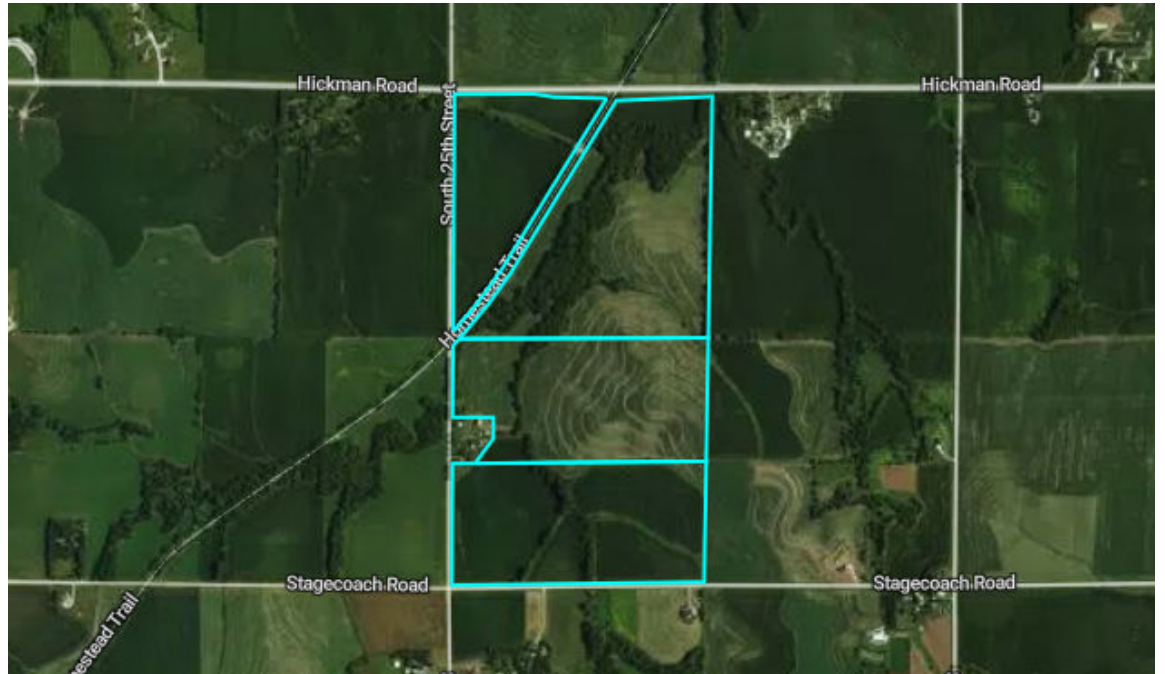


313.6 Acres





Overview



Lancaster County, NE

81.2 Acres, Boundary 1 of 3



Lancaster County, NE Township: 008N	Locations 31 8N 7E	Acres 81.2	Parcel # 1531300002000
Owner 1 RED WING ACRES LLC	Owner 2 -	Owner Address 17701 PRAIRIE VISTA DR ROCA NE 684304420	Property Address -
Total Assessed Value \$324,700	Assessed Land Value \$324,700	Assessed Improvement -	Assessed Land Year 2024
County Use Description -	Legal Description S31, T8, R7, 6TH PRINCIPAL MERIDIAN, S1/2 SW		

Overview



Lancaster County, NE

77.2 Acres, Boundary 2 of 3



Lancaster County, NE Township: 008N	Locations 31 8N 7E	Acres 77.24	Parcel # 1531301002000
Owner 1 RED WING ACRES LLC	Owner 2 -	Owner Address 17701 PRAIRIE VISTA DR ROCA NE 684304420	Property Address -
Total Assessed Value \$314,200	Assessed Land Value \$313,400	Assessed Improvement \$800	Assessed Land Year 2024
County Use Description AG IMPROVED, AGRICULTURAL	Legal Description WILLIAMS HOME ADDITION, LOT 2		

Overview

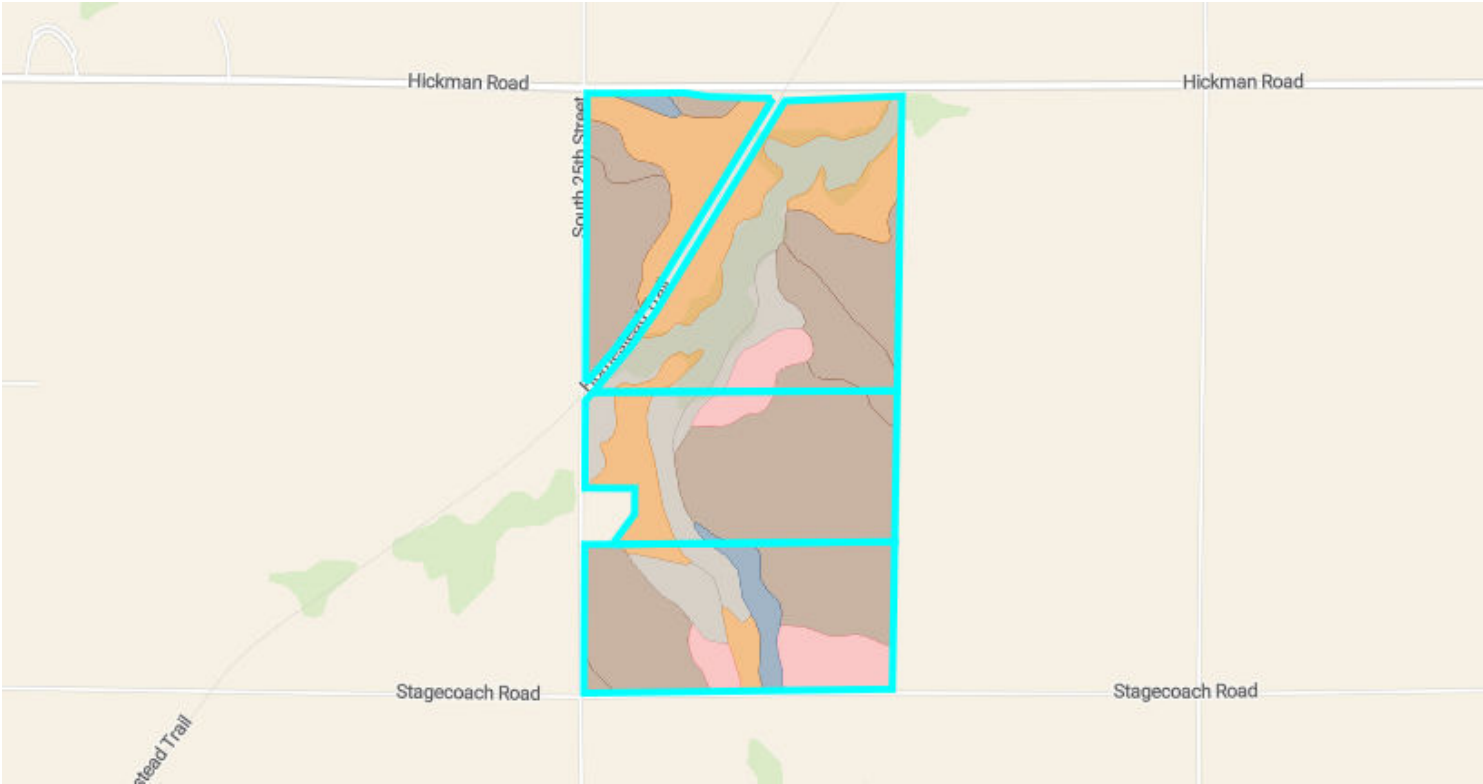


Lancaster County, NE

155.1 Acres, Boundary 3 of 3



Lancaster County, NE	Locations	Acres	Parcel #
Township: 008N	31 8N 7E	155.11	1531100002000
Owner 1	Owner 2	Owner Address	Property Address
RED WING ACRES LLC	-	17701 PRAIRIE VISTA DR ROCA NE 684304420	-
Total Assessed Value	Assessed Land Value	Assessed Improvement	Assessed Land Year
\$523,500	\$523,500	-	2024
County Use Description	Legal Description		
-	S31, T8, R7, 6TH PRINCIPAL MERIDIAN, LOTS 4 & 5 NW EX ROAD		



65/100 NCCPI

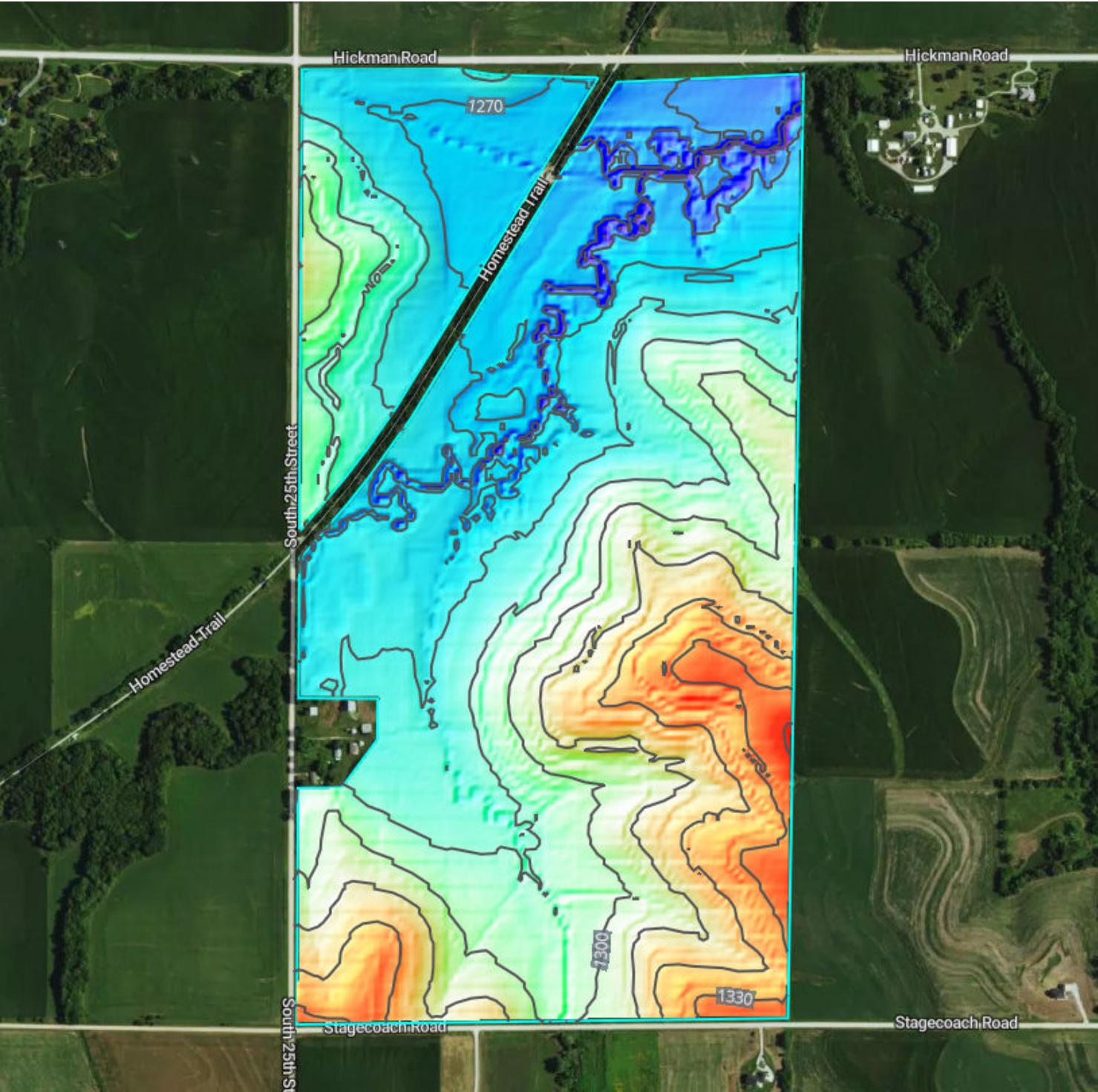
	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	35.6%	110	3e	4e	60.5
●	7050	Kennebec silt loam, occasionally flooded	21.4%	66.1	2w	--	94
●	7867	Nodaway silt loam, channeled, frequently flooded	13.8%	42.6	6w	--	48.2
●	7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	8.4%	26.1	4e	4e	52.6
●	7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	7.6%	23.6	3e	--	46.2

Soils

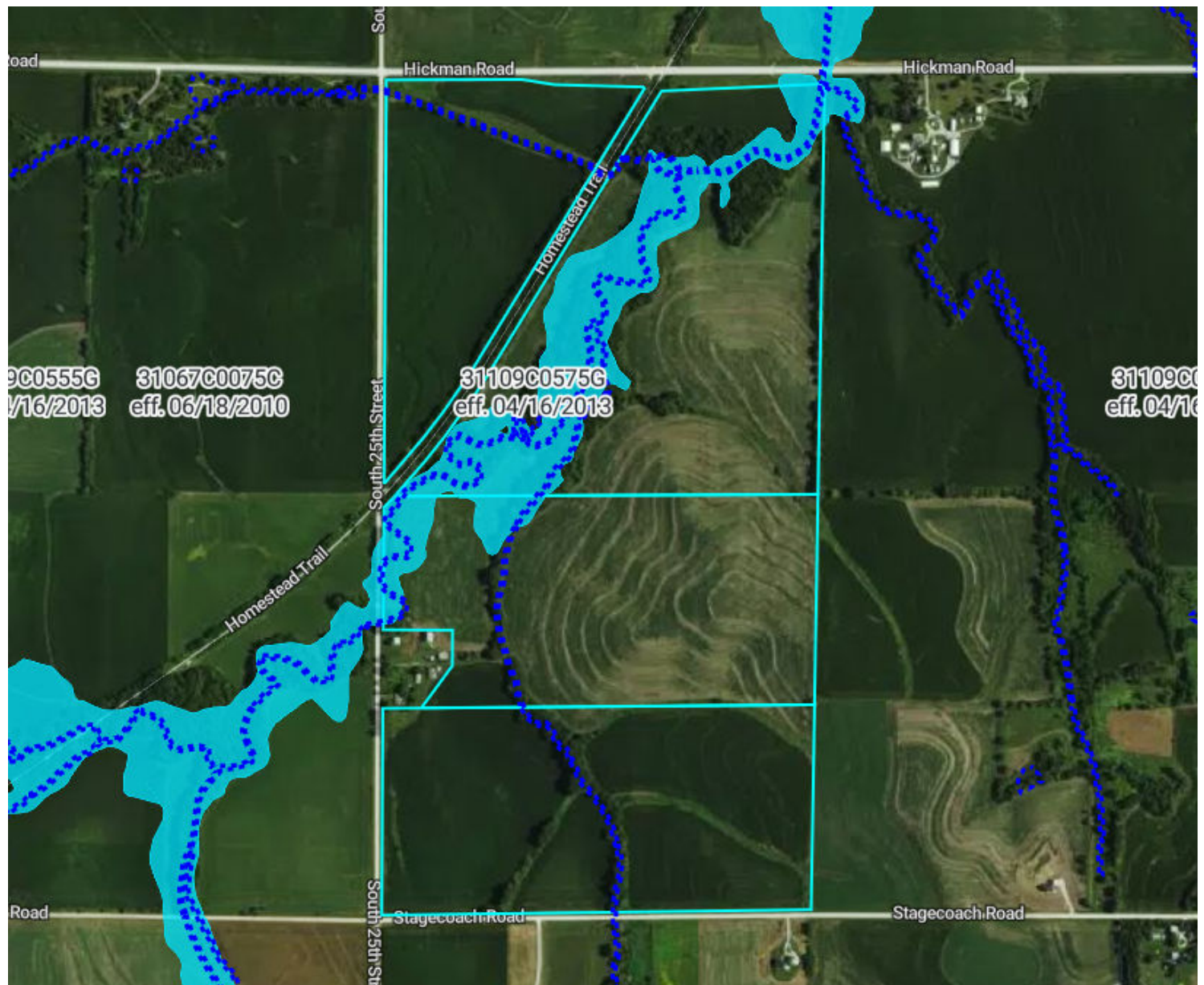


313.6 Acres, 3 Boundaries

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7466	Otoe silty clay, 6 to 11 percent slopes, eroded	4.7%	14.5	4e	--	53.7
●	3785	Crete silty clay loam, terrace, 1 to 3 percent slopes	4.6%	14.4	2e	2e	66.3
●	7231	Judson silt loam, 2 to 6 percent slopes	2.8%	8.6	2e	--	78
●	7750	Nodaway silt loam, occasionally flooded	1.1%	3.5	2w	2w	94.4



Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 98.1 feet	Min: 1244.3 feet	Max: 1342.4 feet
		Slope: 4.4%	Min: 0%	Max: 46.4%



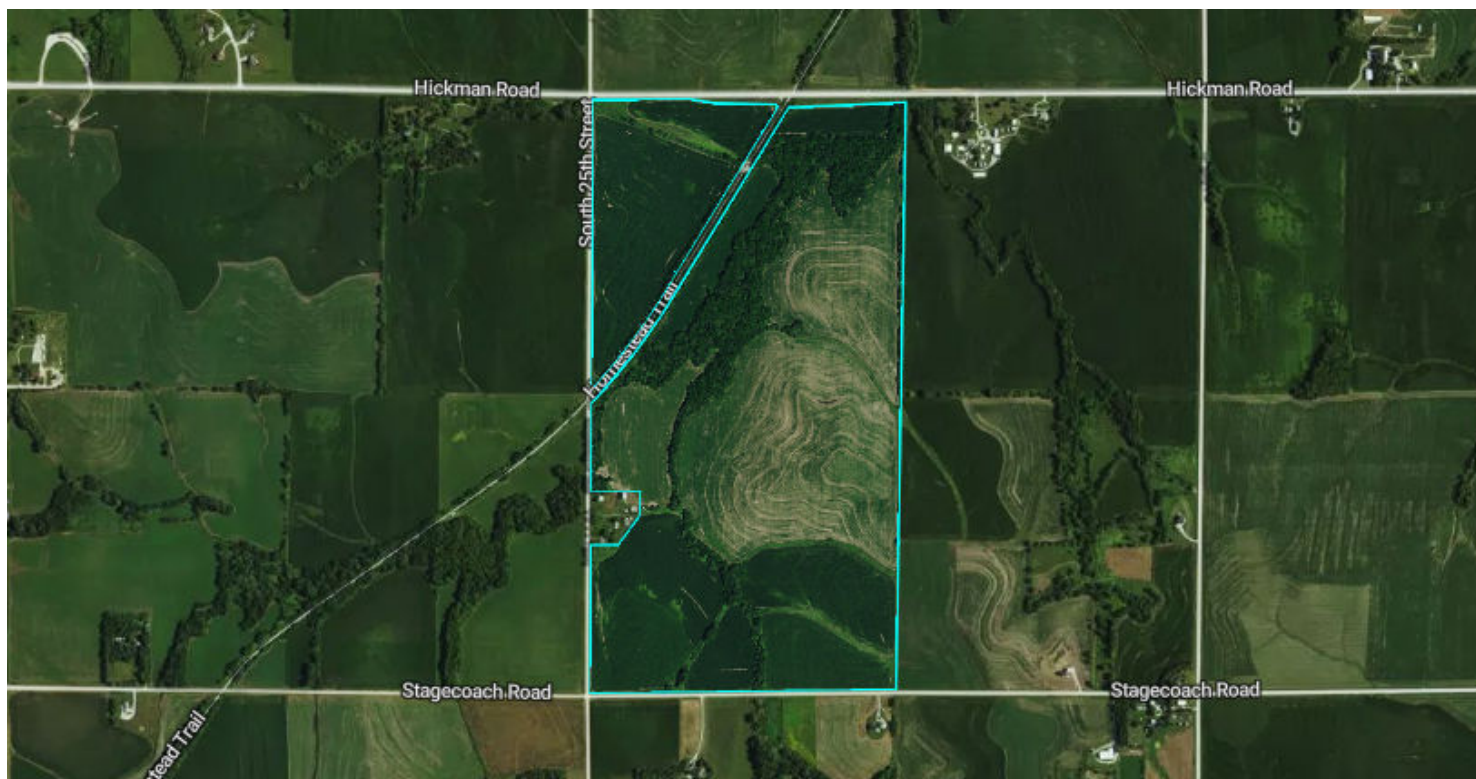
Flood Zone Hazard

- 0.2% annual flood hazard
- 1% annual flood hazard
- Future 1% annual flood hazard
- Increased risk due to levee
- Reduced risk due to levee
- Regulatory Floodway
- Special Floodway
- Wetlands

2022



2020



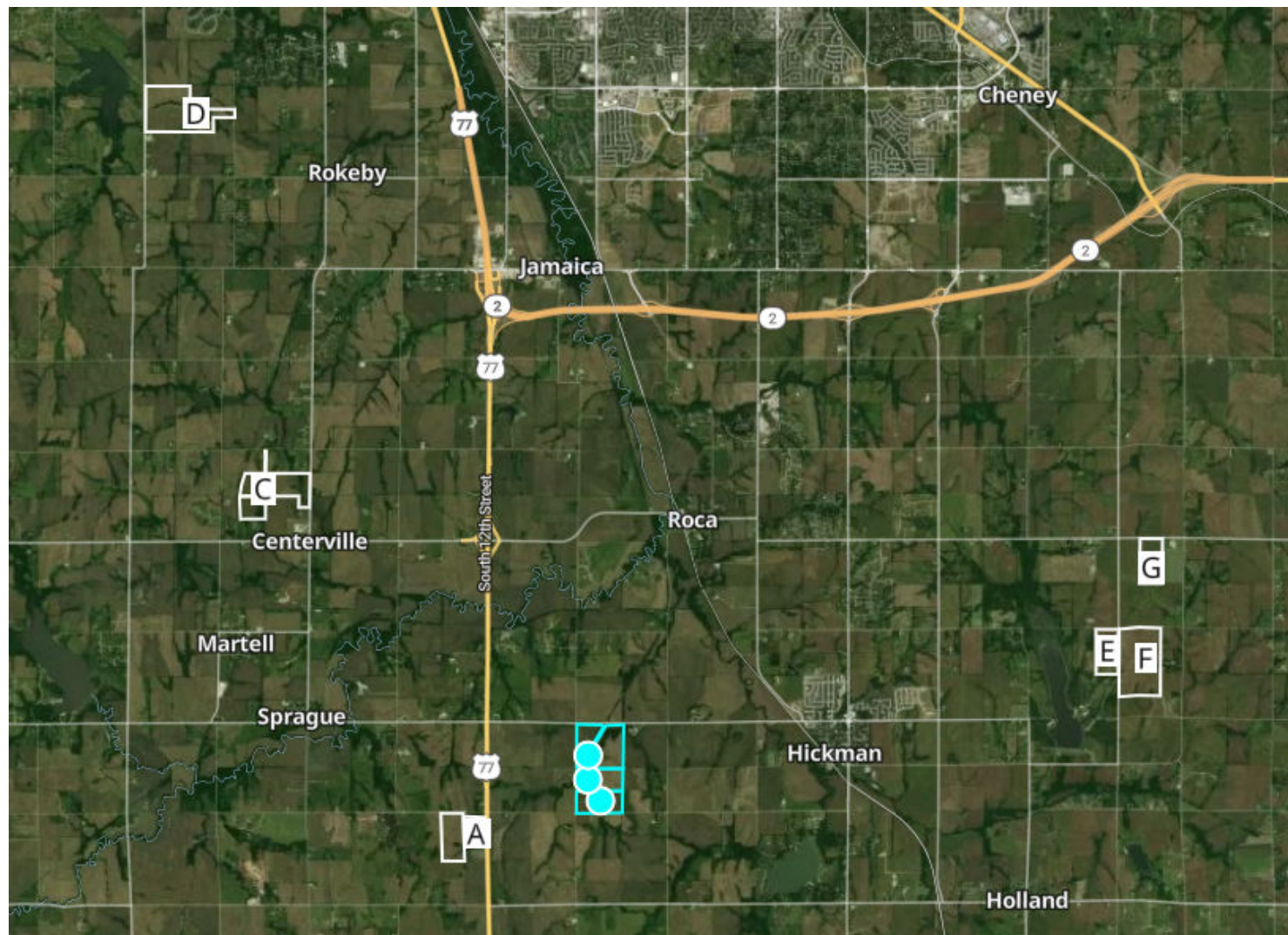
Comparable Sales



313.6 Acres, 3 Boundaries

Average \$/Acre: **\$10,447**

Average \$/NCCPI: **\$23,071**



Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
A	Lancaster	06-14-23	\$366,713	44.47	\$8,246	54.6	\$6,721
B	Lancaster	03-04-25	\$784,933	83.95	\$9,350	55.3	\$14,194
C	Lancaster	01-23-23	\$1,648,258	178.22	\$9,248	62.4	\$26,418

Comparable Sales



313.6 Acres, 3 Boundaries

Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
D	Lancaster	01-09-23	\$2,845,305	214.74	\$13,250	57.9	\$49,174
E	Lancaster	02-05-25	\$1,002,430	80.00	\$12,530	59.5	\$16,848
F	Lancaster	03-01-24	\$1,832,000	220.53	\$8,307	58.2	\$31,465
G	Lancaster	12-19-23	\$960,000	78.72	\$12,195	57.6	\$16,681
Min \$/Acre: \$8,246			Max \$/Acre: \$13,250			Median \$/Acre: \$8,246	

Comparable Sale A



Lancaster, NE

44.47 Acres, Sale A (1 of 7)



County: Lancaster

Lat, Long: 40.607653, -96.708506

Acres: 44.47

\$/acre: \$8,246

Total \$: \$366,713

Date Sold: 06-14-23

NCCPI: 54.6

\$/NCCPI: \$6,721

Comparable Sale B



Lancaster, NE

83.95 Acres, Sale B (2 of 7)



County: Lancaster

Lat, Long: 40.60659, -96.712865

Acres: 83.95

\$/acre: \$9,350

Total \$: \$784,933

Date Sold: 03-04-25

NCCPI: 55.3

\$/NCCPI: \$14,194

Comparable Sale C



Lancaster, NE

178.22 Acres, Sale C (3 of 7)



County: Lancaster

Lat, Long: 40.663106, -96.754552

Acres: 178.22

\$/acre: \$9,248

Total \$: \$1,648,258

Date Sold: 01-23-23

NCCPI: 62.4

\$/NCCPI: \$26,418

Comparable Sale D



Lancaster, NE

214.74 Acres, Sale D (4 of 7)



County: Lancaster

Lat, Long: 40.723087, -96.772962

Acres: 214.74

Tillable Acres: 188.53

\$/acre: \$13,250

\$/Tillable: \$15,092

Total \$: \$2,845,305

Date Sold: 01-09-23

NCCPI: 57.9

\$/NCCPI: \$49,174

Comparable Sale E



Lancaster, NE

80 Acres, Sale E (5 of 7)



County: Lancaster

Lat, Long: 40.636274, -96.574856

Acres: 80

\$/acre: \$12,530

Total \$: \$1,002,430

Date Sold: 02-05-25

NCCPI: 59.5

\$/NCCPI: \$16,848

Comparable Sale F



Lancaster, NE

220.53 Acres, Sale F (6 of 7)



County: Lancaster

Lat, Long: 40.634655, -96.567927

Acres: 220.53

\$/acre: \$8,307

Total \$: \$1,832,000

Date Sold: 03-01-24

NCCPI: 58.2

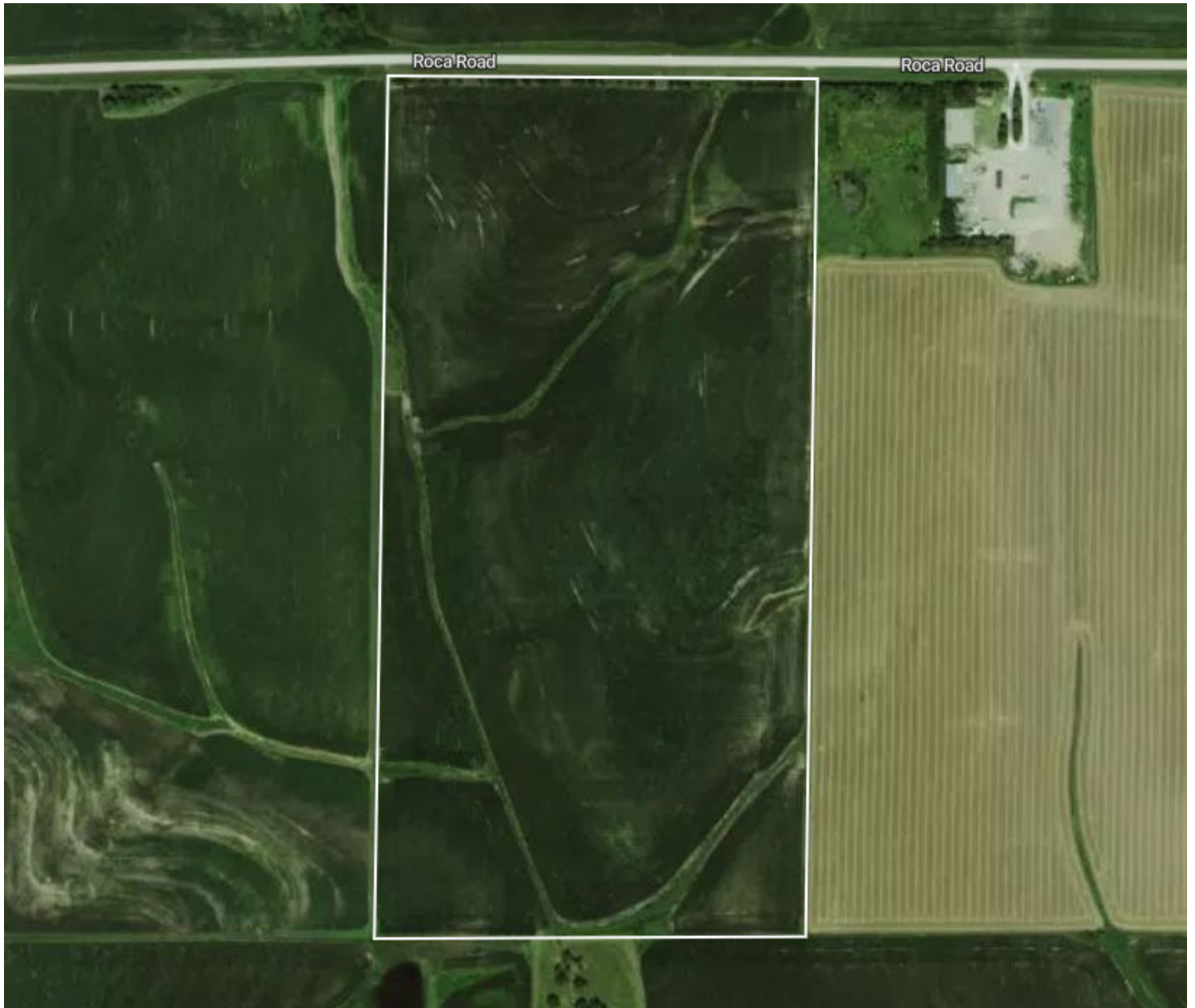
\$/NCCPI: \$31,465

Comparable Sale G



Lancaster, NE

78.72 Acres, Sale G (7 of 7)



County: Lancaster

Lat, Long: 40.650771, -96.565584

Acres: 78.72

\$/acre: \$12,195

Total \$: \$960,000

Date Sold: 12-19-23

NCCPI: 57.6

\$/NCCPI: \$16,681