

Cass County, Nebraska

Quality Farmland Auction

INFORMATION BOOK

332.9±
acres


Offered in 5 Tracts or
Combinations

- Productive Tillable Land • Hwy 63 Road Frontage
- Tracts Ranging from 20± Acres to 121± Acres
- Potential Beautiful Building Sites

Monday,
February 23
at 6pm CST

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

 ONLINE BIDDING AVAILABLE

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.

SELLER: Linda L. Howe



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, or any combination of Tracts 2-5. Tract 1 shall not be combined with Tracts 2-5 & therefore may only be bid on individually. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on individual tracts or combinations of tracts 2-5 may compete. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the contract purchase price will be due immediately following the auction, with the balance due in cash at closing OR an additional 10% down (20% total) for immediate farming possession. The down payment may be in the form of cash, cashier's check, personal check or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.**

ACCEPTANCE OF BID PRICES: Each successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All bids are subject to the acceptance or rejection by the seller.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price. Cost of the Title Insurance is to be split 50:50 between Buyer & Seller. Any lenders Title Insurance & endorsements are to be paid by the Buyer.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: Closing shall take place no more than 45 days after the auction, or as soon thereafter as applicable closing documents are completed by Seller. The closing agent's fee for administering the closing will be shared

equally 50:50 between Buyer & Seller. Buyer is responsible for paying any & all charges related to obtaining a loan. Real estate transfer fees (if any) shall be paid by Seller.

POSSESSION: Possession will be delivered at closing.

PRE-CLOSING ACCESS: Buyer may elect to begin farming activities prior to closing. For pre-closing access, Buyer must sign a Pre-Closing Access Addendum, deliver an additional 10% earnest money deposit (for a total of 20%), & provide proof of insurance.

REAL ESTATE TAXES: Seller shall pay the real estate taxes for 2025, payable in 2026 (or the estimated amount thereof), & all prior years. Buyer shall be responsible for the 2026 real estate taxes due in 2027.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. Any changes to these numbers will be made known prior to the Auction.

SURVEY: A new survey will be made 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 & successful bidder shall each pay half (50:50) of the cost of the survey.

The type of survey performed shall be at the Seller's option & sufficient for title transfer. Regarding the Tract 3 & 4 division & Tract 4 & 5 division, corner & boundary line markers will be placed to identify the property line if purchased separately. Although an entire survey on those tracts may not be done due to the existing legal descriptions, buyer(s) & seller will split the cost 50:50 of marking the corners & boundary lines.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's 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.**

Auction Manager: Jess Staton Nighswonger • 303.362.3285 #20220209
Schrader Real Estate and Auction Company, Inc.

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, FEBRUARY 23, 2026

332.9± 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,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Monday, February 16, 2026.
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
332.9± Acres • Cass County, Nebraska
Monday, February 23, 2026

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 23, 2026 at 6:00 PM (CST).
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; email: auctions@schraderauction.com

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 16, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

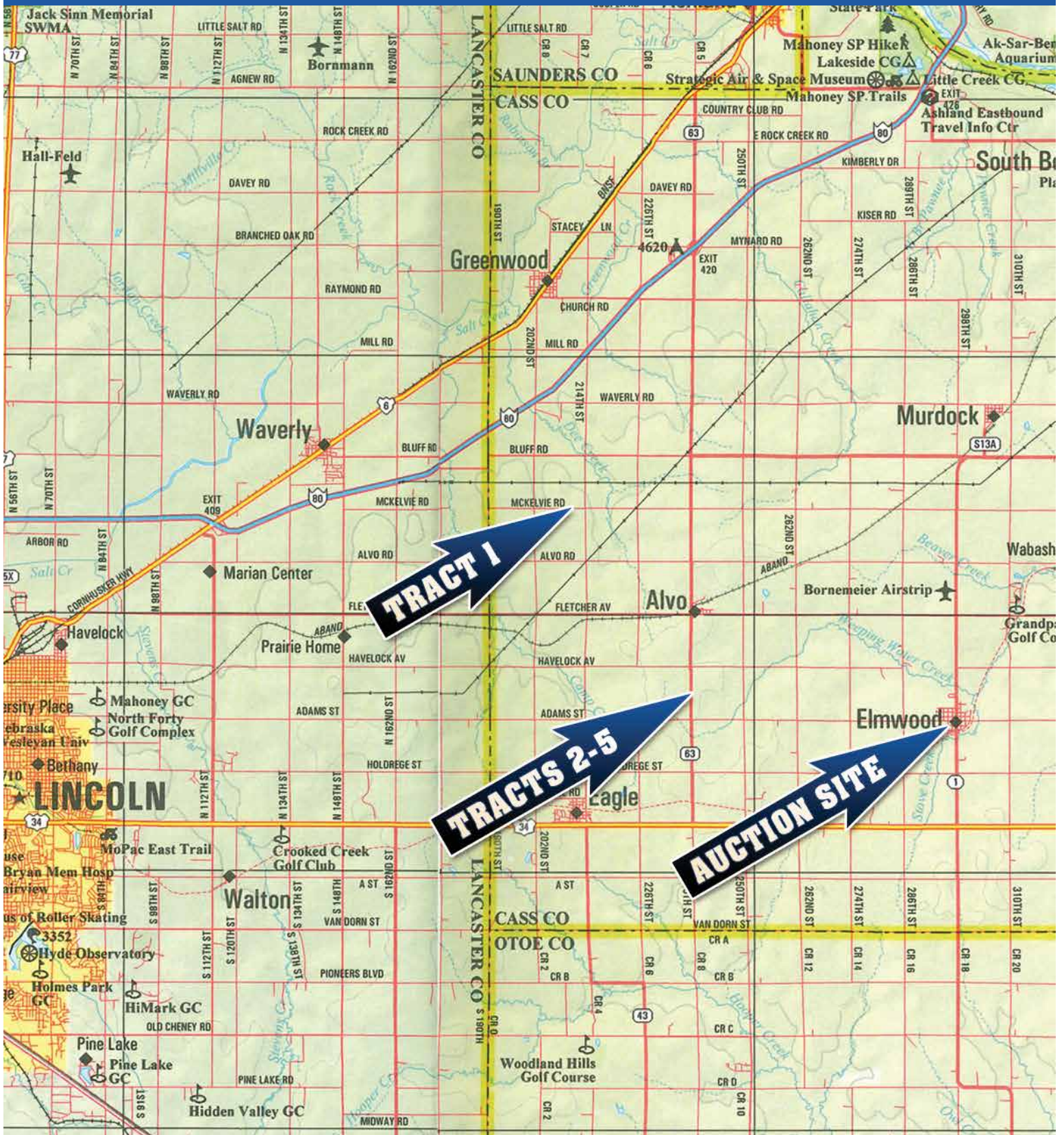
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 260-244-7606.

LOCATION & TRACT MAPS

LOCATION MAP



AUCTION LOCATION: The Quonset Bar & Grill, 126 S 4th St, Elmwood, NE 68349 • 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 & travel for approximately 2 miles. Auction site is on the left.

DIRECTIONS TO PROPERTY: **Tract 1:** From Alvo, travel North on Hwy 63 for 1 mile to Alvo Rd & turn West. Travel on Alvo Rd for 2 miles & then turn North on 214th St to McKelvie Rd & turn West. Tract 1 will begin on the North side of McKelvie Rd in 0.25 miles. **Tract 2:** From Alvo travel South on Hwy 63 for 1 mile then turn East on Havelock Ave. Travel for 0.4 miles & Tract 2 will be on the South side of the road. **Tracts 3-5:** From Alvo travel South on Hwy 63 for 1.2 miles & Tracts 3-5 will begin on the East side of Hwy 63.

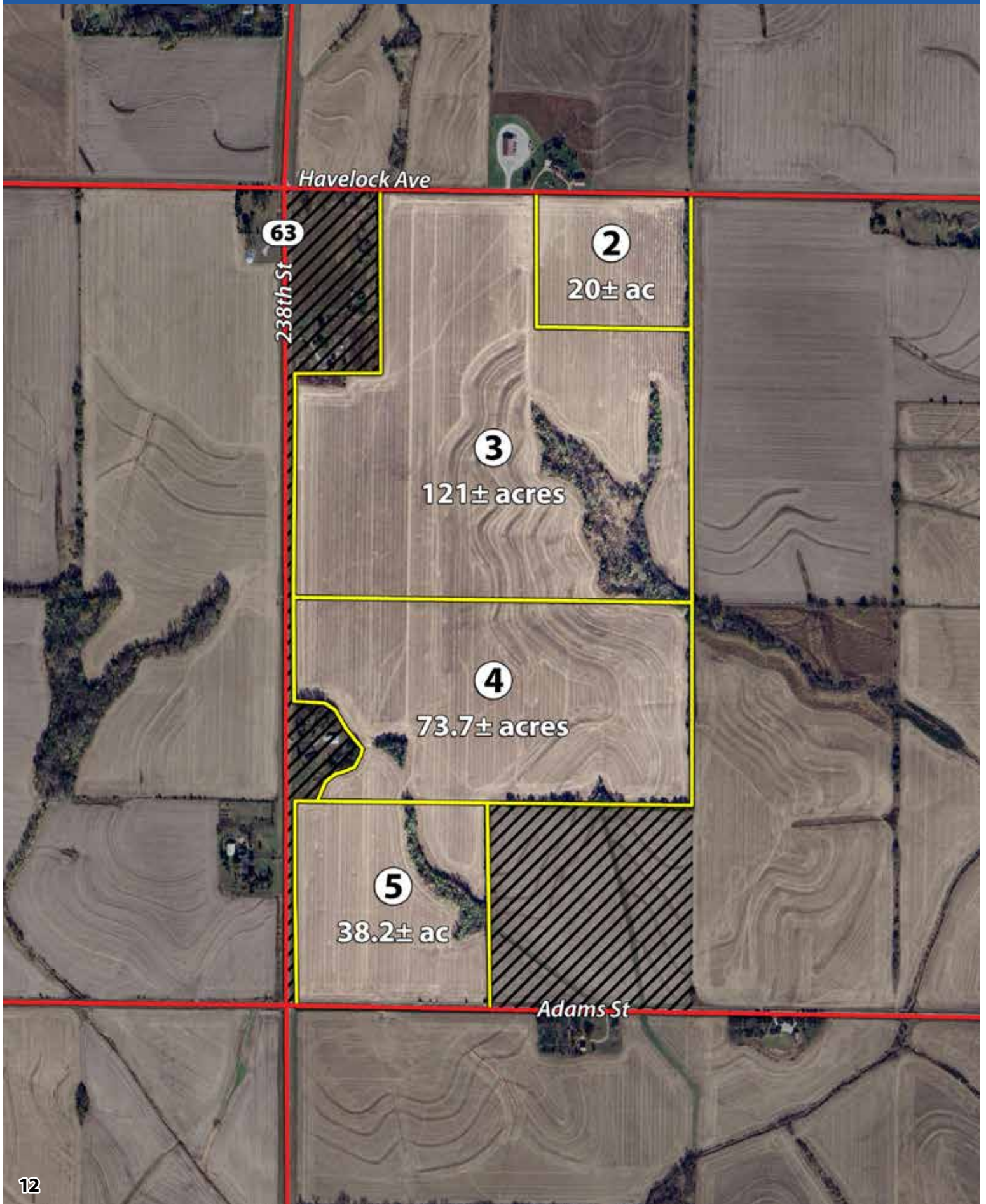
TRACT MAPS



1
80± acres

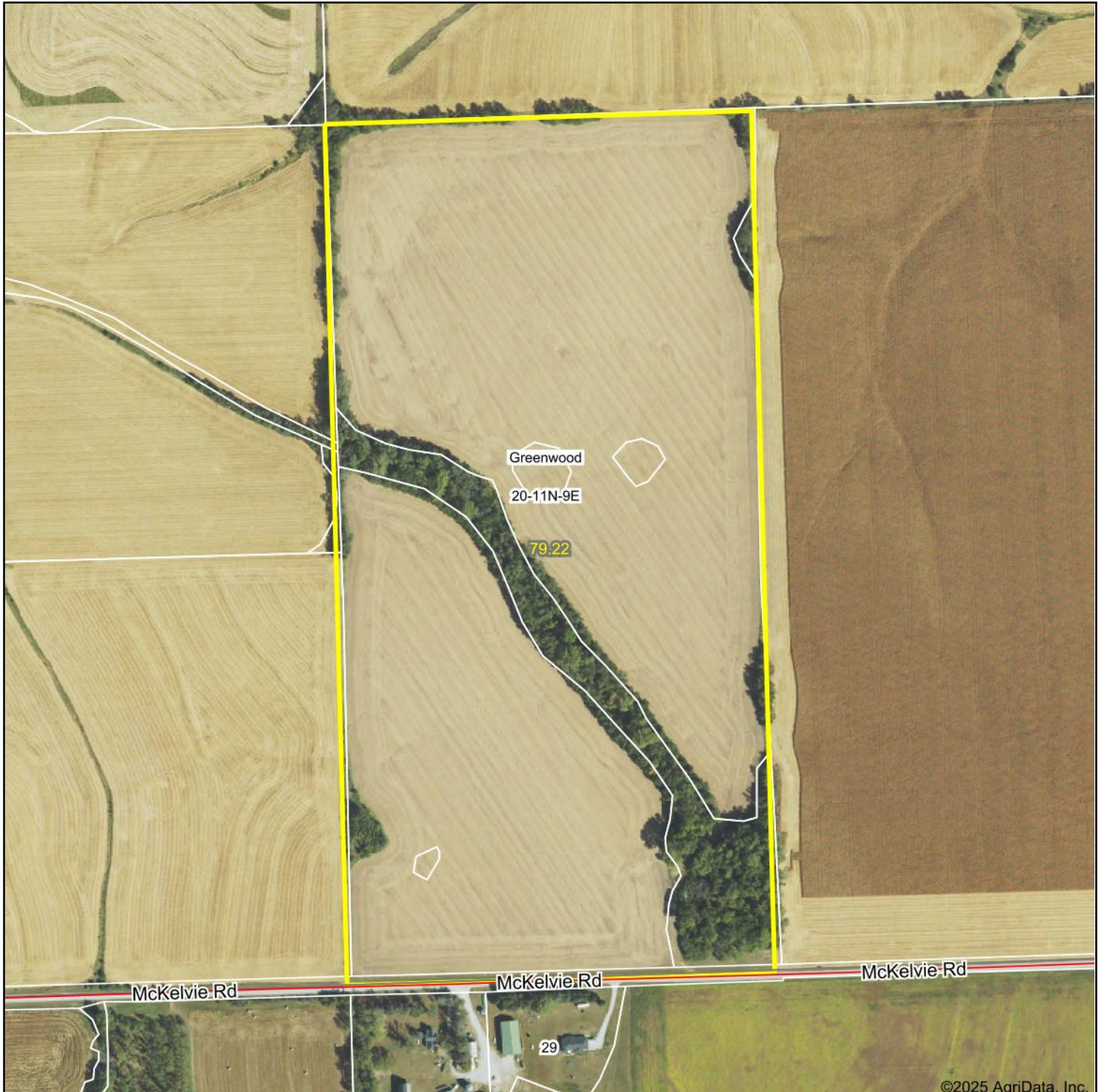
McKelvie Rd

TRACT MAPS



MAPS

AERIAL MAP - TRACT 1



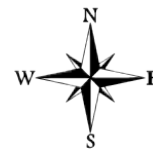
©2025 AgriData, Inc.



Map Center: 40° 54' 12.87, -96° 26' 4.67

0ft 477ft 955ft

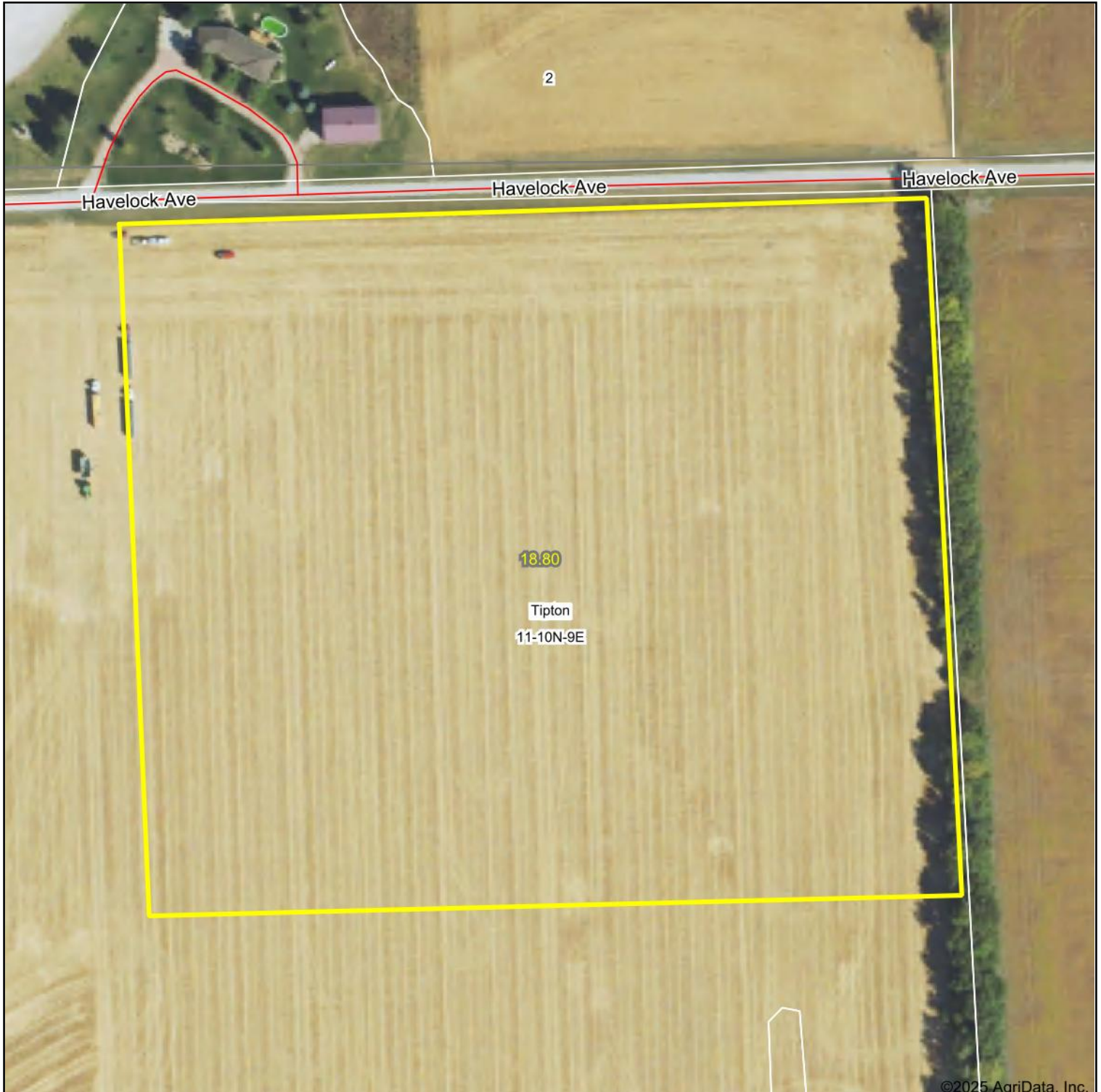
20-11N-9E
Cass County
Nebraska



Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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12/1/2025

AERIAL MAP - TRACT 2



©2025 AgriData, Inc.



Boundary Center: 40° 51' 18.59, -96° 22' 54.12

0ft 188ft 376ft

11-10N-9E
Cass County
Nebraska

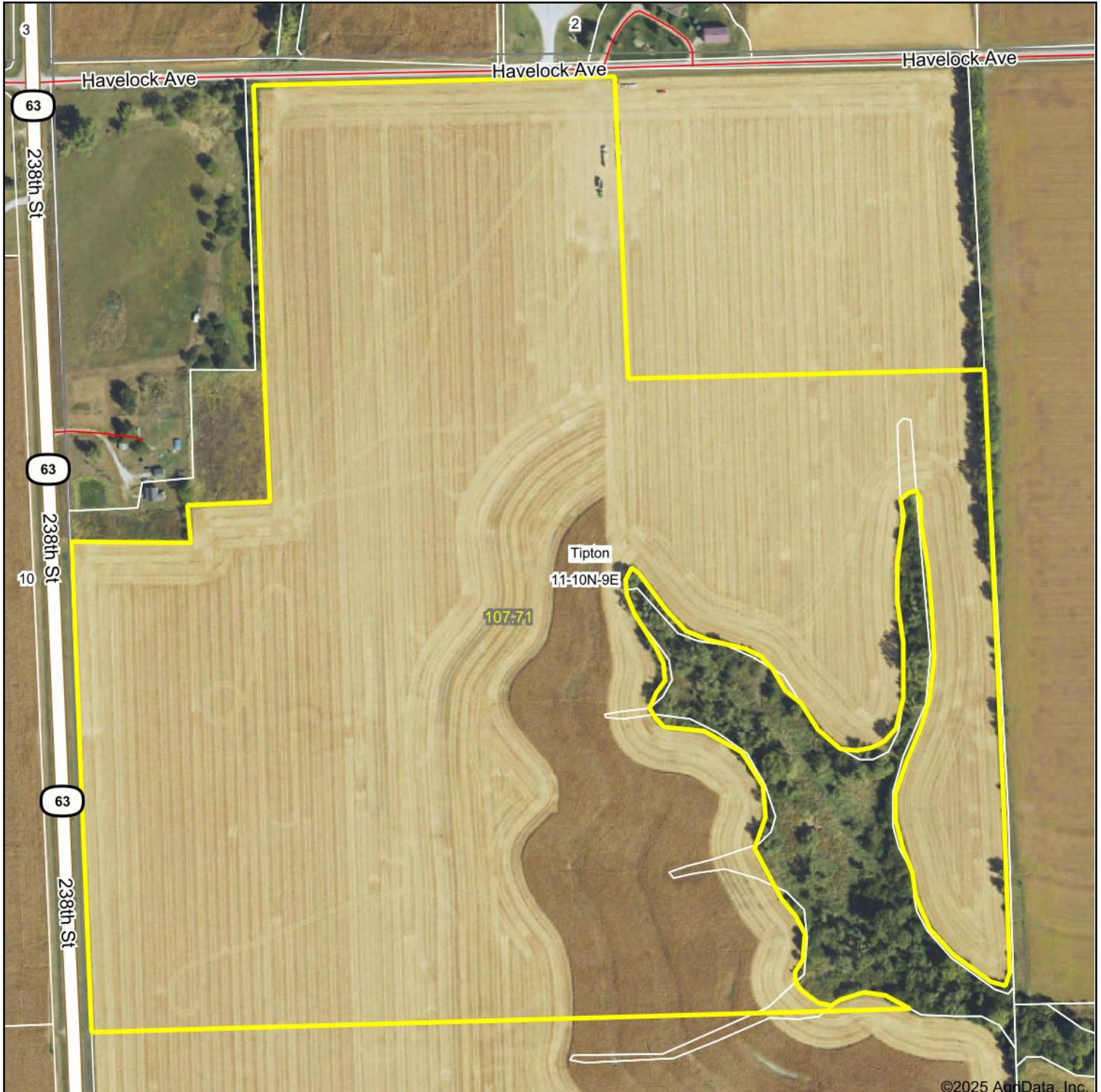


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12/30/2025

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

AERIAL MAP - TRACT 3



©2025 AgriData, Inc.



Boundary Center: 40° 51' 9.9, -96° 23' 3.99

0ft 433ft 866ft

11-10N-9E
Cass County
Nebraska



Maps Provided By
 surety
CUSTOMIZED ONLINE MAPPING
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12/30/2025

AERIAL MAP - TRACT 4



Boundary Center: 40° 50' 50.51, -96° 23' 3.78

0ft 407ft 813ft



11-10N-9E
Cass County
Nebraska



12/30/2025

AERIAL MAP - TRACT 5



©2025 AgriData, Inc.

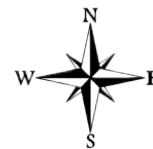


Map Center: 40° 50' 37.62, -96° 23' 11.99

0ft 238ft 476ft

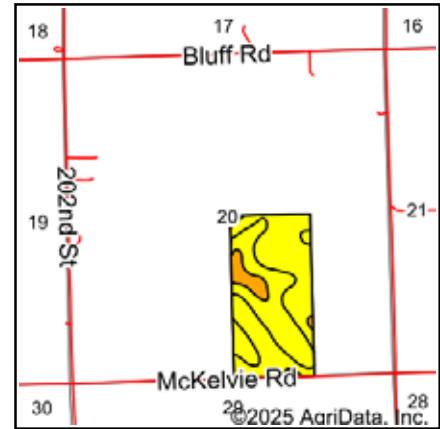
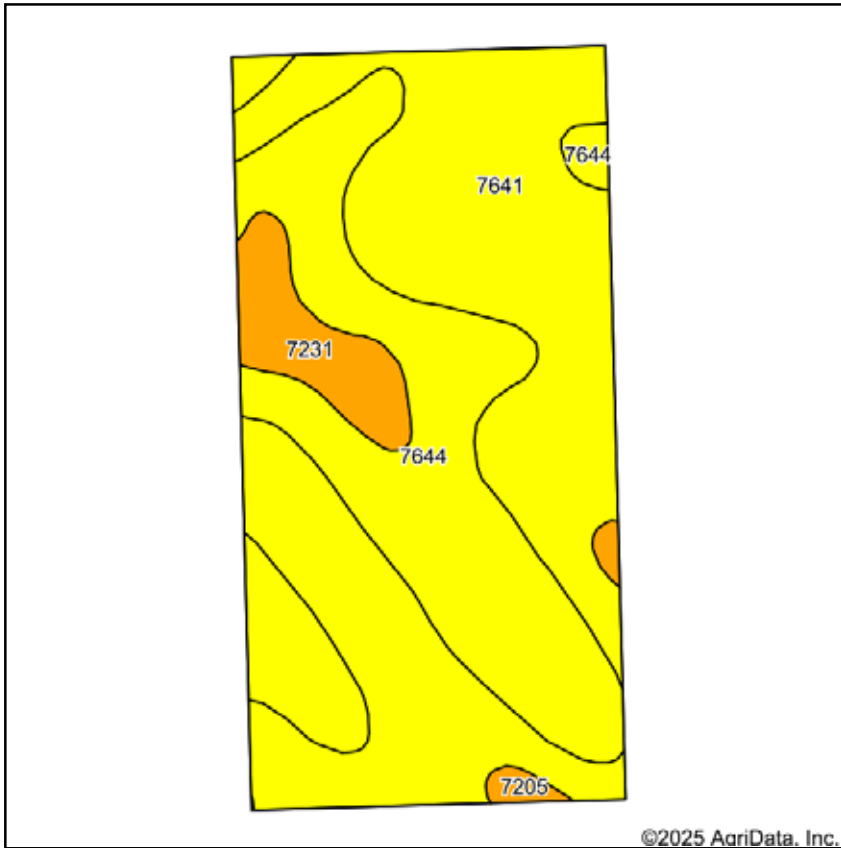


11-10N-9E
Cass County
Nebraska



12/30/2025

SOIL MAP - TRACT 1



State: **Nebraska**
 County: **Cass**
 Location: **20-11N-9E**
 Township: **Greenwood**
 Acres: **79.22**
 Date: **12/1/2025**



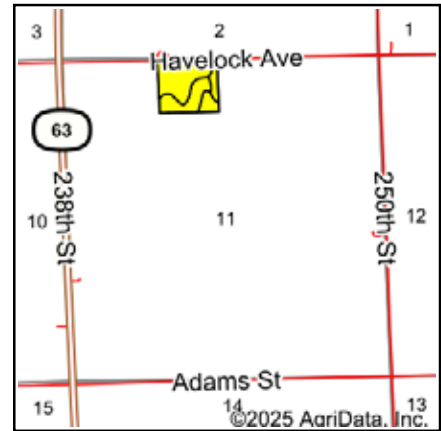
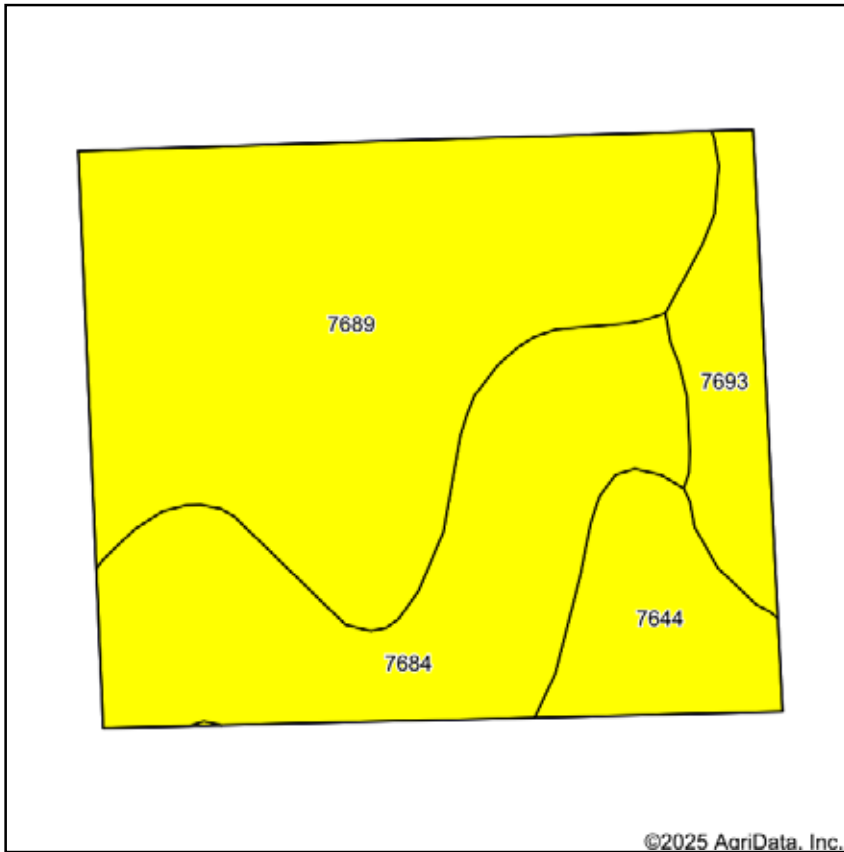
Soils data provided by USDA and NRCS.

Area Symbol: NE025, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	43.41	54.8%		Ile	IIIe	69	3	77	94	68	26	29	27
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	29.79	37.6%		IIle	IVe	65	3	77	94	68	26	29	27
7231	Judson silt loam, 2 to 6 percent slopes	5.08	6.4%		Ile		79							
7205	Aksarben silty clay loam, 0 to 2 percent slopes	0.94	1.2%		Iw	Iw	73							
Weighted Average					2.36	*-	68.2	2.8	71.1	86.9	62.8	24	26.8	24.9

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

SOIL MAP - TRACT 2



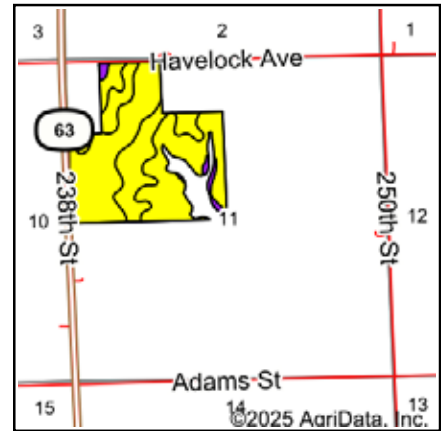
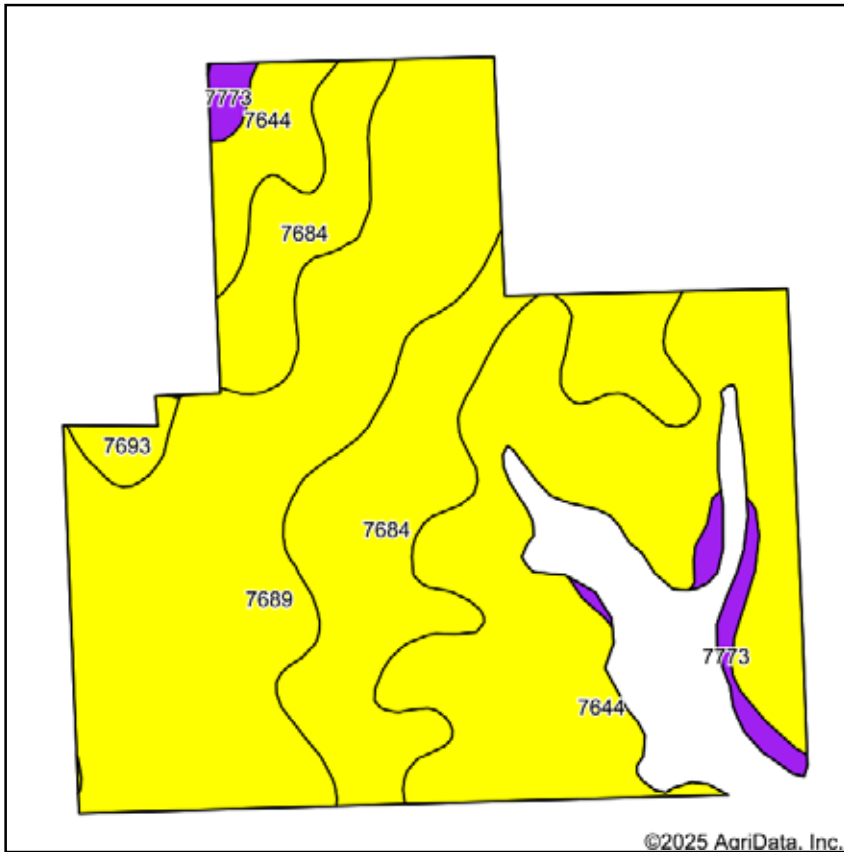
State: **Nebraska**
 County: **Cass**
 Location: **11-10N-9E**
 Township: **Tipton**
 Acres: **18.8**
 Date: **12/30/2025**



Soils data provided by USDA and NRCS.

Archived Soils Ending 11/6/2014		Area Symbol: NE025, Soil Area Version: 13										
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Soybeans Bu	Winter wheat Bu
7689	Wymore silty clay loam, 0 to 2 percent slopes	9.71	51.7%		Ils	Ils	68	4	86	84	35	44
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	5.63	29.9%		IIle	IVe	70	4	80	76	27	39
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	1.91	10.2%		IIle	IVe	65	4	87	81	32	39
7693	Wymore silty clay loam, 2 to 6 percent slopes	1.55	8.2%		IIle	IIle	65	4	85	80	30	42
Weighted Average												
					2.48	2.88	68	4	84.2	81	31.9	41.8

SOIL MAP - TRACT 3



State: **Nebraska**
 County: **Cass**
 Location: **11-10N-9E**
 Township: **Tipton**
 Acres: **107.71**
 Date: **12/30/2025**

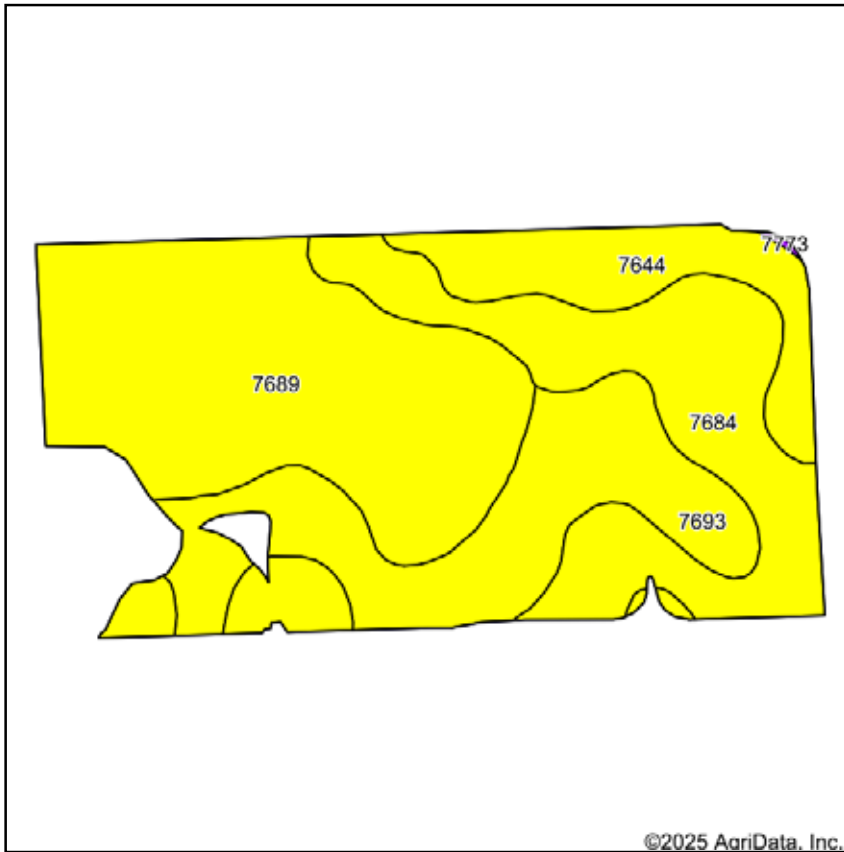


Soils data provided by USDA and NRCS.

Archived Soils Ending 11/6/2014		Area Symbol: NE025, Soil Area Version: 13										
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Soybeans Bu	Winter wheat Bu
7689	Wymore silty clay loam, 0 to 2 percent slopes	38.48	35.7%		Ils	Ils	68	4	86	84	35	44
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	37.61	34.9%		IIle	IVe	65	4	87	81	32	39
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	27.37	25.4%		IIle	IVe	70	4	80	76	27	39
7773	Colo-Nodaway complex, frequently flooded	2.86	2.7%		IIIw		55	5	84	81	30	35
7693	Wymore silty clay loam, 2 to 6 percent slopes	1.39	1.3%		IIle	IIle	65	4	85	80	30	42
Weighted Average					2.64	*-	67.1	4	84.8	80.8	31.7	40.7

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

SOIL MAP - TRACT 4



State: **Nebraska**
 County: **Cass**
 Location: **11-10N-9E**
 Township: **Tipton**
 Acres: **71.28**
 Date: **12/30/2025**

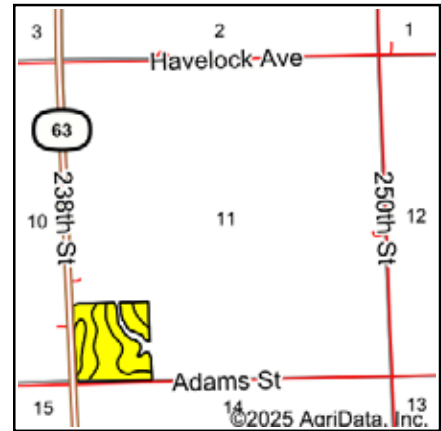
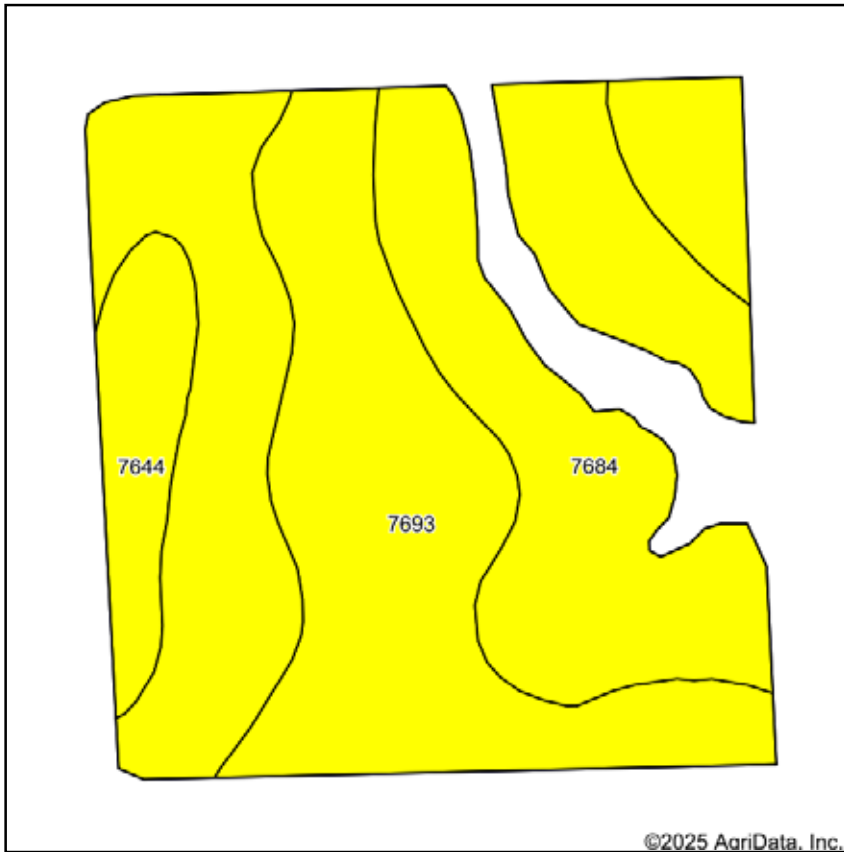


Soils data provided by USDA and NRCS.

Archived Soils Ending 11/6/2014		Area Symbol: NE025, Soil Area Version: 13										
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Soybeans Bu	Winter wheat Bu
7689	Wymore silty clay loam, 0 to 2 percent slopes	27.23	38.2%		Ils	Ils	68	4	86	84	35	44
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	20.24	28.4%		IIle	IVe	70	4	80	76	27	39
7693	Wymore silty clay loam, 2 to 6 percent slopes	15.75	22.1%		IIle	IIle	65	4	85	80	30	42
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	8.00	11.2%		IIle	IVe	65	4	87	81	32	39
7773	Colo-Nodaway complex, frequently flooded	0.06	0.1%		IIlw		55	5	84	81	30	35
Weighted Average					2.62	*-	67.6	4	84.2	80.5	31.3	41.6

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

SOIL MAP - TRACT 5



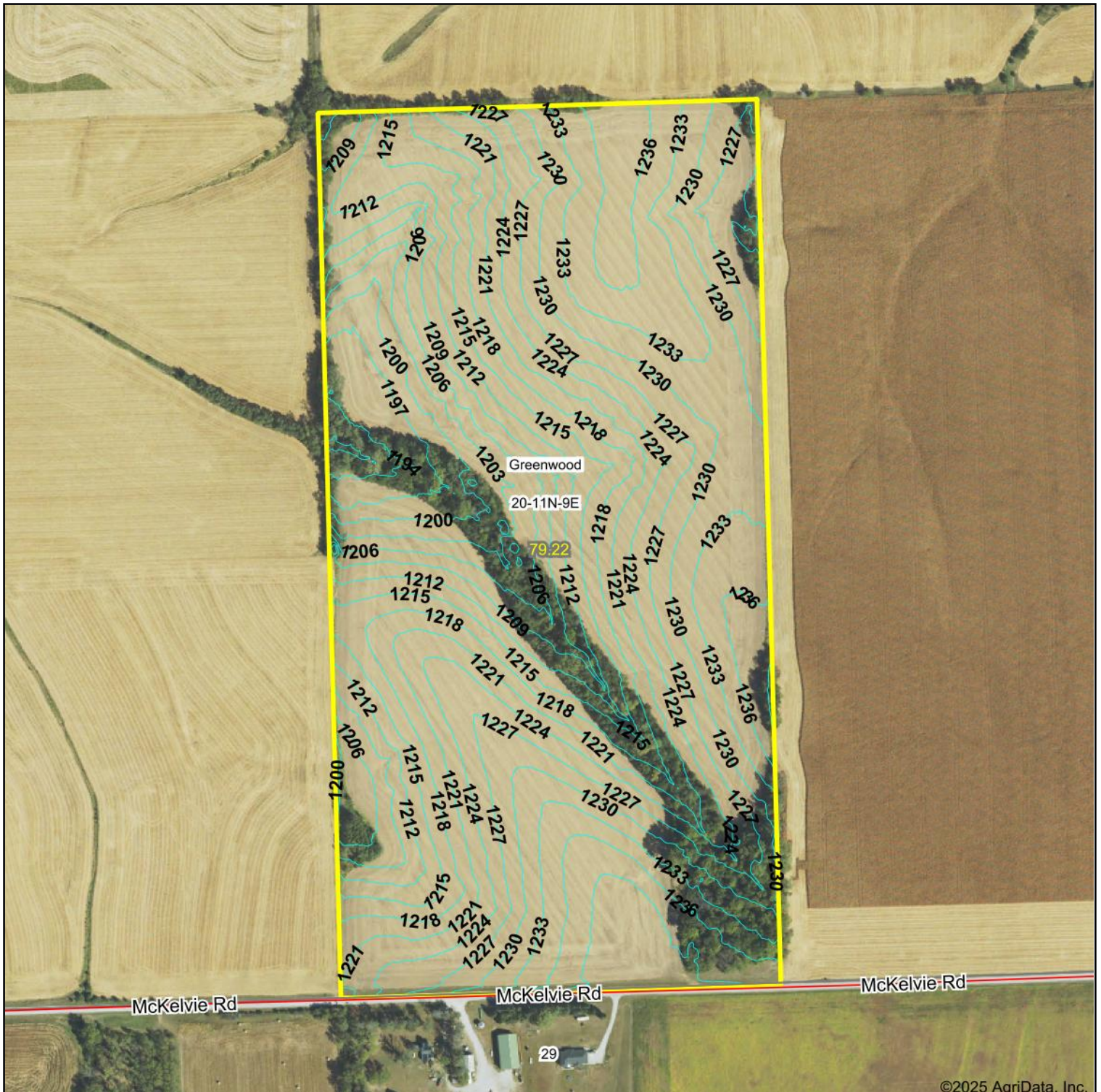
State: **Nebraska**
 County: **Cass**
 Location: **11-10N-9E**
 Township: **Tipton**
 Acres: **34.04**
 Date: **12/30/2025**



Soils data provided by USDA and NRCS.

Archived Soils Ending 11/6/2014		Area Symbol: NE025, Soil Area Version: 13										
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Soybeans Bu	Winter wheat Bu
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	18.20	53.4%		IIle	IVe	70	4	80	76	27	39
7693	Wymore silty clay loam, 2 to 6 percent slopes	13.23	38.9%		IIle	IIle	65	4	85	80	30	42
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	2.61	7.7%		IIle	IVe	65	4	87	81	32	39
Weighted Average					3.00	3.61	67.7	4	82.5	77.9	28.5	40.2

TOPOGRAPHY MAP - TRACT 1



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,188.1

Max: 1,242.0

Range: 53.9

Average: 1,221.3

Standard Deviation: 11.84 ft



12/1/2025

20-11N-9E
Cass County
Nebraska

Boundary Center: 40° 54' 12.87, -96° 26' 4.67

Maps Provided By



© AgriData, Inc. 2025 www.AgriDataInc.com

TOPOGRAPHY MAP - TRACTS 2-5



©2025 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 1,290.2

Max: 1,354.6

Range: 64.4

Average: 1,335.0

Standard Deviation: 12.53 ft



12/1/2025

11-10N-9E
Cass County
Nebraska



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Boundary Center: 40° 50' 56.98, -96° 23' 3.81

RURAL WATER LINES

RURAL WATER LINES



FSA INFORMATION

FSA INFORMATION - TRACT 1

NEBRASKA
CASS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7927
Prepared : 12/31/25 8:30 AM CST
Crop Year : 2026

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
CRP Contract Number(s) : None
Recon ID : ██████████
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
501.18	453.84	453.84	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	453.84	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SORGH, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	214.37	0.00	119	0
Grain Sorghum	1.27	0.00	72	
Soybeans	209.85	0.00	37	0
TOTAL	425.49	0.00		

NOTES

Tract Number : 642

Description : A7 W2SE4 20-11-9
FSA Physical Location : NEBRASKA/CASS
ANSI Physical Location : NEBRASKA/CASS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : LINDA HOWE
Other Producers : ██████████
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.92	70.46	70.46	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION - TRACT 1

Cass, Nebraska
 FSA - 578 (09-13-16)
 Farm Number: 7927

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2025

DATE: 07/09/2025
 PAGE: 1

Operator Name and Address



Original: SPS
 Revision: SPS
 Cropland: 453.84
 Farmland: 501.18

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Coent	Planting Date	Planting Period	End Date
642	1A	CORN	YEL	GR	N	C	N	I	A	43.00		Yes			04/22/2025	01	
	Producer OP																
	OT																
						Share	50.00	FSA Physical Location	Cass, Nebraska					NAP Unit 4622		Signature Date	
							50.00		Cass, Nebraska								
	1B	GRASS	BRO	LS	N	C	N	I	A	1.45		Yes		05/01/2022	01	2050	
	Producer OP																
	OT																
						Share	50.00	FSA Physical Location	Cass, Nebraska					NAP Unit 4622		Signature Date	
							50.00		Cass, Nebraska								
	2A	CORN	YEL	GR	N	C	N	I	A	25.00		Yes		04/22/2025	01		
	Producer OP																
	OT																
						Share	50.00	FSA Physical Location	Cass, Nebraska					NAP Unit 4622		Signature Date	
							50.00		Cass, Nebraska								
	2B	GRASS	BRO	LS	N	C	N	I	A	1.01		Yes		05/01/2022	01	2050	
	Producer OP																
	OT																
						Share	50.00	FSA Physical Location	Cass, Nebraska					NAP Unit 4622		Signature Date	
							50.00		Cass, Nebraska								

Tract 642 Summary

RP	Cr/Ce	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty	PF	Cr/Ce	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty	PF	Cr/Ce	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty	
		GRASS	BRO	LS	N	A	2.46	01	CORN	YEL	GR	N	A	68.00							

Photo Number/Legal Description: A7 W2SE4 20-11-9
 Cropland: 70.46 Reported on Cropland: 70.46 Difference: 0.00 Reported on Non-Cropland: 0.00

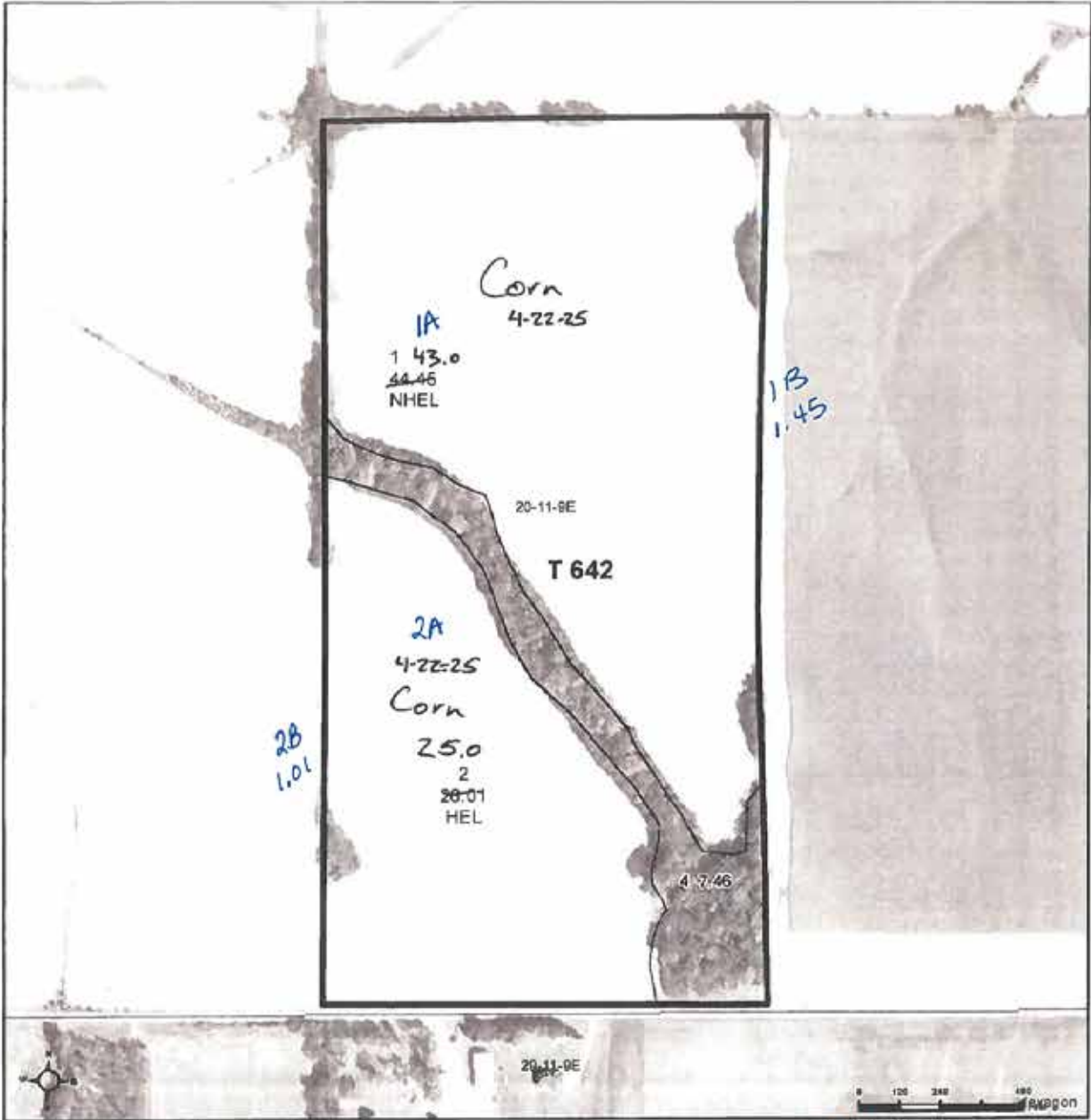


FSA INFORMATION - TRACT 1



Cass County, Nebraska

Use is as listed unless noted on map
Corn/Yellow/Grain; SB/COM/Grain; Grass/Bro/LS; All



Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Wetland Provisions

2024 EAWS Production Ortho Imagery
 Alternate year NAIP imagery may be displayed for tracts physically located in other states, along state borders, or years of partial imagery acquisition.

Tract Cropland Total: 70.46 acres

RECEIVED
 2025 Program Year
 Map Created February 21, 2025
 Farm 7927
 Tract 642
 JUN 12 2025
 CASS COUNTY FSA

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FSA INFORMATION - TRACTS 2-5

NEBRASKA
CASS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7927
Prepared : 12/31/25 8:30 AM CST
Crop Year : 2026

Tract Number : 1985

Description : C9 SW4SW4 11-10-9
FSA Physical Location : NEBRASKA/CASS
ANSI Physical Location : NEBRASKA/CASS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : LINDA HOWE
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
36.72	34.19	34.19	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	34.19	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	17.25	0.00	117
Grain Sorghum	0.19	0.00	72
Soybeans	16.40	0.00	36

TOTAL 33.84 0.00

NOTES

Tract Number : 2125

Description : C9 NW4 & N2SW4 11-10-9
FSA Physical Location : NEBRASKA/CASS
ANSI Physical Location : NEBRASKA/CASS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : LINDA HOWE
Other Producers :
Recon ID : None

FSA INFORMATION - TRACTS 2-5

NEBRASKA
CASS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7927
Prepared : 12/31/25 8:30 AM CST
Crop Year : 2026

Tract Land Data

Tract 2125 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
232.20	203.92	203.92	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	203.92	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	95.90	0.00	117
Grain Sorghum	1.08	0.00	72
Soybeans	91.17	0.00	36
TOTAL	188.15	0.00	

NOTES

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FSA INFORMATION - TRACTS 2-5

Cass, Nebraska

FSA - 578 (09-13-16)

Farm Number: 7927

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2025

DATE: 07/09/2025
PAGE: 3

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Count	Planting Date	Planting Period	End Date
Tract 1985 Summary																	
PP Cr/Ce	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty	PP Cr/Ce	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty	PP Cr/Ce	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty
01 CORN	YEL	GR	N	A	34.19												
Photo Number/Legal Description: C9 SW4SW4 11-10-9																	
Cropland: 34.15					Reported on Cropland: 34.19					Difference: 0.00				Reported on Non-Cropland: 0.00			

2125	1A	CORN	YEL	GR	N	C	N	I	A	190.08	Yes				04/22/2025	01	
Producer OP-OT				Share		50.00	FSA Physical Location		Cass, Nebraska	NAP Unit 4622		Signature Date					
1B	GRASS	BRO	LS	N	C	N	I	A	7.21	Yes				05/01/2025	01	2050	
Producer OP-OT				Share		50.00	FSA Physical Location		Cass, Nebraska	NAP Unit 4622		Signature Date					
1C	IDLE			N	C	N	I	A	2.00	Yes						01	2050
Producer OP-OT				Share		50.00	FSA Physical Location		Cass, Nebraska	NAP Unit 4622		Signature Date					
2A	CORN	YEL	GR	N	C	N	I	A	4.13	Yes				04/22/2025	01		
Producer OP-OT				Share		50.00	FSA Physical Location		Cass, Nebraska	NAP Unit 4622		Signature Date					
2B	GRASS	BRO	LS	N	C	N	I	A	0.50	Yes				05/01/2022	01	2050	
Producer OP-OT				Share		50.00	FSA Physical Location		Cass, Nebraska	NAP Unit 4622		Signature Date					

Tract 2125 Summary																	
PP Cr/Ce	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty	PP Cr/Ce	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty	PP Cr/Ce	Var/Type	Int Use	Irr. Pr.	Rpt Unit	Rpt Qty
01 GRASS	BRO	LS	N	A	7.71	01 CORN	YEL	GR	N	A	194.21	01 IDLE		N	A		2.00
Photo Number/Legal Description: C9 NW4 & N2SW4 11-10-9																	
Cropland: 203.92					Reported on Cropland: 203.92					Difference: 0.00				Reported on Non-Cropland: 0.00			

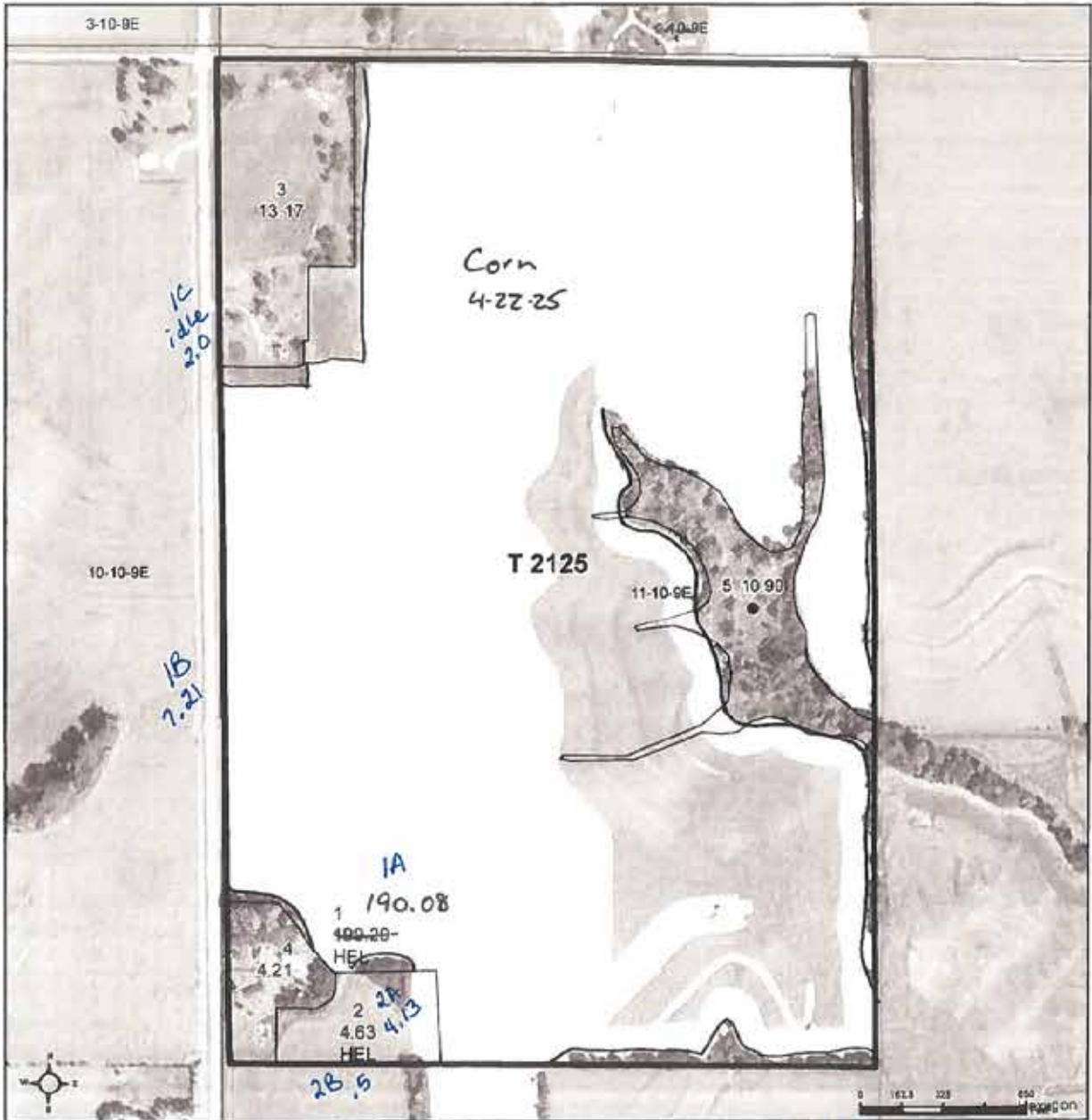
FSA INFORMATION - TRACTS 2-5



United States
Department of
Agriculture

Cass County, Nebraska

Use is as listed unless noted on map
Corn/Yellow/Grain; SB/COM/Grain; Grass/Bro/LS; All I



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary

- PLSS

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Wetland Provisions

2024 EAWS Production Ortho Imagery
Alternate year NAIP imagery may be displayed for tracts physically located in other states, along state borders, or years of partial imagery acquisition.

Tract Cropland Total: 203.92 acres

RECEIVED
2025 Program Year
Map Created February 21, 2025
Farm 7927
Tract 2125
JUN 12 2025
CASS COUNTY FSA

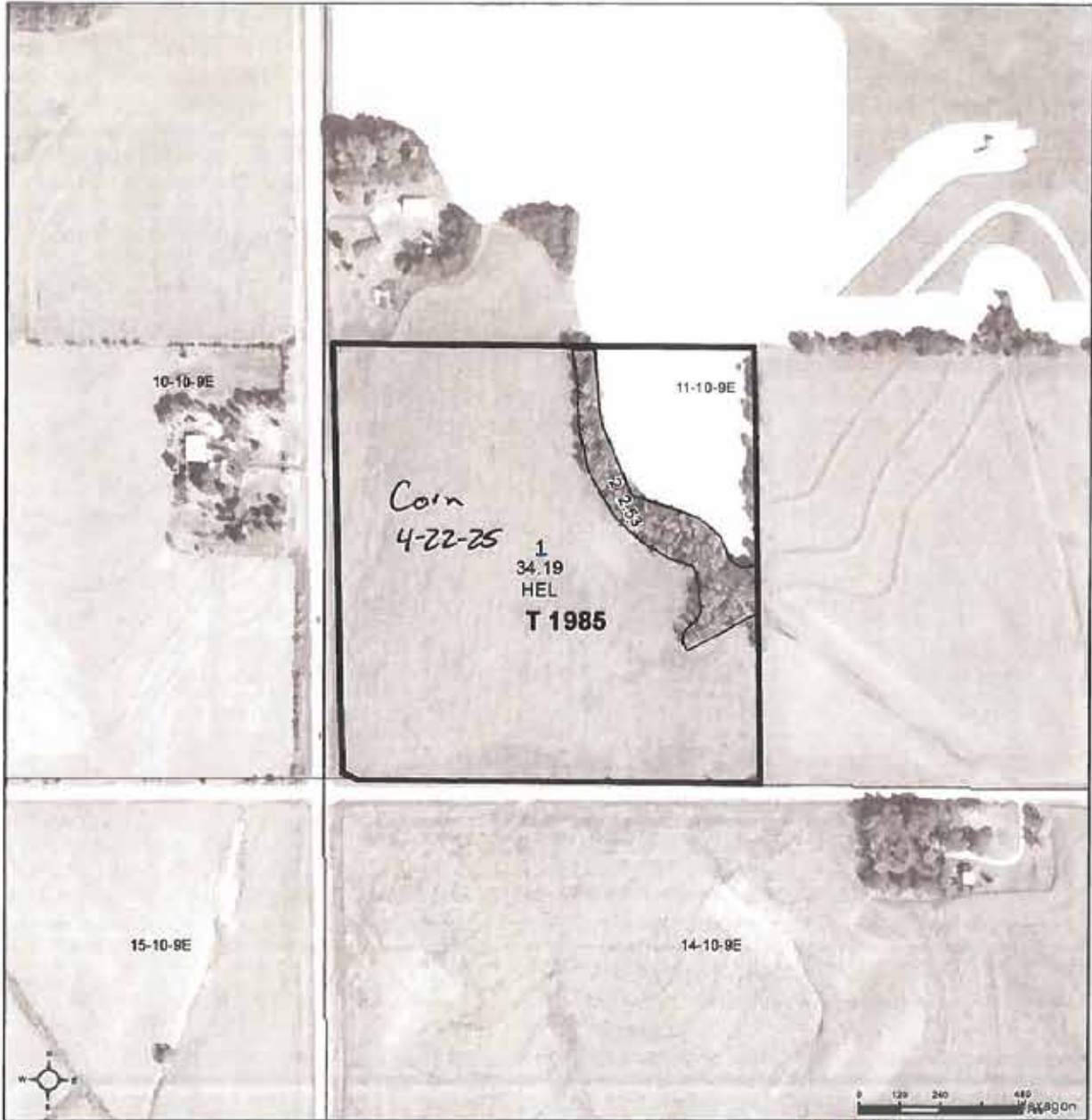
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FSA INFORMATION - TRACTS 2-5



Cass County, Nebraska

Use is as listed unless noted on map
Corn/Yellow/Grain; SB/COM/Grain; Grass/Bro/LS; All



Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

Wetland Determination
 ● Restricted Use
 ▽ Limited Restrictions
 □ Exempt from Wetland Provisions

2024 EAWS Production Ortho Imagery 2025 Program Year
 Alternate year NAIP imagery may be displayed for tracts physically located in other states, along state borders, or years of partial imagery acquisition.
 Map Created February 21, 2025
Farm 7927
Tract 1985

Tract Cropland Total: 34.19 acres

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TAX CARDS

TAX CARD - TRACT 1

Nebraska Taxes Online

Taxes Due

Served by WEBSERVER-2

Search 

Cass County

 1  Step 5 of 8

Parcel	Name	Legal
0130098841	HOWE, LINDA L 23755 ALVO RD ALVO NE 68304	20-11-09 W1/2 SE1/4 (80)

Payment Information

Select which payment(s) you would like to make and click on continue.

Interest Calculator 

Tax Breakdown 

Delinquency Dates

1st Half: 05/01/2026

2nd Half: 09/01/2026

Parcel Information		Tax Information	
Tax District	450	Gross Tax Assessed	\$ 5,795.80
Levy	1.31651000	Exemption/Credit	\$ 1,617.66
Value	\$ 440,240	Net Tax	\$ 4,178.14
Tax Sale(s)			

Year: 2025 Statement: 8190	Real Estate Tax	
Net Tax Due	\$ 4,178.14	
First Payment	\$ 2,089.07	Pay First Half
Second Payment	\$ 2,089.07	
Unpaid Tax Due	\$ 4,178.14	Pay Total Due

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TAX CARD - TRACTS 2 & 3



Nebraska Taxes Online

Taxes Due

Served by WEBSERVER-2

Search 

Cass County

 1  Step 5 of 8

Parcel	Name	Legal
0130092576	HOWE, LINDA L 23755 ALVO RD ALVO NE 68304	11-10-09 NW1/4 EXC TL5 & TL7& HWY (141.038) 11-10-9 141.038 ACRES

Payment Information

Select which payment(s) you would like to make and click on continue.

Interest Calculator 

Tax Breakdown 

Delinquency Dates

1st Half: 05/01/2026

2nd Half: 09/01/2026

Parcel Information		Tax Information	
Tax District	460	Gross Tax Assessed	\$ 10,034.86
Levy	1.29437700	Exemption/Credit	\$ 2,848.72
Value	\$ 775,265	Net Tax	\$ 7,186.14
Tax Sale(s)			

Year: 2025 Statement: 8188	Real Estate Tax	
Net Tax Due	\$ 7,186.14	
First Payment	\$ 3,593.07	Pay First Half
Second Payment	\$ 3,593.07	
Unpaid Tax Due	\$ 7,186.14	Pay Total Due

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TAX CARD - TRACT 4

Nebraska Taxes Online

Taxes Due

Served by WEBSERVER-2

Search 


Cass County

 1  Step 5 of 8

Parcel	Name	Legal
0130398339	HOWE, LINDA L 23755 ALVO RD ALVO NE 68304	11-10-09 N1/2 SW1/4 EXC TL6 (73.691) 11-10-9 73.690 ACRES

Payment Information

Select which payment(s) you would like to make and click on continue.

Interest Calculator 

Tax Breakdown 

Delinquency Dates

1st Half: 05/01/2026

2nd Half: 09/01/2026

Parcel Information		Tax Information	
Tax District	460	Gross Tax Assessed	\$ 5,713.52
Levy	1.29437700	Exemption/Credit	\$ 1,621.98
Value	\$ 441,410	Net Tax	\$ 4,091.54
Tax Sale(s)			

Year: 2025 Statement: 8193	Real Estate Tax	
Net Tax Due	\$ 4,091.54	
First Payment	\$ 2,045.77	Pay First Half
Second Payment	\$ 2,045.77	
Unpaid Tax Due	\$ 4,091.54	Pay Total Due

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TAX CARD - TRACT 5

Nebraska Taxes Online

Taxes Due

Served by WEBSERVER-2

Search 

Cass County

 1  Step 5 of 8

Parcel	Name	Legal
0130092614	HOWE, LINDA L 23755 ALVO RD ALVO NE 68304	11-10-09 SW1/4 SW1/4 EXC HWY (38.17) 11-10-9 38.170 ACRES

Payment Information

Select which payment(s) you would like to make and click on continue.

Interest Calculator 

Tax Breakdown 

Delinquency Dates

1st Half: 05/01/2026

2nd Half: 09/01/2026

Parcel Information		Tax Information	
Tax District	460	Gross Tax Assessed	\$ 2,646.88
Levy	1.29437700	Exemption/Credit	\$ 751.40
Value	\$ 204,490	Net Tax	\$ 1,895.48
Tax Sale(s)			

Year: 2025 Statement: 8189	Real Estate Tax	
Net Tax Due	\$ 1,895.48	
First Payment	\$ 947.74	Pay First Half
Second Payment	\$ 947.74	
Unpaid Tax Due	\$ 1,895.48	Pay Total Due

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PRELIMINARY TITLE

PRELIMINARY TITLE - TRACT 1

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Midwest Title Inc., a Nebraska Corporation
Issuing Office: 1413 South Washington Street Suite 110, Papillion, NE 68046
Issuing Office's ALTA® Registry ID: 1046201
Loan ID No.:
Commitment No.: 25-12-51586
Issuing Office File No.: 25-12-51586
Property Address: No Situs Address, Alvo, NE 68304

SCHEDULE A COMMITMENT

1. Commitment Date: December 15, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (07/01/21)
Proposed Insured: TBD
Proposed Amount of Insurance: \$0.00 Premium: \$0.00
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (07/01/21)
Proposed Insured: , its successors and/or assigns as their respective interests may appear.
Proposed Amount of Insurance: \$0.00 Premium: \$0.00
The estate or interest to be insured: Fee Simple
 - c. Endorsements to be issued:
 - CPL - \$25.00
 - ALTA Endorsement 8.1-06 (Environmental Protection Lien) - \$25.00
 - ALTA Endorsement 9-06 (Restrictions, Encroachments, Minerals - Loan Policy) - \$25.00
 - ALTA Endorsement 22-06 (Location) - \$25.00
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Linda L. Howe
5. The Land is described as follows:

The West ½ of the Southeast ¼ of Section 20, Township 11 North, Range 9 East of the 6th P.M., in Cass County, Nebraska

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

PRELIMINARY TITLE - TRACT 1



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Warranty Deed from Linda L. Howe, STATING MARITAL STATUS AND SPOUSE, IF ANY to TBD.
 - b. Deed of Trust from TBD to Trustee(s) for , securing the principal amount of \$0.00.
5. REQUIRE Reconveyance of Deed of Trust filed in Book 646 at Page 516.
6. REQUIRE Reconveyance of Deed of Trust filed in Book 77 at Page 226.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



25-12-51586

PRELIMINARY TITLE - TRACT 1

SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

Commitment No.: 25-12-51586

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

STANDARD EXCEPTIONS

2. (a) Rights or claims of parties in possession not shown by the public records.
(b) Easements, or claims of easements, not shown by the public records.
(c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
(d) Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

3. 2025 County Taxes, assessments or any other governmental charges which become due and payable or constitutes a lien in the year 2026 after the date of the policy and any subsequent years.

Parcel/Key Number: 130098841
2025 County Taxes: \$4,178.14, First ½ Due
2024 and all Prior Years: Paid in Full
SID Number: n/a
Taxable Value: \$440,240.00
Property Address: No Situs Address, Alvo, NE, 68304

NOTE: 2025 First Half Taxes are due on or before April 30, 2026 and are considered delinquent as of May 1, 2026; 2025 Second Half Taxes are due on or before August 31, 2026 and are considered delinquent as of September 1, 2026. Any taxes that are delinquent will accrue interest on a daily basis.

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PRELIMINARY TITLE - TRACT 1

SCHEDULE B, PART II

(Continued)

4. Deed of Trust executed by Aaron G. howe and Linda L. Howe, husband and wife, to AgriBank, FCB, as Trustee and Farm Credit Services of America, FLCA, as Beneficiary, in the amount of [REDACTED] dated February 6, 2012 and recorded February 7, 2012 in book 646 at page 516 of the Cass County, Register of Deeds Office.
5. Deed of Trust executed by Linda L. Howe, single, to AgriBank, FCB, as Trustee and Farm Credit Services of America, FLCA, as Beneficiary, in the amount of [REDACTED] dated September 22, 2015 and recorded October 1, 2015 in book 77 at page 226 of the Cass County, Register of Deeds Office.
6. 24 Month Chain of Title:
Linda L. Howe by Revocable Transfer on Death Deed dated December 11, 2023 and filed December 14, 2023 as Instrument Number 2023-04294 of the Cass County Register of Deeds Office.

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PRELIMINARY TITLE - TRACTS 2-5

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Midwest Title Inc., a Nebraska Corporation
Issuing Office: 1413 South Washington Street Suite 110, Papillion, NE 68046
Issuing Office's ALTA® Registry ID: 1046201
Loan ID No.:
Commitment No.: 25-12-51588
Issuing Office File No.: 25-12-51588
Property Address: No Situs Address, Alvo, NE 68304
No Situs, NE
No Situs, NE

SCHEDULE A COMMITMENT

1. Commitment Date: December 17, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (07/01/21)
Proposed Insured: TBD
Proposed Amount of Insurance: \$0.00 Premium: \$0.00
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (07/01/21)
Proposed Insured: , its successors and/or assigns as their respective interests may appear.
Proposed Amount of Insurance: \$0.00 Premium: \$0.00
The estate or interest to be insured: Fee Simple
 - c. Endorsements to be issued:
 - CPL - \$25.00
 - ALTA Endorsement 8.1-06 (Environmental Protection Lien) - \$25.00
 - ALTA Endorsement 9-06 (Restrictions, Encroachments, Minerals - Loan Policy) - \$25.00
 - ALTA Endorsement 22-06 (Location) - \$25.00
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Linda L. Howe
5. The Land is described as follows:

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PRELIMINARY TITLE - TRACTS 2-5

SCHEDULE A

(Continued)

The Northwest Quarter (NW $\frac{1}{4}$) of Section 11, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska EXCEPT Tax Lot 5 therein and EXCEPT highway right-of-way and EXCEPT Tax Lot 7.

AND

The North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 11, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska, except Tax Lot 6 and except highway right-of-way.

AND

The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 11, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska, except highway right-of-way.

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PRELIMINARY TITLE - TRACTS 2-5



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Warranty Deed from Linda L. Howe, STATING MARITAL STATUS AND SPOUSE, IF ANY to TBD.
 - b. Deed of Trust from TBD to Trustee(s) for , securing the principal amount of \$0.00.

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PRELIMINARY TITLE - TRACTS 2-5

SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

Commitment No.: 25-12-51588

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

STANDARD EXCEPTIONS

2.
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
 - (d) Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

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PRELIMINARY TITLE - TRACTS 2-5

SCHEDULE B, PART II

(Continued)

3. 2025 County Taxes, assessments or any other governmental charges which become due and payable or constitutes a lien in the year 2026 after the date of the policy and any subsequent years.

Parcel/Key Number: 0130092575

2025 County Taxes: \$7,186.14, First ½ Due

2024 and all Prior Years: Paid in Full

SID Number: n/a

Taxable Value: \$775,265.00

Property Address: No Situs Address, Alvo, NE, 68304

NOTE: NW¼, EXCEPT TL 5 & TL 7 & HWY, Section 11-10-9 (141.038 acres).

Parcel/Key Number: 0130398339

2025 County Taxes: \$4,091.54, First ½ Due

2024 and all Prior Years: Paid in Full

SID Number: n/a

Taxable Value: \$441,410.00

Property Address: No Situs Address, Alvo, NE, 68304

NOTE: N½ SW¼, EXCEPT TL 6 Section 11-10-9 (73.690 acres).

Parcel/Key Number: 0130092614

2025 County Taxes: \$1,895.48, First ½ Due

2024 and all Prior Years: Paid in Full

SID Number: n/a

Taxable Value: \$204,490.00

Property Address: No Situs Address, Alvo, NE, 68304

NOTE: SW¼ SW¼, EXCEPT TL 6 Section 11-10-9 (38.17 acres).

NOTE: 2025 First Half Taxes are due on or before April 30, 2026 and are considered delinquent as of May 1, 2026; 2025 Second Half Taxes are due on or before August 31, 2026 and are considered delinquent as of September 1, 2026. Any taxes that are delinquent will accrue interest on a daily basis.

4. Easement, Dated March 31, 1980, Recorded May 5, 1980, Book 23, Page 492, Miscellaneous Records, Cass County, Nebraska, wherein Rural Water District No. 2, its successors and assigns, is hereby granted a perpetual easement to construct, operate and maintain water lines and water facilities over, across and through the Southwest Quarter of the Southwest Quarter of Section 11, Township 10 North, Range 9 East of the 6th P.M. in Cass County, Nebraska.

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PRELIMINARY TITLE - TRACTS 2-5

photo Page 492

RIGHT OF WAY EASEMENT

In consideration of the mutual benefits to be derived, the undersigned grantors do hereby grant, sell, and convey to RURAL WATER DISTRICT NO. 2, CASS COUNTY, NEBRASKA, a perpetual easement with the right to construct, install, use, operate, inspect, maintain, replace, and remove water lines and water facilities over, across, and through the following described real estate situated in Cass County, Nebraska: (Describe Real Estate)

Southwest Quarter pf the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) Section 11, Township 10, Range 9 East of the 6th P.M.

COMPARED

Doc #30 9145
FILED FOR RECORDS 5-5-1982 AT 4 P.M. IN BOOK 23 OF Misc
PAGE 492 REGISTER OF DEEDS, CASS CO., NEBR.
Betsy Philpot # 3.25

together with rights of ingress and egress.

This easement shall be thirty (30) feet in width, the center line of which shall be the water facility as constructed.

The consideration herein recited shall be full consideration for any and all damages incurred by grantor by reason of the installation, operation, and maintenance of the above improvements. Grantee agrees to maintain the easement in good repair so that no unreasonable damage will result therefrom to grantor.

This easement shall run with the land for the benefit of grantee, its successors and assigns and all provisions hereof shall be binding on grantors, their heirs, personal representatives, successors, or assigns.

Executed on Mar. 31, 1980

George Blessing Grantor
Connie Blessing Grantor

STATE OF NEBRASKA }
COUNTY OF Cass } ss

On this 31 day of Mar, 1980 before me, the undersigned, a Notary Public, in and for the county and state aforesaid, personally came

George Blessing + Connie Blessing husband + wife
the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.



Chester E. Bornemeier Notary Public

My Commission Expires: Mar 22, 1982

STATE OF NEBRASKA }
COUNTY OF _____ } ss

On this _____ day of _____, 19__ before me, the undersigned, a Notary Public, in and for the county and state aforesaid, personally came

the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public

My Commission Expires: _____

PHOTOS

PHOTOS

Tract I



Tract I



PHOTOS

Tract I



Tract I



PHOTOS

Tract I



Tract I



PHOTOS

Tract I



Tract I



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Tracts 2-5



Tracts 2-5



PHOTOS

Tracts 2-5



Tracts 2-5





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