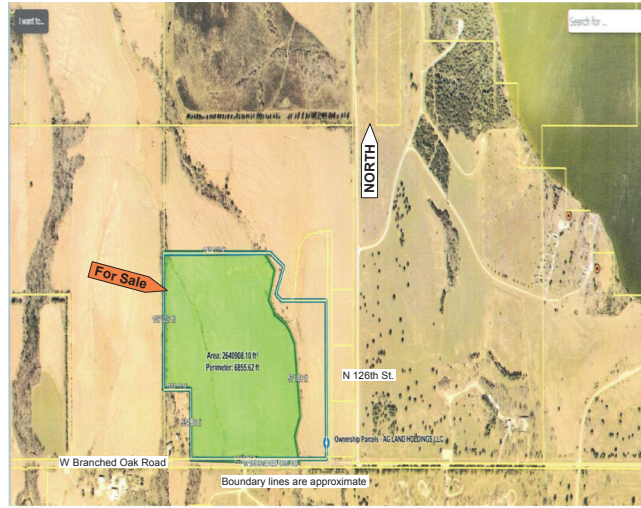
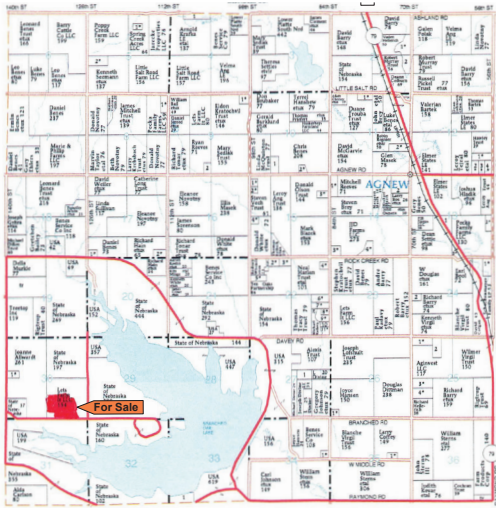


LANCASTER COUNTY, NEBRASKA LAND FOR SALE

62.0 Acres (more or less)

Offering Price: \$465,000.00

AG LAND HOLDINGS, LLC - OWNERS



LOCATION

Located three quarter mile east of NW140th Street on the north side of West Branched Oak Road to the west of Branched Oak Lake, Raymond, NE.

CONDITIONS

This sale is subject to all easements, covenants, and restrictions of record. The property is Zoned: "Ag Preservation" with building restrictions to agricultural structures only.

LEGAL DESCRIPTION

Part of Phase 2 "out lot", aka western part of Lot 17 SE located in the SE1/4 of Section 30, T12N, R5E of the 6th P.M., Lancaster County, NE. (Lengthy survey legal description).

SURVEY

Seller will provide survey of property. The attached survey outlines the approximate defined final boundary of the property.

PROPERTY DESCRIPTION

The property consists of rolling non-irrigated cropland with older terraces and grass waterways. The property is Zoned: "Ag Preservation" with building restrictions to agricultural structures only. Property is income producing with potential for hunting recreational enhancement.

CONVEYANCE & TITLE

Seller will furnish the Buyer a Warranty Deed. Seller shall provide an owner's policy of title insurance in the amount of the purchase price. The cost of the owner's title insurance will be shared equally between the Seller and Buyer. Any mortgage policy costs will be charged to the Buyer. Title company shall serve as escrow closing agent with escrow closing cost split equally between the Buyer and the Seller.

FSA INFORMATION

Cropland and Base information under reconstitution for 2026.

The 2025 and all prior year government farm program payments will be retained by the Seller and farm operator. The 2026 program payments will be negotiated in purchase contract relative to the 2026 farm income.

POSSESSION

Possession of the property will be granted upon final closing subject to tenant's lease rights of possession. Owners lease rights are subject to purchase agreement negotiation. The 2026 carryover 60/40 crop share lease will be assumed by the buyer unless renegotiated via purchase agreement.

PROPERTY TAX

The property taxes for 2025 included additional land (73.85 acres) and totaled \$3,740.52. Seller will pay the 2025 real estate taxes and prior years. The 2026 real estate taxes will be negotiated in purchase contract relative to the farm income and closing.

AGENCY

Pathfinder Company and its representatives are agents of the Seller.

MINERAL RIGHTS

Seller's mineral rights, if any, will be conveyed to Buyer.

FOR ADDITIONAL INFORMATION CONTACT:



PATHFINDER COMPANY

Farm Management & Real Estate Services

Andy M. Langemeier Jackson H. Schumacher Roger L. Koertner Tom Sunderman Scott Sukstorf
Broker Sales Associate Broker/Auctioneer Associate Broker Sales Associate
(402) 720-9909 Cell (402) 936-8003 Cell (402) 720-1196 Cell (402) 720-0138 Cell (402) 720-0062 Cell



PATHFINDER COMPANY

Farm Management & Real Estate Services

1416 East 23rd Street • Fremont, NE 68025

SURVEY RECORD

I.T. LOT 12 SE - SE 1/4, SEC. 30, T12N, ROSE, 6th P.M.
LANCASTER COUNTY, NEBRASKA

SECTION CORNER INFORMATION

W 1/4 Cor. Sec. 30-T12N-ROSE
Found LCSM Alum. Cap
1)W 32.44' to 1/2" Bar & Cap
2)SW 47.25' to 1/2" Bar & Cap
3)SE 46.00' to 5/8" Bar
4)E 33.15' to 1" Pipe w/ Cap
5)NE 46.60' to 1" Pipe w/ Cap

N 1/4 Cor. Sec. 30-T12N-ROSE
Found LCSM Alum. Cap
1)E 106.45' to 5/8" Bar & Cap
2)ESE 22.07' to 5/8" Bar
3)SE 39.67' to 5/8" Bar
4)SW 26.93' to 3/4" Pipe w/ Cap
5)NW 27.44' to 5/8" Bar
6)NE 33.14' to 5/8" Bar

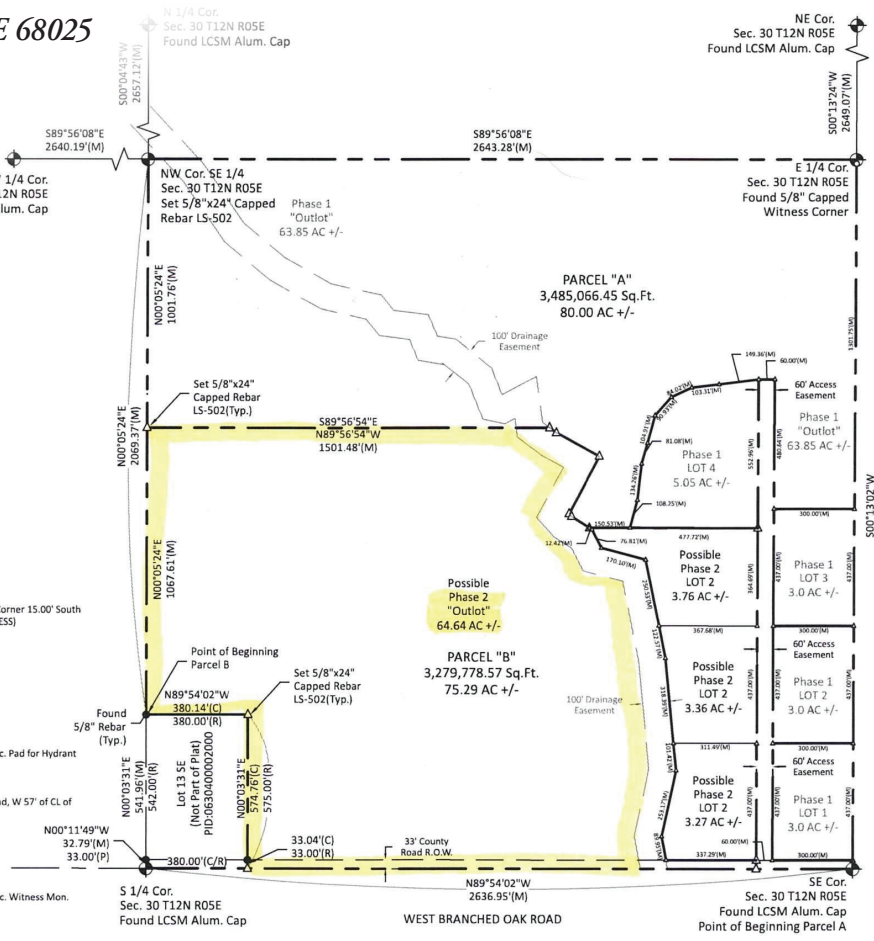
NE Cor. Sec. 30-T12N-ROSE
Found LCSM Alum. Cap
1)NW 49.89' to 3/4" Pipe w/ Cap
2)NE 49.95' to 3/4" Pipe w/ Cap
3)SE 38.81' to PK Nail in Top CMP
4)E 50.01' to 3/4" Pipe w/ Cap
5)Along West Edge of Rock Road

E 1/4 Cor. Sec. 30-T12N-ROSE
Found 5/8" Rebar w/ Cap (Witness Corner 15.00' South of True Position - TIES ARE TO WITNESS)
1)WN 101.07' to 3/4" Pipe w/ Cap
2)NW 78.93' to 3/4" Pipe w/ Cap
3)N 30.00' to 5/8" Rebar w/ Cap
4)NE 115.86' to 5/8" Rebar
5)NE 100.95' to 3/4" Pipe w/ Cap
6)ESE 104.17' to 5/8" Rebar

SE Cor. Sec. 30-T12N-ROSE
Found LCSM Alum. Cap
1)S 32.72' to 1/2" Rebar
2)SW 77.15' to Mag Nail in + on Conc. Pad for Hydrant
3)NW 45.96' to 5/8" Rebar
4)NE 65.80' to 5/8" Rebar
5)NE 108.13' to 5/8" Rebar
6)Falls in Cl. of W. Branched Oak Road, W 57' of CL of Park Service Road

S 1/4 Cor. Sec. 30-T12N-ROSE
Found LCSM Alum. Cap
1)S 41.39' to 3/4" Pipe
2)SW 45.39' to 5/8" Rebar
3)NW 43.52' to 5/8" Rebar
4)N 32.69' to Mag Nail in Top of Conc. Witness Mon.
5)N 32.79' to 5/8" Rebar
6)NE 37.22' to 3/4" Pipe
7)SE 52.80' to 1/2" Rebar

NW Cor. of SE 1/4 Sec. 30-T12N-ROSE
Set 5/8"x24" Capped Rebar (LS-502)
1)NW 1.20' to 3/8" Bar
2)NNW 8.60' to Mag Nail in Top FP
3)E 16.51' to Mag Nail in Top FP
4)SE 10.81' to Nail in 8" Dec. Tree
5)W 0.32' to Mag Nail in C/P



LEGAL DESCRIPTION

[PARCEL A] A 80.00 ACRE TRACT OF LAND LOCATED IN AND PART OF I.T. LOT 12 SE, LOCATED IN THE SE 1/4 OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 05 EAST, OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF SAID SECTION 30, THENCE ON THE SOUTH LINE OF SAID SECTION 30, N89°54'02"W, FOR A DISTANCE OF 360.00 FEET; THENCE LEAVING SAID SOUTH SECTION LINE, N00°13'02"E, FOR A DISTANCE OF 1271.69 FEET; THENCE N89°53'58"W, FOR A DISTANCE OF 628.24 FEET; THENCE N57°48'36"W, FOR A DISTANCE OF 79.53 FEET; THENCE N40°49'36"W, FOR A DISTANCE OF 14.13 FEET; THENCE N28°05'11"E, FOR A DISTANCE OF 240.62 FEET; THENCE N61°24'35"W, FOR A DISTANCE OF 183.85 FEET; THENCE N53°14'15"W, FOR A DISTANCE OF 31.50 FEET; THENCE N89°56'54"W, FOR A DISTANCE OF 1501.48 FEET TO THE WEST LINE OF THE SE 1/4 OF SAID SECTION 30; THENCE ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 30, N00°05'24"E, FOR A DISTANCE OF 1001.76 FEET TO THE NW. COR. OF THE SE 1/4 OF SAID SECTION 30; THENCE ON THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 30, S89°56'08"E, FOR A DISTANCE OF 2643.28 FEET TO THE E 1/4 COR. OF SAID SECTION 30; THENCE ON THE EAST LINE OF THE SE 1/4 OF SAID SECTION 30, S00°13'02"W, FOR A DISTANCE OF 2645.75 FEET TO THE SE COR. OF SAID SECTION 30, AND THE POINT OF BEGINNING. SAID TRACT HAS AN AREA OF 3,485,066.45 SQUARE FEET OR 80.00 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

[PARCEL B] A 75.29 ACRE TRACT OF LAND LOCATED IN AND PART OF I.T. LOT 12 SE, LOCATED IN THE SE 1/4 OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 05 EAST, OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 30, THENCE ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 30, N00°11'49"W, FOR A DISTANCE OF 32.79 FEET; THENCE CONTINUING ON SAID WEST LINE, N00°03'31"E, FOR A DISTANCE OF 541.96 FEET; THENCE CONTINUING ON SAID WEST LINE, N00°05'24"E, FOR A DISTANCE OF 1067.61 FEET; THENCE LEAVING SAID WEST LINE, S89°56'54"E, FOR A DISTANCE OF 1501.48 FEET; THENCE S55°14'15"E, FOR A DISTANCE OF 31.50 FEET; THENCE S61°24'35"E, FOR A DISTANCE OF 183.85 FEET; THENCE S28°05'11"W, FOR A DISTANCE OF 240.62 FEET; THENCE S40°49'36"E, FOR A DISTANCE OF 14.13 FEET; THENCE S57°48'36"E, FOR A DISTANCE OF 79.53 FEET; THENCE S89°53'58"E, FOR A DISTANCE OF 628.24 FEET; THENCE S00°13'02"W, FOR A DISTANCE OF 1271.69 FEET TO THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 30; THENCE ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 30, N89°54'02"W, FOR A DISTANCE OF 1896.95 FEET; THENCE LEAVING SAID SOUTH LINE, N00°03'31"E, FOR A DISTANCE OF 574.76 FEET; THENCE N89°54'02"W, FOR A DISTANCE OF 380.14 FEET TO THE WEST LINE OF THE SE 1/4 OF SAID SECTION 30, AND THE POINT OF BEGINNING. SAID TRACT HAS AN AREA OF 3,279,778.57 SQUARE FEET OR 75.29 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

62.0 Acres (more or less)

FOR ADDITIONAL INFORMATION CONTACT:



PATHFINDER COMPANY

Farm Management & Real Estate Services



Roger L. Koertner
Broker/Auctioneer
(402) 720-1196 Cell



Andy M. Langemeier
Broker
(402) 720-9909 Cell



Jackson H. Schumacher
Sales Associate
(402) 936-8003 Cell

Tom Sunderman
Associate Broker
(402) 720-0138 Cell

Scott Sukstorf
Sales Associate
(402) 720-0062 Cell

1416 East 23rd Street • Fremont, NE 68025 • Office: 402-721-5055 • www.pathfindercompany.com