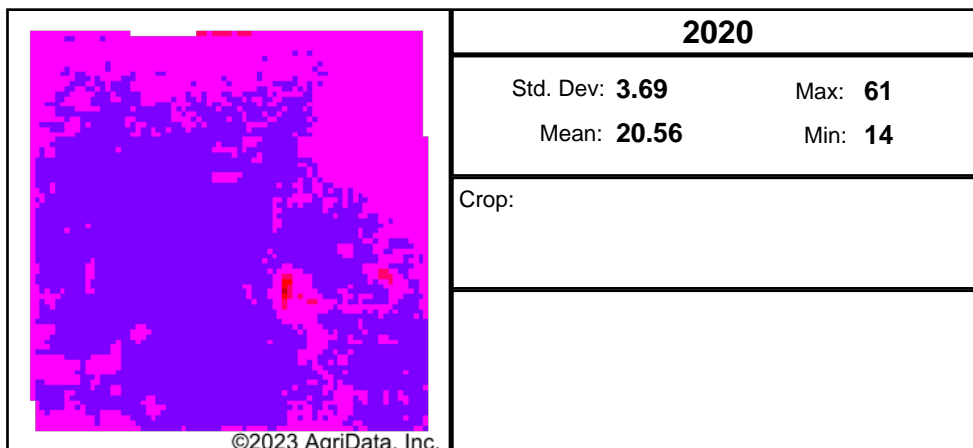
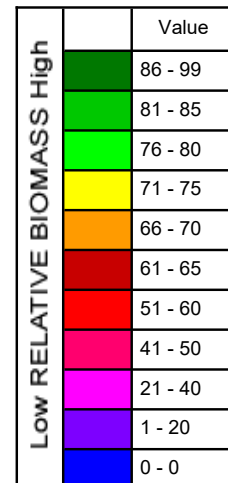
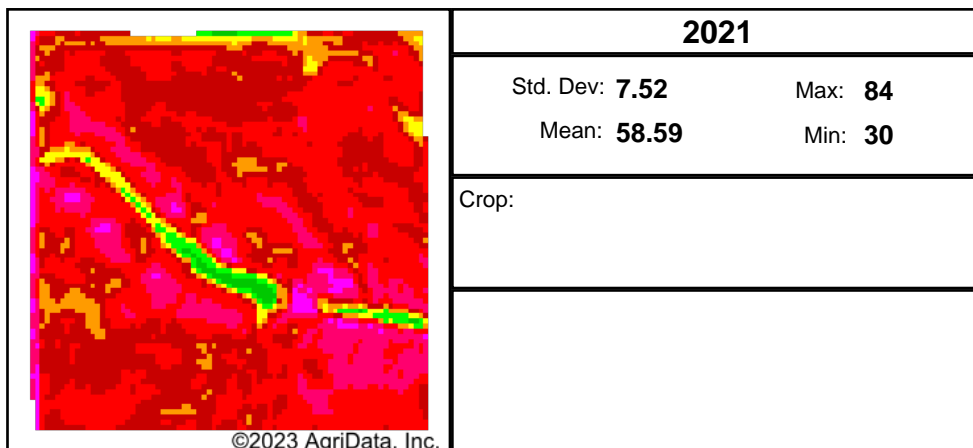
State: NE

County: Box Butte

Location: 19-26N-50W

Township: Nonpareil

Map Center: 42° 12' 35.71, -103° 12' 19.49



Soils Weighted Average

NCCPI Overall: 35.7

Elevation (feet)

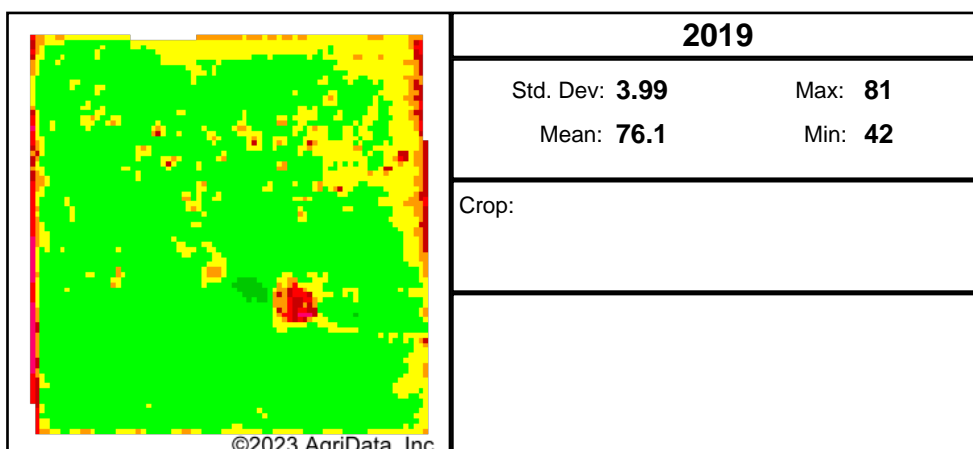
Min: 4,286.7

Max: 4,337.1

Range: 50.4

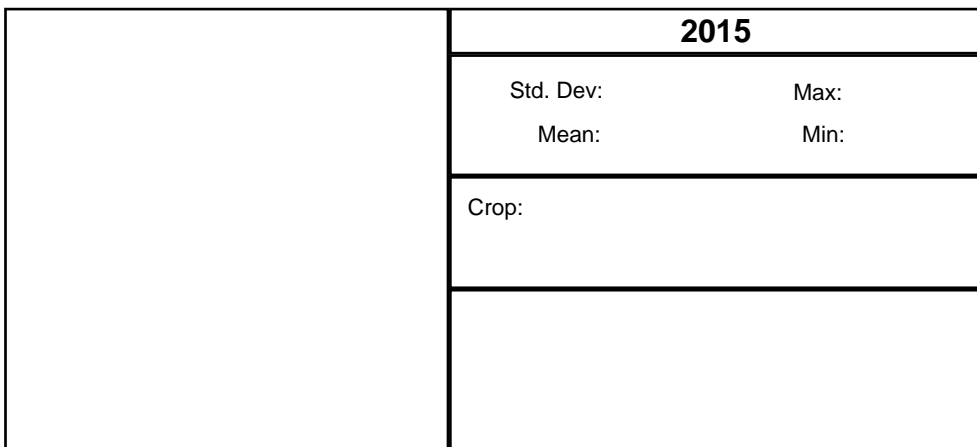
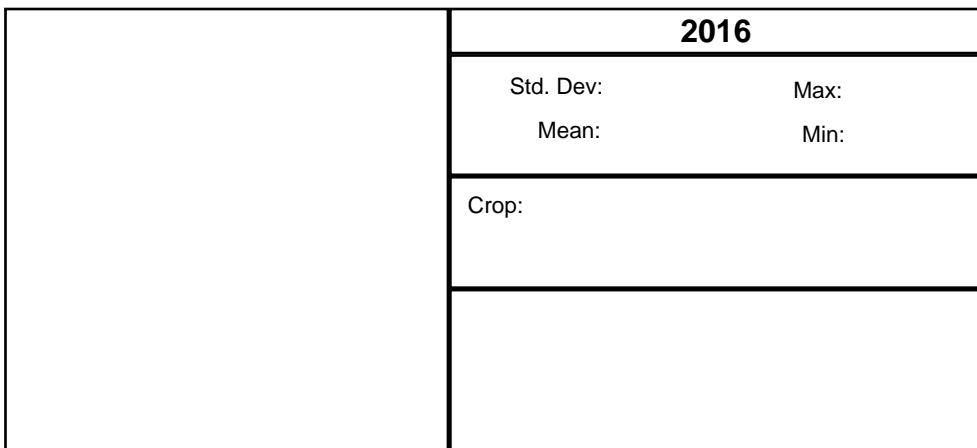
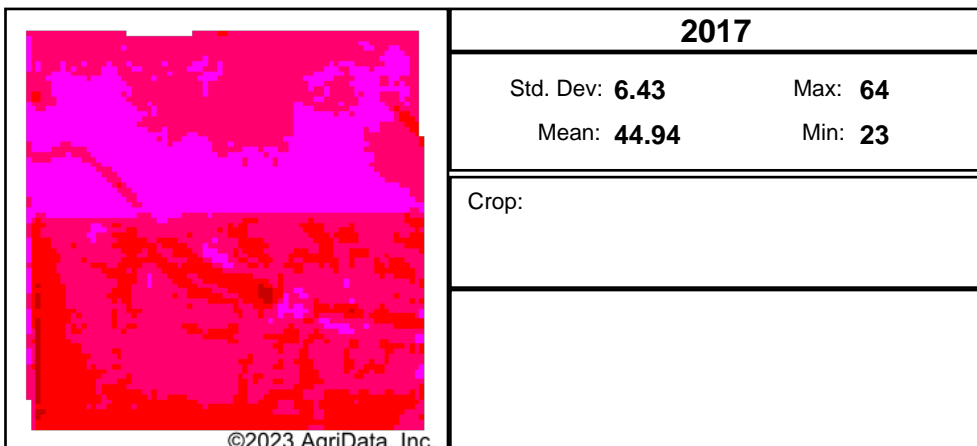
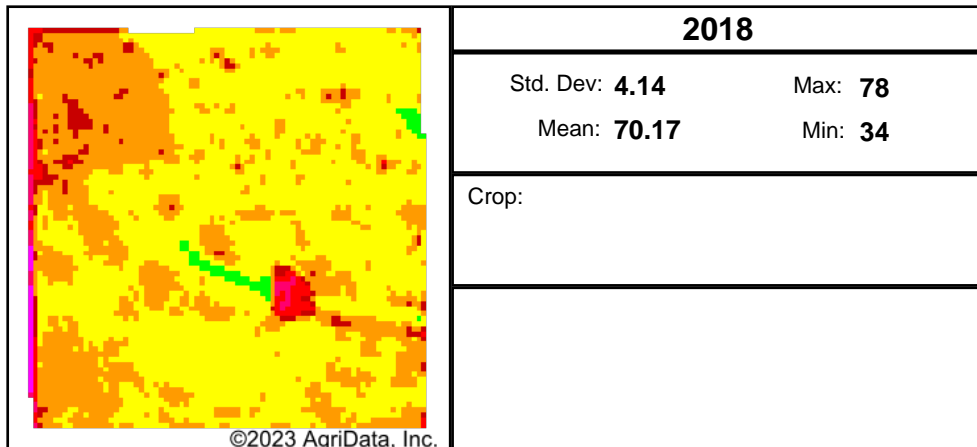
Mean: 4,317.4

Std Dev: 9.8



Maps Provided By:





Client:

Farm:

Field:

Date: 5/15/2023

Acres: 158.04

State: NE

County: Box Butte

Location: 19-26N-50W

Township: Nonpareil

Map Center: 42° 12' 35.71, -103° 12' 19.49

Low Relative Biomass High	Value
	86 - 99
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

Soils Weighted Average

NCCPI Overall: 35.7

Elevation (feet)

Min: 4,286.7

Max: 4,337.1

Range: 50.4

Mean: 4,317.4

Std Dev: 9.8



Maps Provided By:



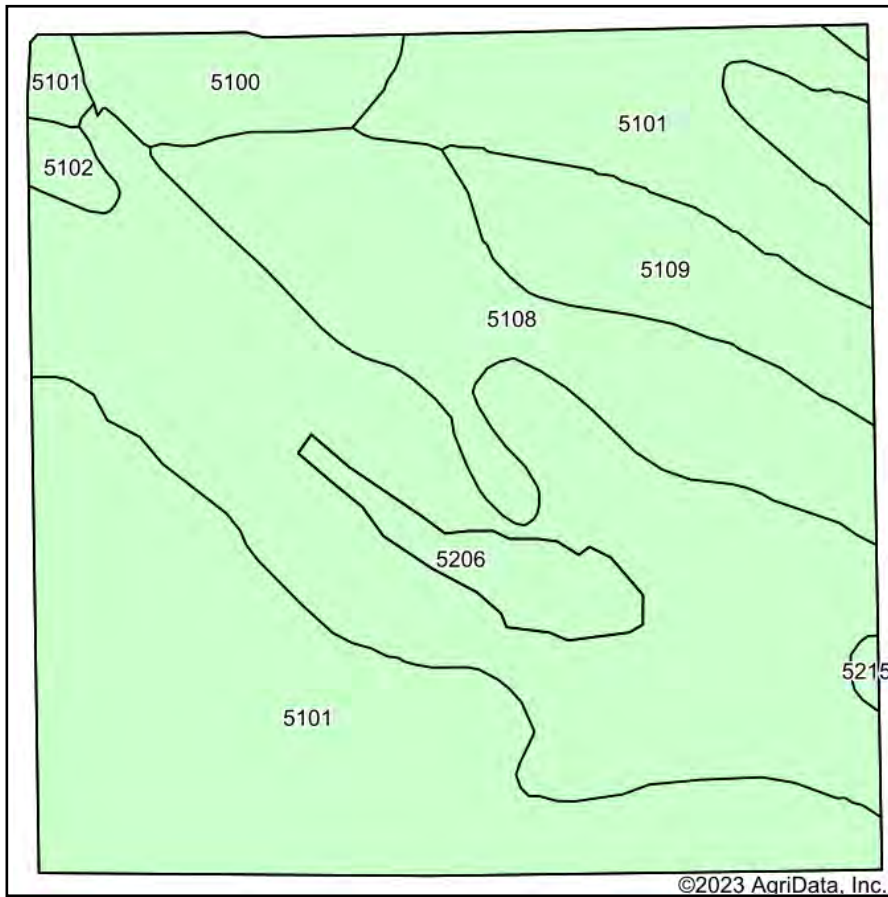
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160 Acres



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Box Butte**
 Location: **19-26N-50W**
 Township: **Nonpareil**
 Acres: **158.04**
 Date: **5/15/2023**

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Area Symbol: NE013, Soil Area Version: 23												
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn Irrigated Bu	Dry beans Irrigated Bu	Sugar beets Irrigated Tons	Winter wheat Bu	*n NCCPI Soybeans
5101	Alliance loam, 1 to 3 percent slopes	57.83	36.6%	Ile	Ile	2411	58	140	30	19	34	41
5206	Oglala-Canyon complex, 3 to 9 percent slopes	54.40	34.4%	IVe	IVe	1959	38	92	23	14	23	27
5108	Alliance-Rosebud loams, 1 to 3 percent slopes	23.67	15.0%	Ile	Ile	2086	46	114	30	19	34	36
5109	Alliance-Rosebud loams, 3 to 6 percent slopes	13.71	8.7%	IIle	IIle	2045	44	111	28	17	32	39
5100	Alliance loam, 0 to 1 percent slopes	6.77	4.3%	IIc	Ie	2400	59	145	32	20	37	42
5102	Alliance loam, 3 to 6 percent slopes	1.30	0.8%	IIle	IIle	2395	56	128	26	16	30	41
5215	Oglala-Canyon very fine sandy loams, 9 to 30 percent slopes	0.36	0.2%	VIe		1831	18					25
Weighted Average				2.79	*-	2173.1	48	116.9	27.4	17.1	30.1	*n 35.3

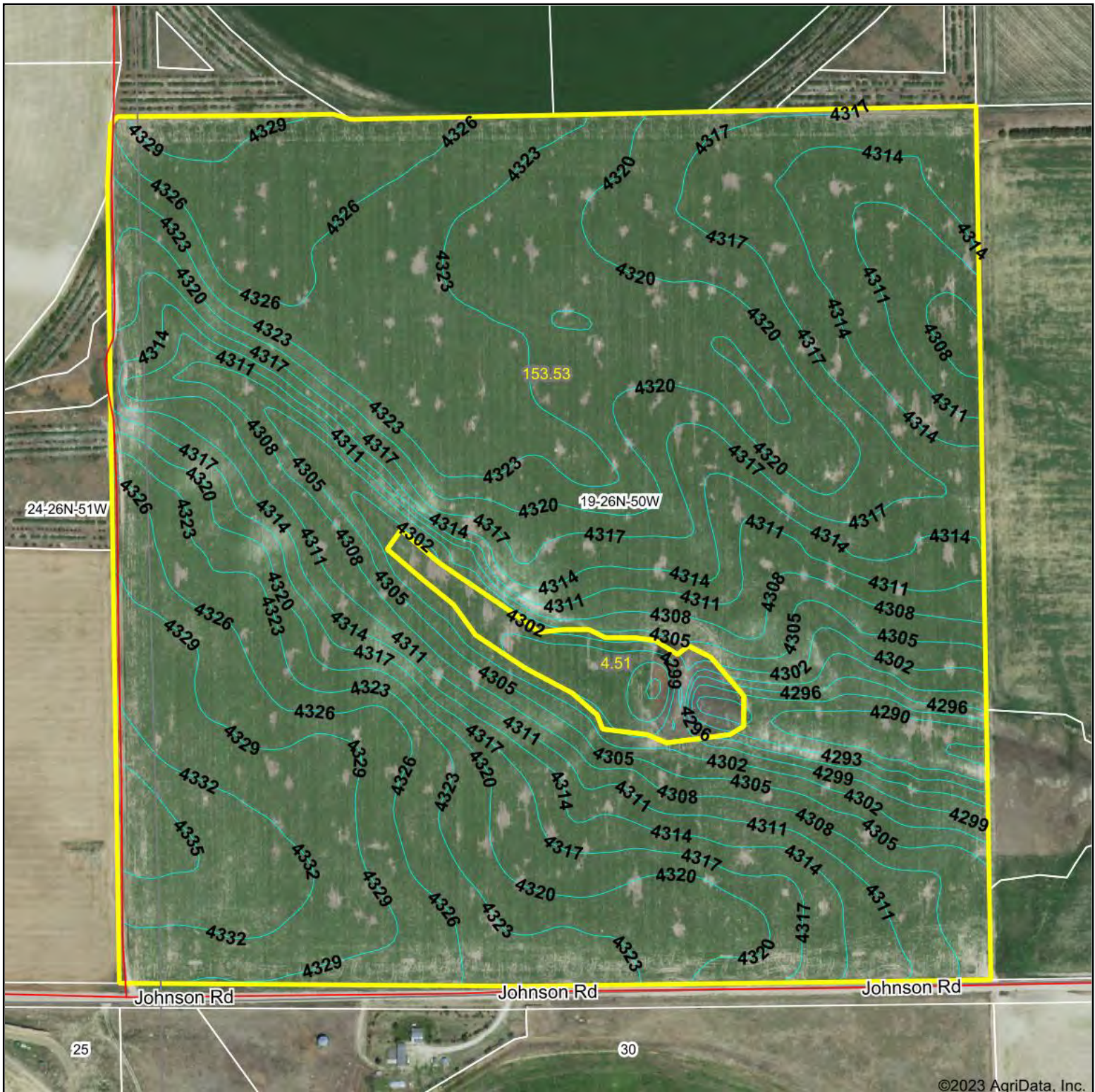
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Topography Contours



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Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 4,286.7

Max: 4,337.1

Range: 50.4

Average: 4,317.4

Standard Deviation: 9.84 ft

0ft 469ft 938ft



5/15/2023

19-26N-50W
Box Butte County
Nebraska

Map Center: 42° 12' 35.71, -103° 12' 19.49