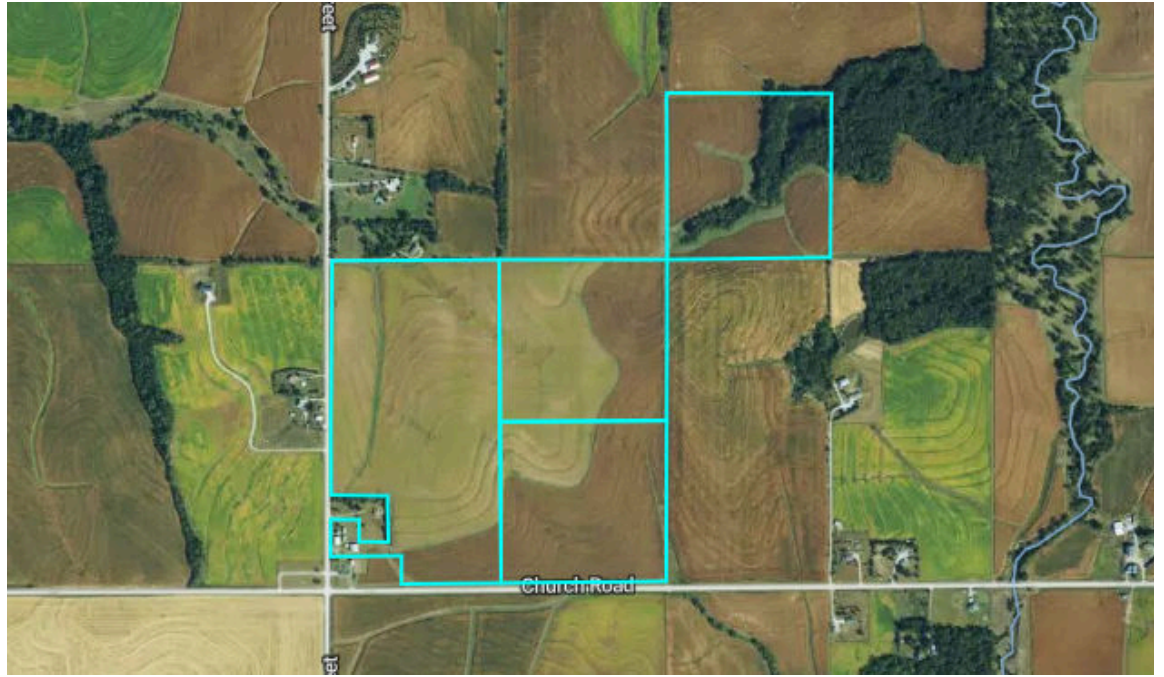


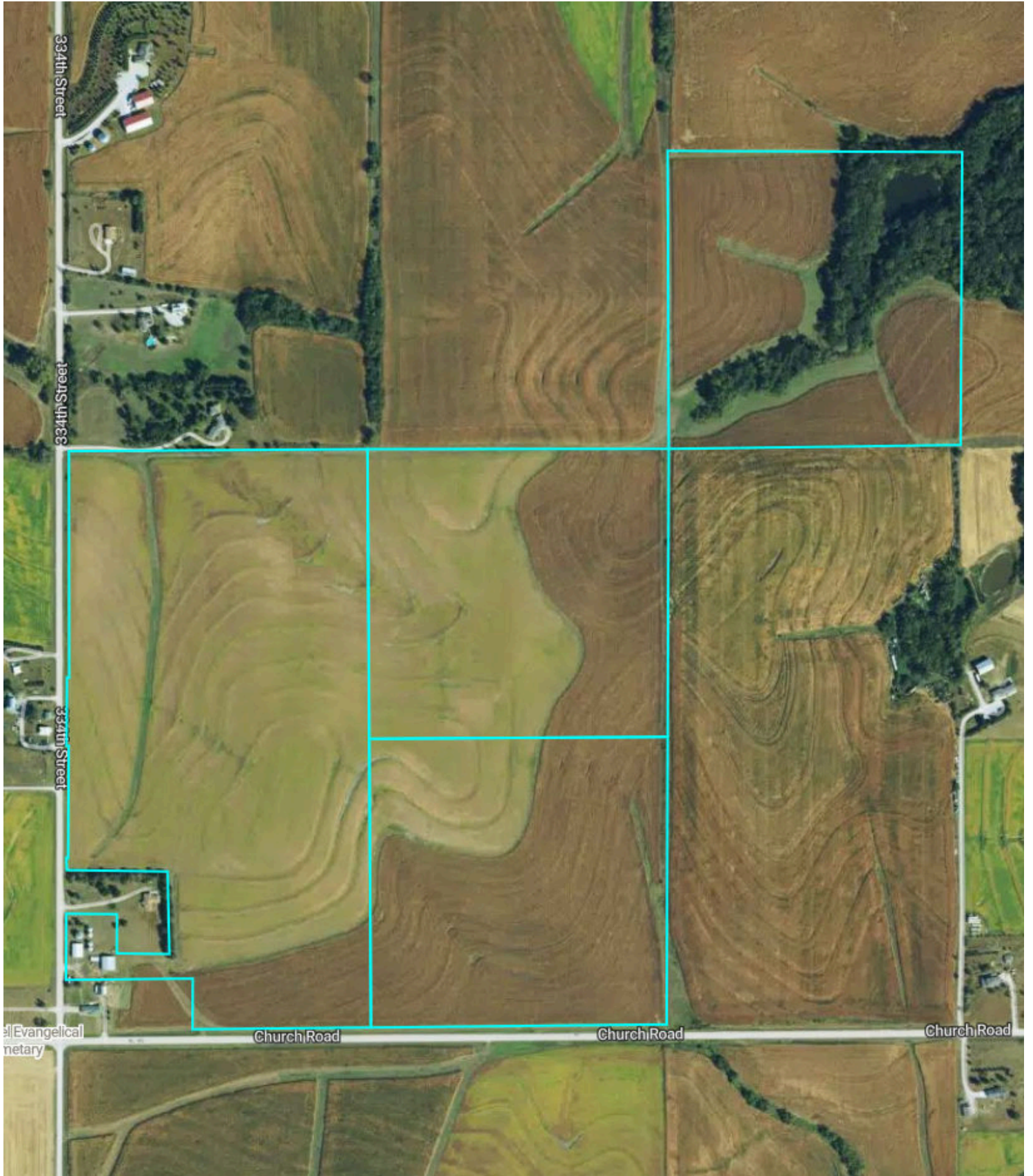
198.9 Acres



**American Legacy Land Co.**

# Property Overview

198.9 Acres, 4 Boundaries



# Property Overview

Cass County, NE

79.2 Acres, Boundary 1 of 4



<b>Cass County, NE</b> Township: 012N	<b>Locations</b> 31 12N 11E	<b>Acres</b> 79.17	<b>Parcel #</b> 130398615
<b>Owner 1</b> GAEBEL	<b>Owner 2</b> WILLIAM H GAEBEL	<b>Owner Address</b> 16507 CHURCH RD LOUISVILLE NE 680373215	<b>Property Address</b> -
<b>Total Assessed Value</b> \$495,715	<b>Assessed Land Value</b> \$469,465	<b>Assessed Improvement</b> \$26,250	<b>Assessed Land Year</b> 2025
<b>County Use Description</b> AGRICULTURAL	<b>Legal Description</b> 31-12-11 W1/2 SW1/4 EXC PT D B138 P104 &PT D B142 P309 & TL4 REV & TL11 (79.17)		

# Property Overview

Cass County, NE

40.0 Acres, Boundary 2 of 4



**Cass County, NE**  
Township: 012N

**Locations**  
31 12N 11E

**Acres**  
40

**Parcel #**  
130131091

**Owner 1**  
GAEBEL

**Owner 2**  
SHIRLEY A GAEBEL

**Owner Address**  
16507 CHURCH RD  
LOUISVILLE NE 680373215

**Property Address**  
-

**Total Assessed Value**  
\$243,220

**Assessed Land Value**  
\$243,220

**Assessed Improvement**  
-

**Assessed Land Year**  
2025

**County Use Description**  
AGRICULTURAL

**Legal Description**  
31-12-11 NE1/4 SW1/4 (40)

# Property Overview

Cass County, NE

39.8 Acres, Boundary 3 of 4



<b>Cass County, NE</b> Township: 012N	<b>Locations</b> 31 12N 11E	<b>Acres</b> 39.78	<b>Parcel #</b> 130222887
<b>Owner 1</b> GAEBEL	<b>Owner 2</b> SHIRLEY A GAEBEL	<b>Owner Address</b> 16507 CHURCH RD LOUISVILLE NE 680373215	<b>Property Address</b> -
<b>Total Assessed Value</b> \$227,295	<b>Assessed Land Value</b> \$227,295	<b>Assessed Improvement</b> -	<b>Assessed Land Year</b> 2025
<b>County Use Description</b> AGRICULTURAL	<b>Legal Description</b> 31-12-11 SE1/4 SW1/4 EXC .22A D B142 P309 (39.78)		

# Property Overview

Cass County, NE

40.0 Acres, Boundary 4 of 4



**Cass County, NE**  
Township: 012N

**Locations**  
31 12N 11E

**Acres**  
40

**Parcel #**  
130131105

**Owner 1**  
GAEBEL

**Owner 2**  
SHIRLEY A GAEBEL

**Owner Address**  
16507 CHURCH RD  
LOUISVILLE NE 680373215

**Property Address**  
-

**Total Assessed Value**  
\$165,460

**Assessed Land Value**  
\$165,460

**Assessed Improvement**  
-

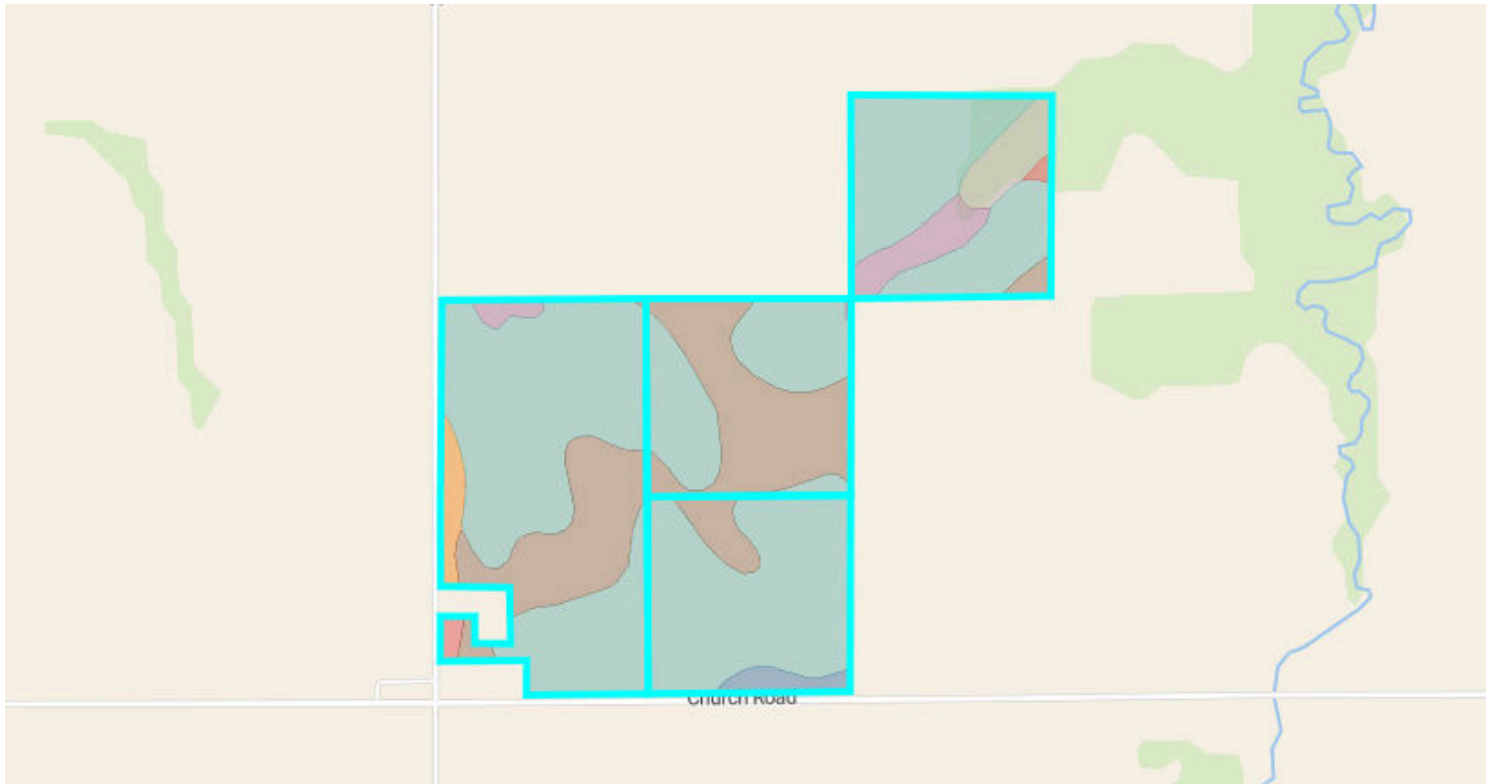
**Assessed Land Year**  
2025

**County Use Description**  
AGRICULTURAL

**Legal Description**  
31-12-11 SW1/4 NE1/4 (40)

# Soils

198.9 Acres, 4 Boundaries



**84.4**/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	68.7%	134.8	3e	4e	85.5
●	8020	Marshall silty clay loam, 2 to 6 percent slopes, eroded	21.5%	42.3	2e	3e	91.3
●	7773	Colo-Nodaway complex, frequently flooded	3.5%	6.8	3w	--	62.8
●	7867	Nodaway silt loam, channeled, frequently flooded	2.7%	5.3	6w	--	51.7
●	7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	1.6%	3.1	2e	3e	59.1

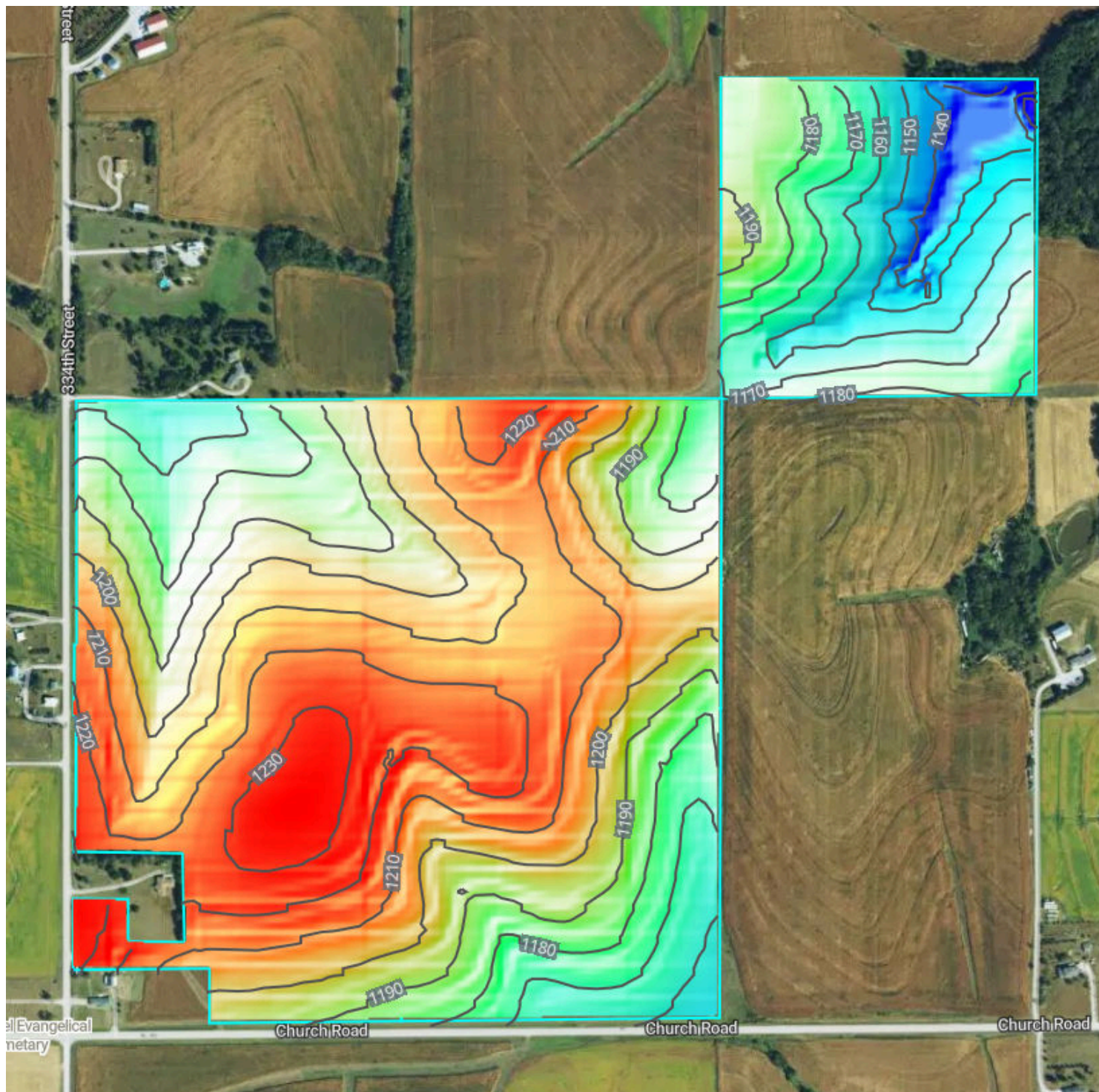
# Soils

198.9 Acres, 4 Boundaries

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7231	Judson silt loam, 2 to 6 percent slopes	1.3%	2.6	2e	--	78
●	7206	Aksarben silty clay loam, 2 to 6 percent slopes	0.5%	0.9	2e	3e	66.4
●	8024	Marshall silty clay loam, 6 to 11 percent slopes	0.2%	0.5	3e	4e	89.2

# Elevation

198.9 Acres, 4 Boundaries



1,114.3 feet

1,236.3 feet

Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 121.9 feet

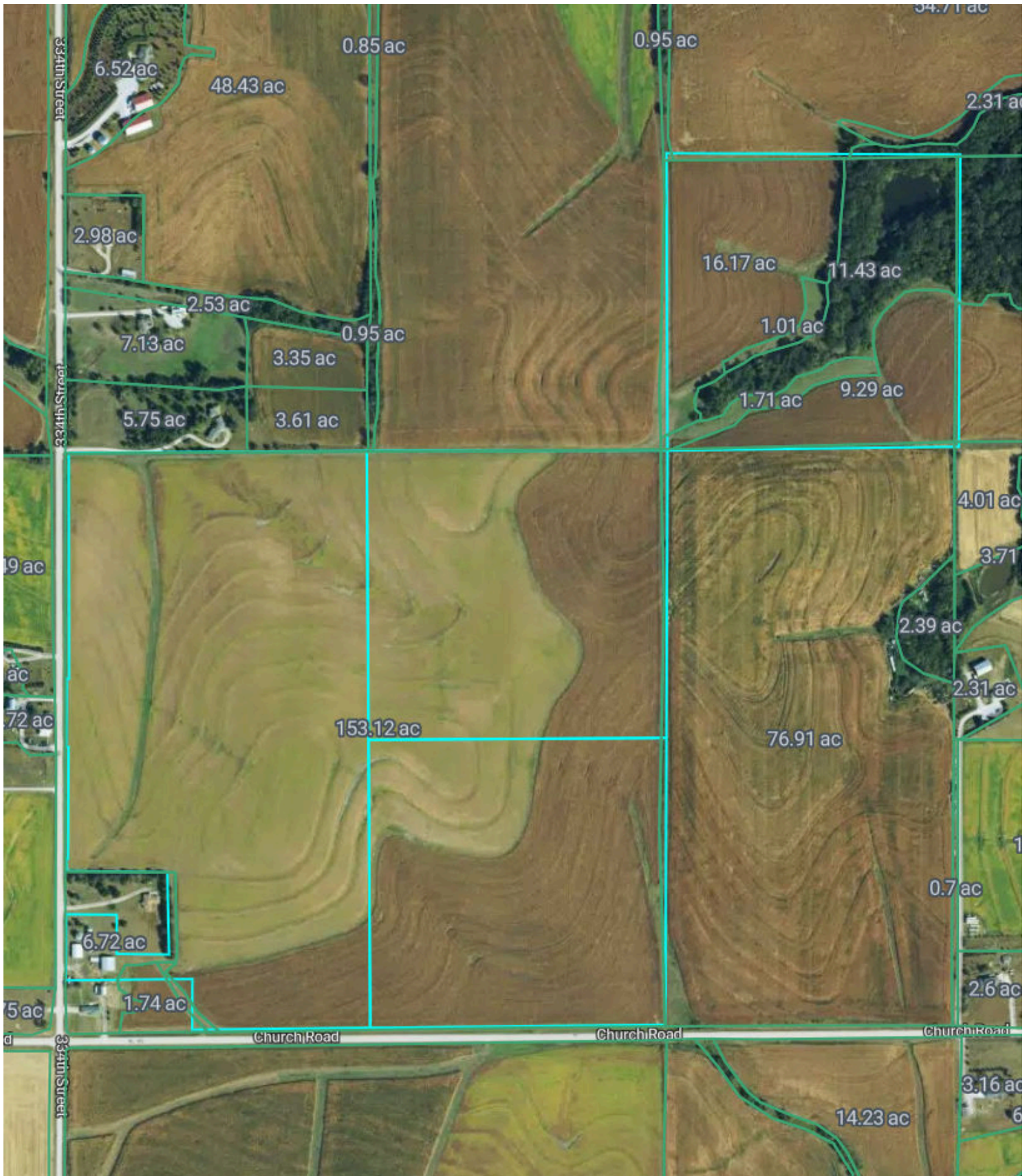
Min: 1114.3 feet

Max: 1236.3 feet

Slope: 5.2%

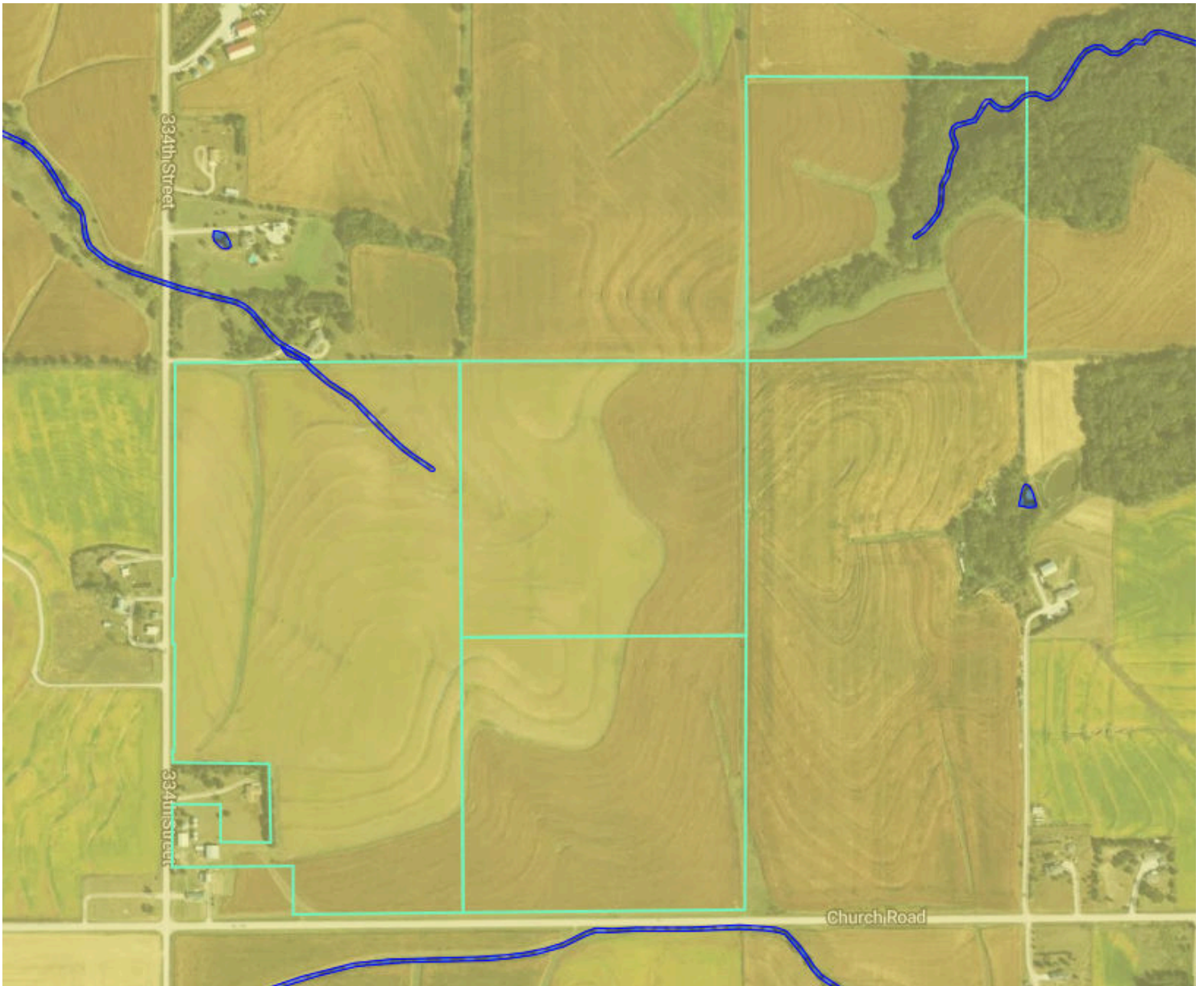
Min: 0%

Max: 28.3%











# Flood (FEMA Report)

198.9 Acres, 4 Boundaries



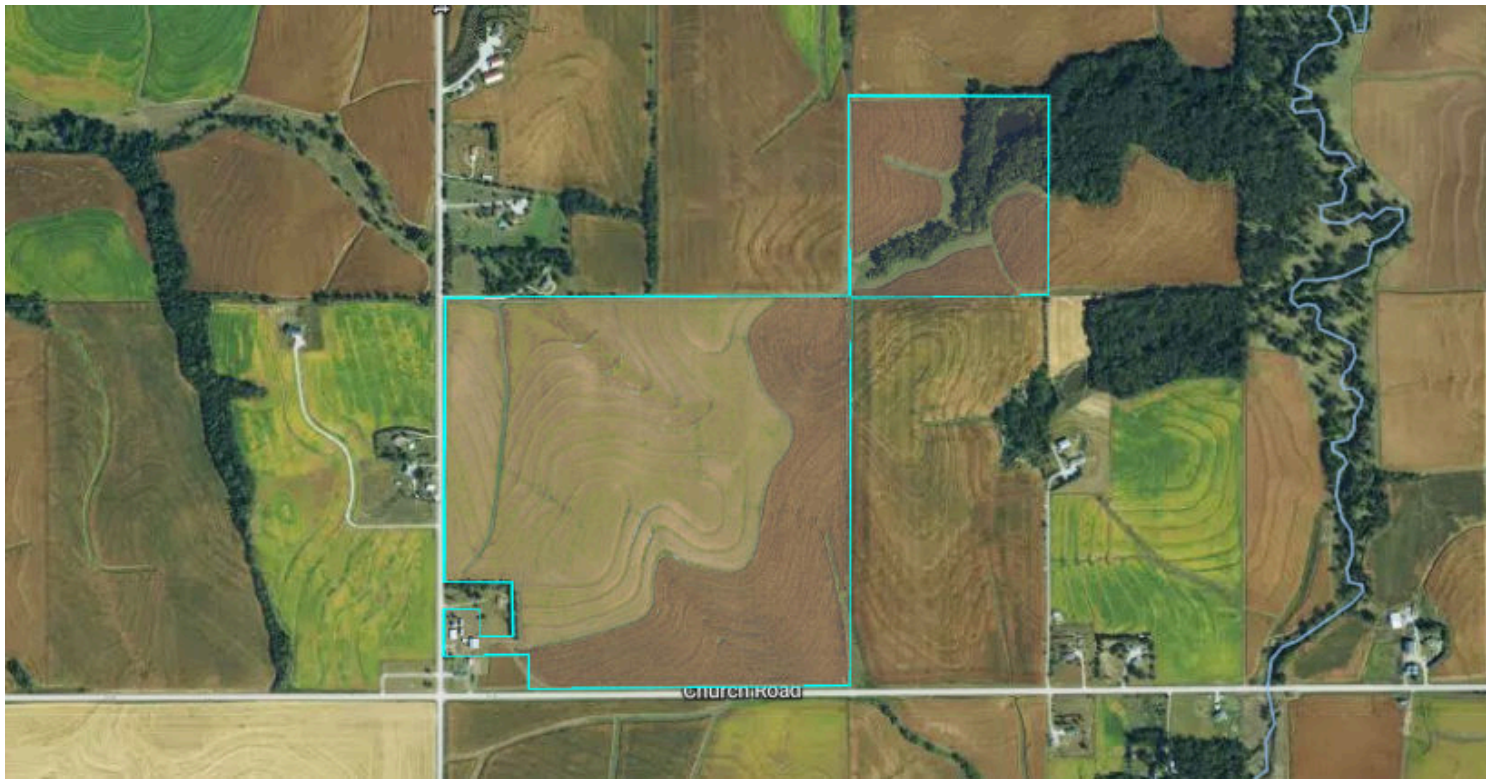
## Flood Zone Hazard

-  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

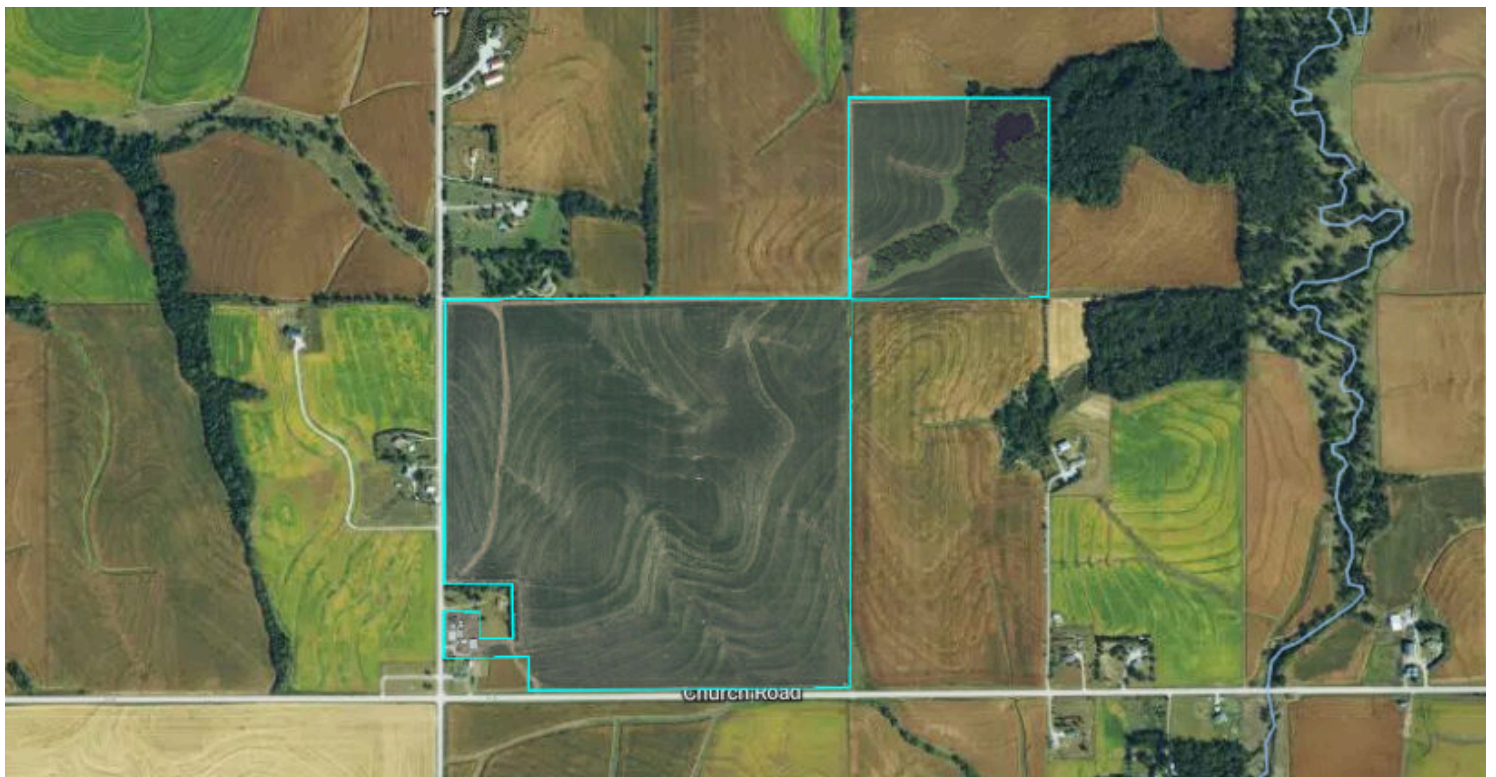
# Historical Imagery

198.9 Acres, 4 Boundaries

2024



2022



# Comparable Sales

## Comparable Sales Summary

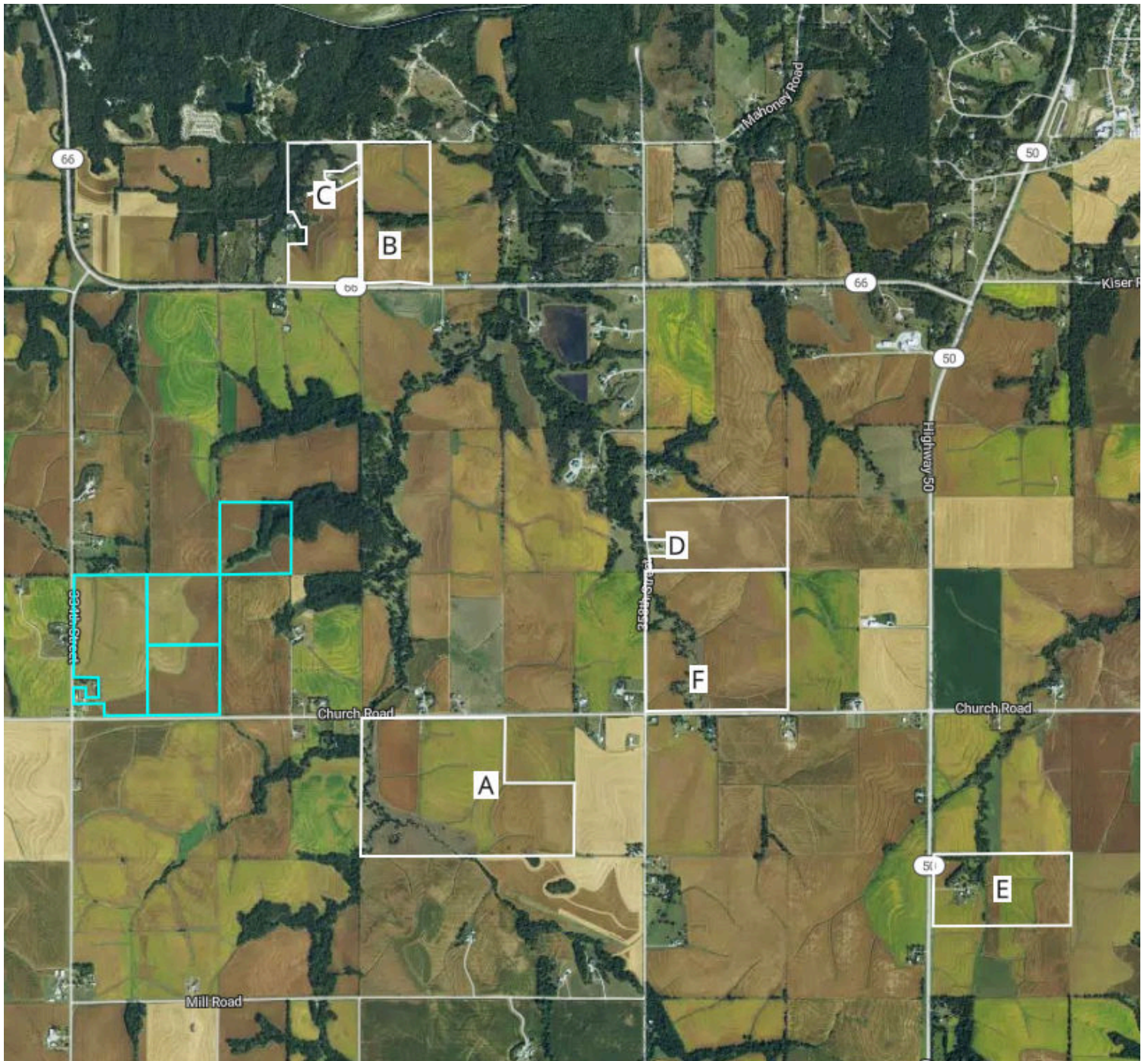
Average \$/Acre:  
\$13,944

Median \$/Acre:  
\$13,697

Min \$/Acre:  
\$12,522

Max \$/Acre:  
\$15,750

Average \$/NCCPI:  
\$178



## Comparable Sales

Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
A	Cass	11-07-24	\$2,793,700	199.55	\$14,000	74.4	\$188
B	Cass	12-02-24	\$1,126,050	75.07	\$15,000	79.5	\$189
C	Cass	10-17-25	\$1,096,987	69.65	\$15,750	74.3	\$212
D	Cass	04-10-23	\$983,060	75.62	\$13,000	86.3	\$151
E	Cass	11-14-24	\$719,000	57.42	\$12,522	74.9	\$167
F	Cass	04-24-25	\$2,136,885	159.53	\$13,395	82.7	\$162

# Comparable Sale A

Cass, NE

199.55 Acres, Sale A (1 of 6)



**County:** Cass

**Lat, Long:** 40.953997, -96.21156

**Acres:** 199.55

**Primary Cover:** Corn

**\$/acre:** \$14,000

**Total \$:** \$2,793,700

**Date Sold:** 11-07-24

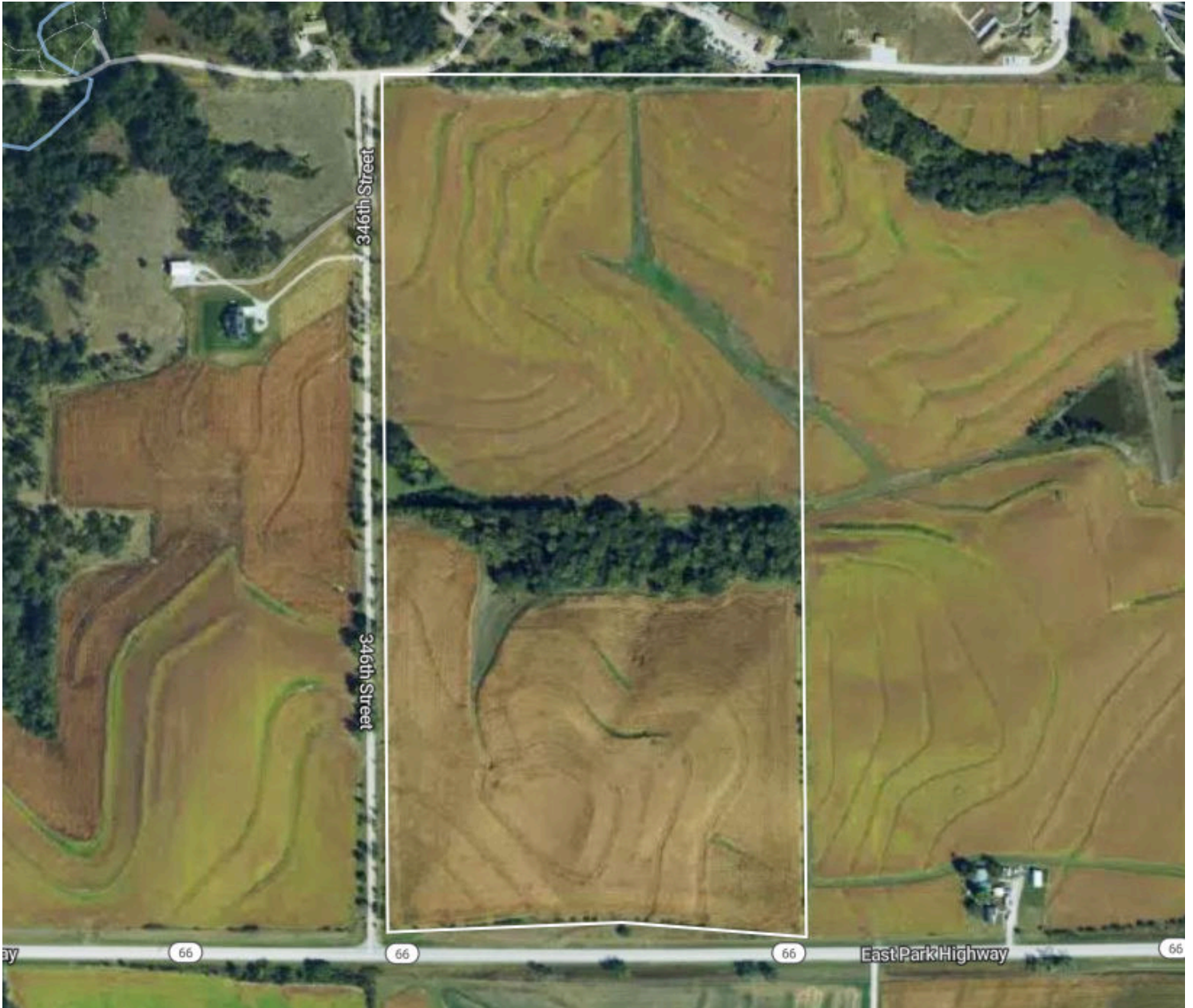
**NCCPI:** 74.4

**\$/NCCPI:** \$188

# Comparable Sale B

Cass, NE

75.07 Acres, Sale B (2 of 6)



**County:** Cass

**Lat, Long:** 40.983173, -96.213989

**Acres:** 75.07

**Primary Cover:** Soybeans

**\$/acre:** \$15,000

**Total \$:** \$1,126,050

**Date Sold:** 12-02-24

**NCCPI:** 79.5

**\$/NCCPI:** \$189

# Comparable Sale C

Cass, NE

69.65 Acres, Sale C (3 of 6)



**County:** Cass

**Lat, Long:** 40.983095, -96.218854

**Acres:** 69.65

**Primary Cover:** Soybeans

**\$/acre:** \$15,750

**Total \$:** \$1,096,987

**Date Sold:** 10-17-25

**NCCPI:** 74.3

**\$/NCCPI:** \$212

# Comparable Sale D

Cass, NE

75.62 Acres, Sale D (4 of 6)



**County:** Cass

**Acres:** 75.62

**\$/acre:** \$13,000

**Total \$:** \$983,060

**Date Sold:** 04-10-23

**NCCPI:** 86.3

**\$/NCCPI:** \$151

**Lat, Long:** 40.966864, -96.192193

**Primary Cover:** Soybeans

# Comparable Sale E

Cass, NE

57.42 Acres, Sale E (5 of 6)



**County:** Cass

**Lat, Long:** 40.948779, -96.173191

**Acres:** 57.42

**Primary Cover:** Soybeans

**\$/acre:** \$12,522

**Total \$:** \$719,000

**Date Sold:** 11-14-24

**NCCPI:** 74.9

**\$/NCCPI:** \$167

# Comparable Sale F

Cass, NE

159.53 Acres, Sale F (6 of 6)



**County:** Cass

**Acres:** 159.53

**\$/acre:** \$13,395

**Total \$:** \$2,136,885

**Date Sold:** 04-24-25

**NCCPI:** 82.7

**\$/NCCPI:** \$162

**Lat, Long:** 40.961439, -96.192423

**Primary Cover:** Corn

**Buyer Name:** CHURCH RD 200 LLC

**Seller Name:** SCHNACKEL MARVEL L