

Overview

Cass, NE • Township: East Rock Bluff
Locations: 28-11N-14E, 21-11N-14E

77.00 acres, 2 selections



Overview 77.00 acres, 2 selections



Cass, NE • Township: East Rock Bluff • Location: 21-11N-14E

Type: Parcel



Acres	Parcel ID Number	Property Address
40.00	130159700	—
Owner 1	Owner 2	Owner Address
LINDA M SUCC SCHOLTING	—	16909 S 138Th St Springfield, NE 68059-4869

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$100,719	\$100,719	—	2024

County Use Description	Legal Description
AGRICULTURAL	21-11-14 SW1/4 SE1/4 (40)

Cass, NE • Township: East Rock Bluff • Location: 28-11N-14E

Type: Parcel



Acres	Parcel ID Number	Property Address
37.00	130397270	—
Owner 1	Owner 2	Owner Address
LINDA M SUCC SCHOLTING	—	16909 S 138Th St Springfield, NE 68059-4869

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$126,144	\$126,144	—	2024

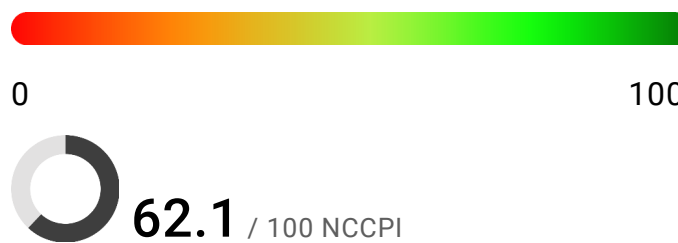
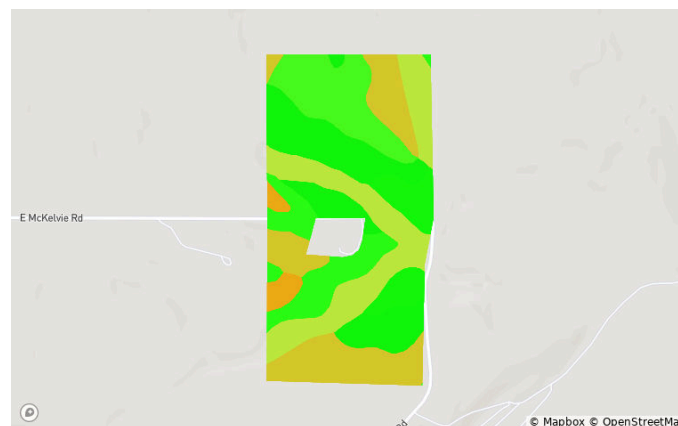
County Use Description	Legal Description
AGRICULTURAL	28-11-14 NW1/4 NE1/4 EXC TL33 (37)

Soils

Cass, NE • Township: East Rock Bluff

Locations: 28-11N-14E, 21-11N-14E

77.00 acres, 2 selections

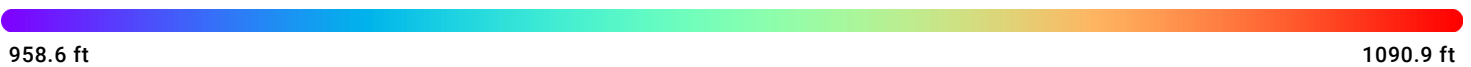
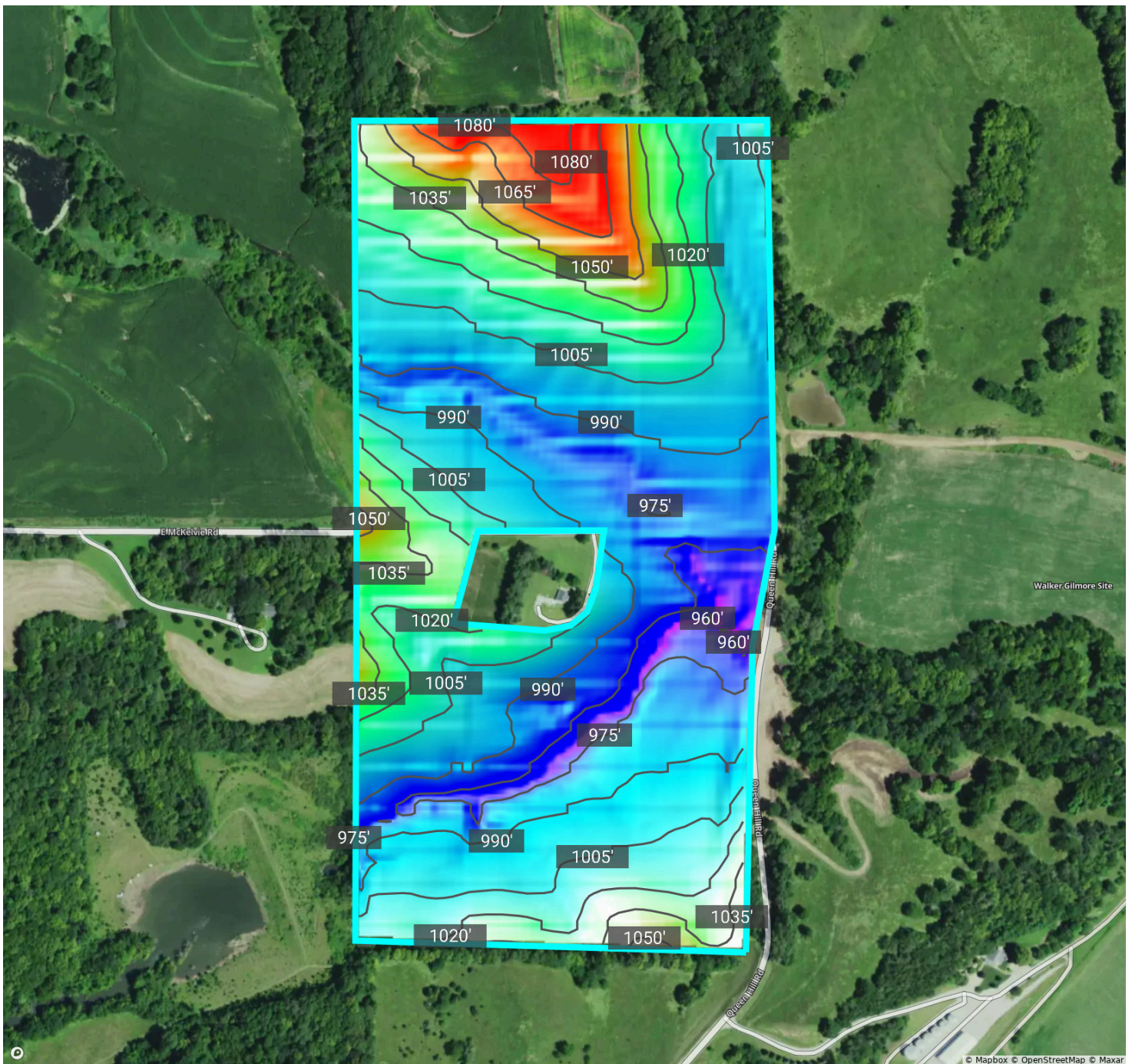


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
8079	Monona silt loam, 6 to 11 percent slopes, eroded	17.4	22.5%	3e	4e	78.5
7867	Nodaway silt loam, channeled, frequently flooded	17.2	22.2%	6w	—	51.7
8073	Monona silt loam, 17 to 30 percent slopes	16.2	20.9%	6e	—	42.2
8092	Monona-Ida silt loams, 11 to 17 percent slopes, eroded	10.5	13.6%	4e	—	69.5
8071	Monona silt loam, 11 to 17 percent slopes, eroded	8.6	11.1%	6e	—	74.0
7231	Judson silt loam, 2 to 6 percent slopes	5.6	7.2%	2e	—	78.0
8007	Ida silt loam, 17 to 30 percent slopes	2.0	2.5%	6e	—	32.9

Elevation

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Source: USGS 3 Meter Dem

Interval: 15.0 ft

Range: 132.2 ft

Min: 958.6

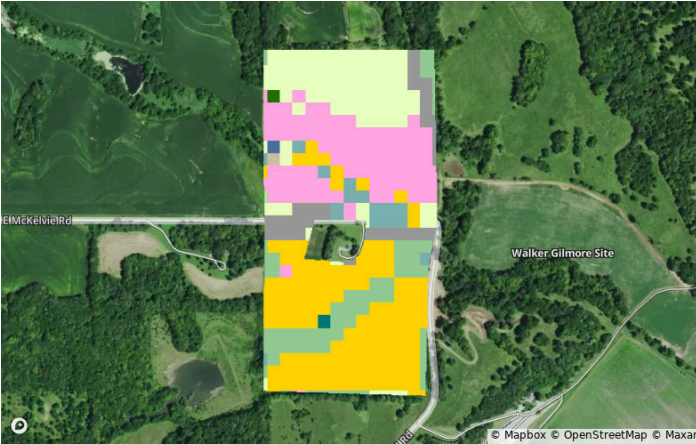
Max: 1090.9

Crop History

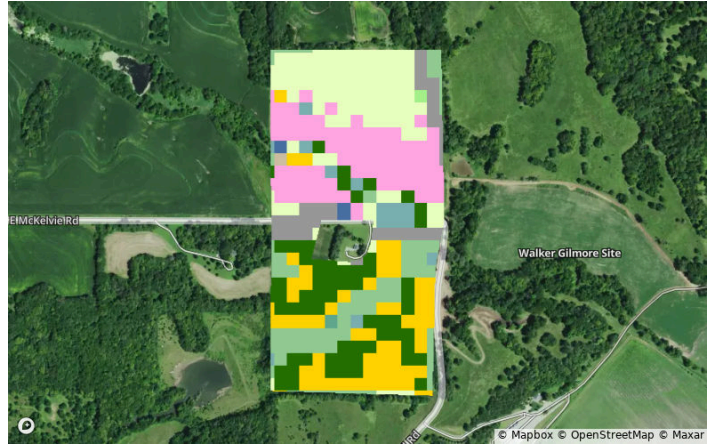
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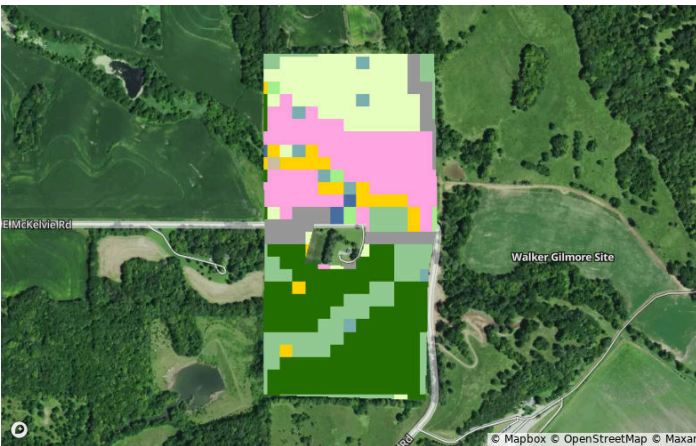
2023



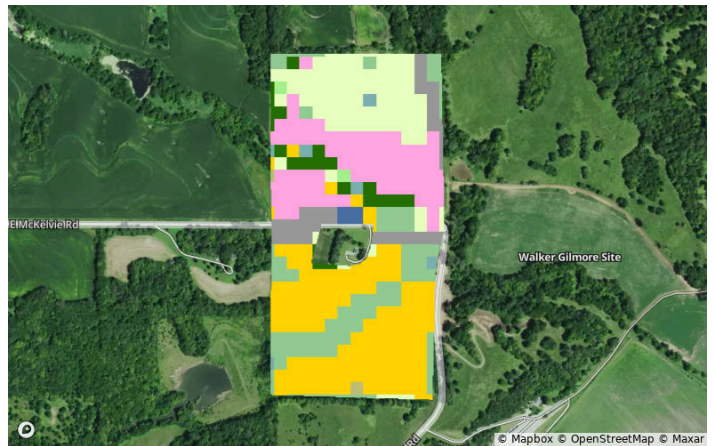
2022



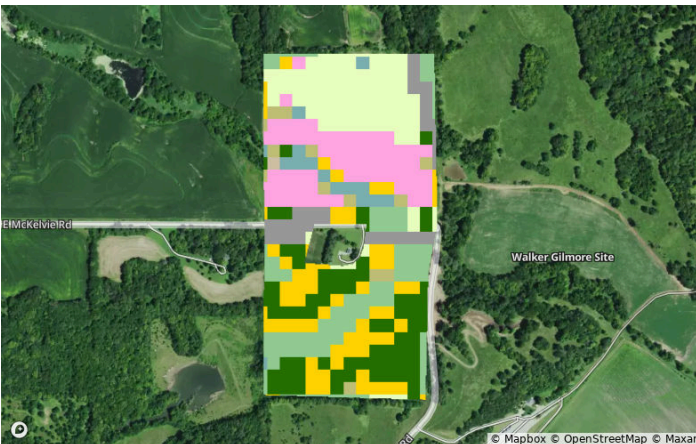
2021



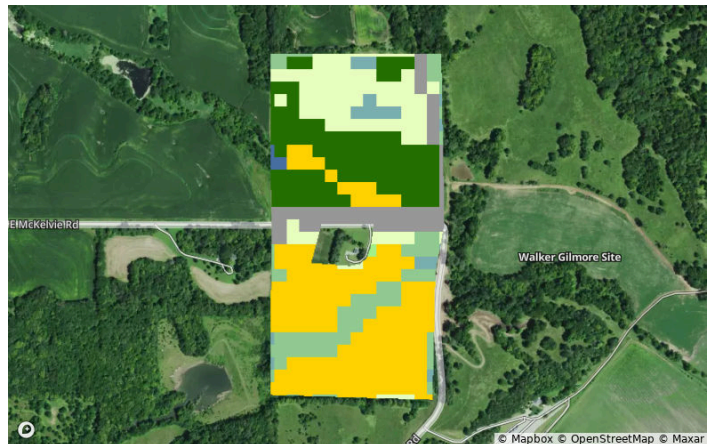
2020



2019



2018



Crop History



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All Selections



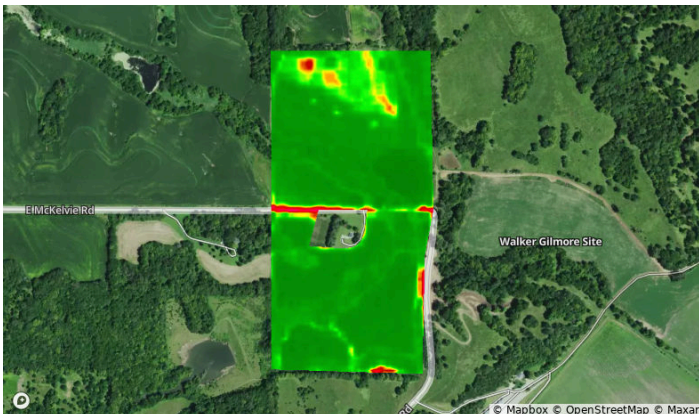
Crop	2023	2022	2021	2020	2019	2018
Corn	31.2%	15.2%	4.6%	29.5%	15.4%	33.9%
Grassland/Pasture	19.8%	20.6%	16.0%	17.6%	17.6%	16.5%
Deciduous Forest	16.0%	17.6%	19.0%	19.5%	19.2%	15.4%
Alfalfa	21.4%	19.2%	19.5%	18.2%	15.4%	0.0%
Soybeans	0.3%	16.0%	29.3%	4.6%	17.6%	21.1%
Other	11.4%	11.4%	11.7%	10.6%	14.6%	13.0%

Vegetation Index (NDVI)

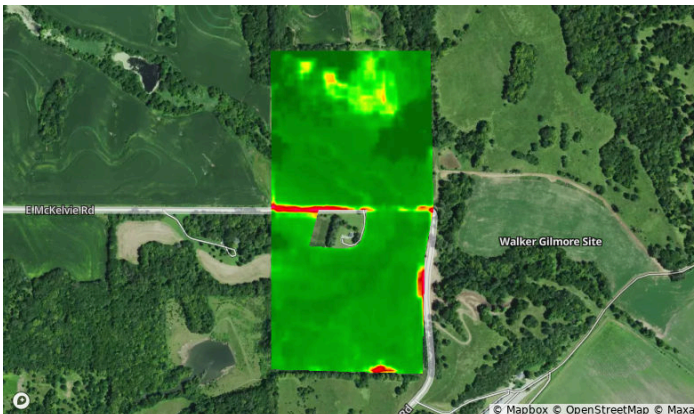
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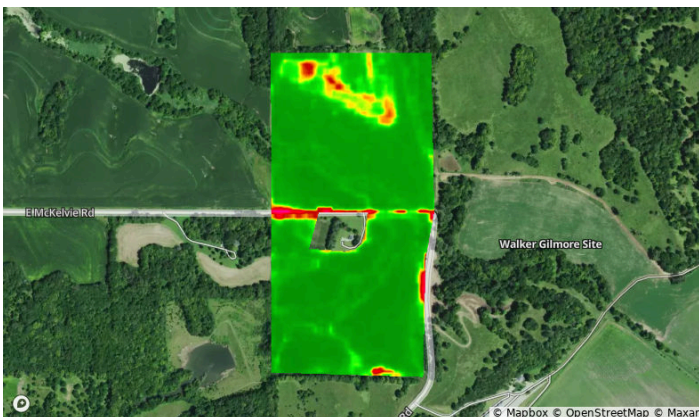
2024



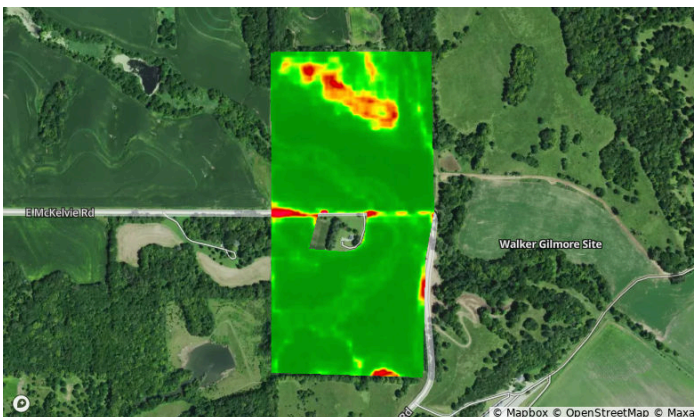
2023



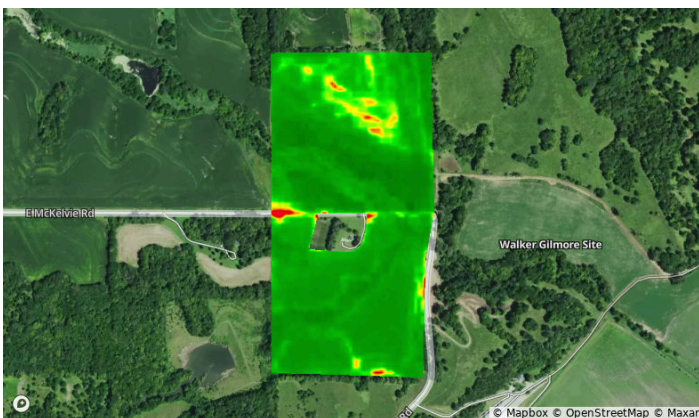
2022



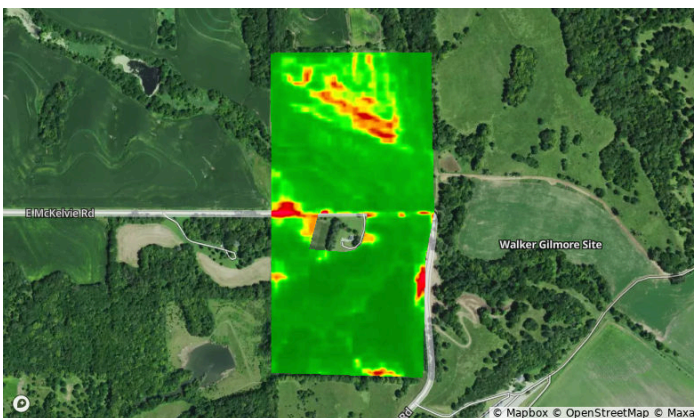
2021



2020



2019



Vegetation Index (NDVI)



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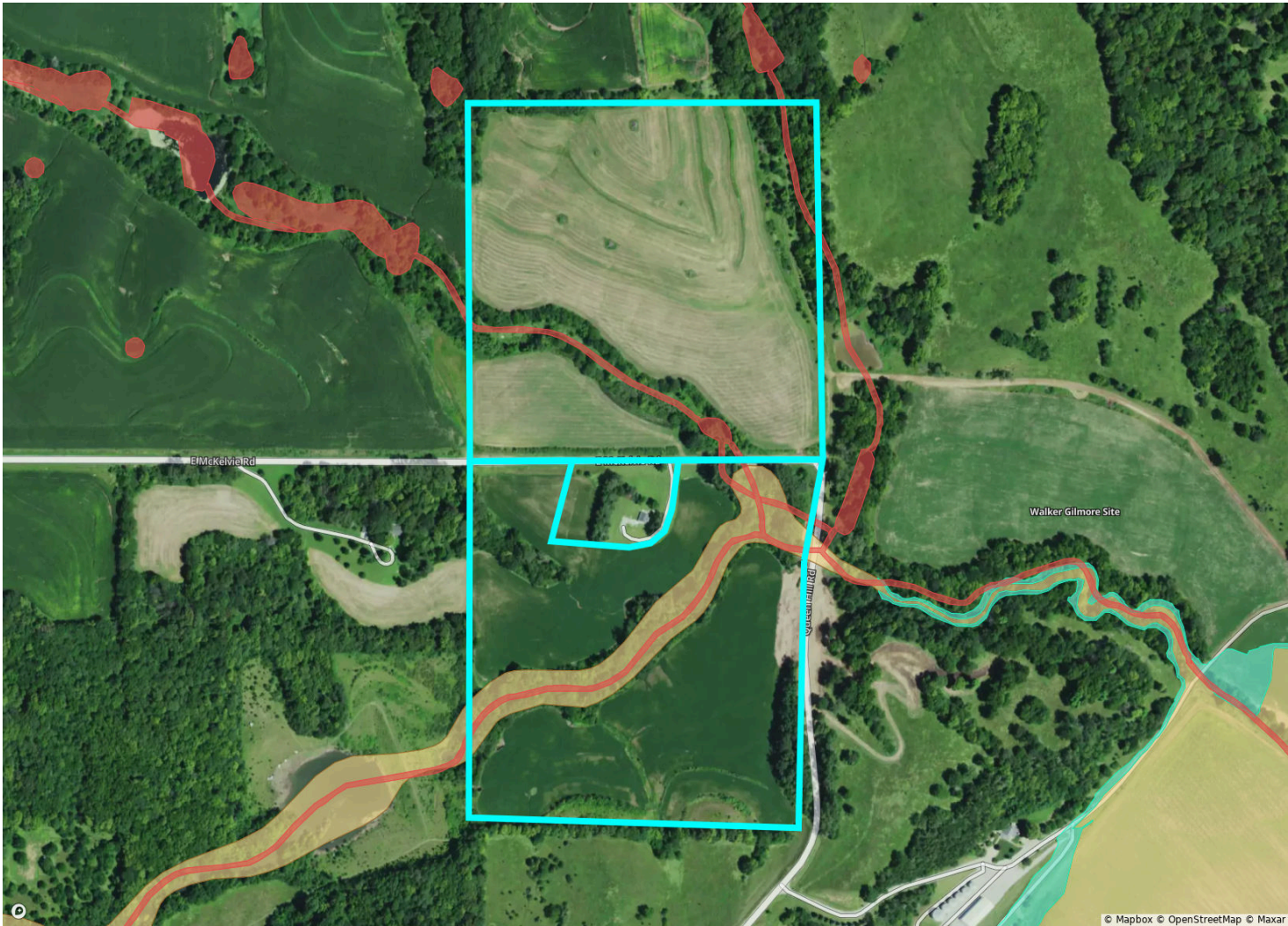
Year	2024	2023	2022	2021	2020	2019
Standard Deviation	6	6	6	6	5	7
Mean	89	90	88	88	89	86
Min	48	45	46	46	55	50
Max	96	100	94	94	97	95

Flood (FEMA Report)



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Flood Hazard Zone		% of Selection	Acres
<div></div>	100 Year Flood Zone (1% annual chance of flooding)	6.9%	5.4
<div></div>	500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
<div></div>	Regulatory Floodway	0.0%	0.0
<div></div>	No Flood Hazard Zone	93.1%	72.1
Wetlands		% of Selection	Acres
<div></div>	Assorted Wetlands	2.6%	2.0










FSA Overview



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CLU		Acres	CLU		Acres	CLU		Acres
1		16.42	4		10.89	7		4.05
2		15.65	5		9.23	8		2.47
3		11.10	6		5.52	9		1.19

FSA Overview



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CLU		Acres
10	\	0.53

Historical Imagery

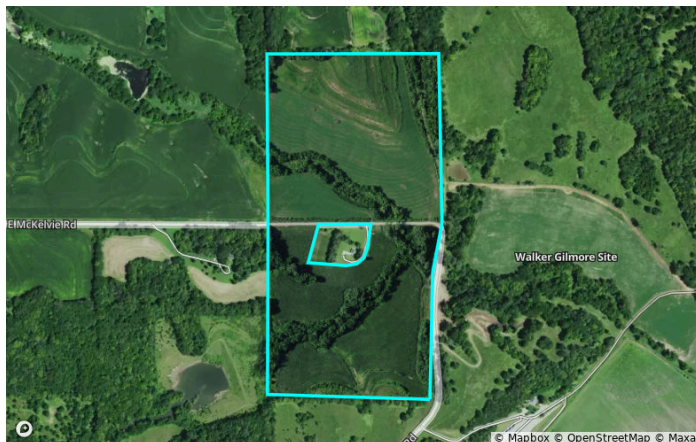
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2022



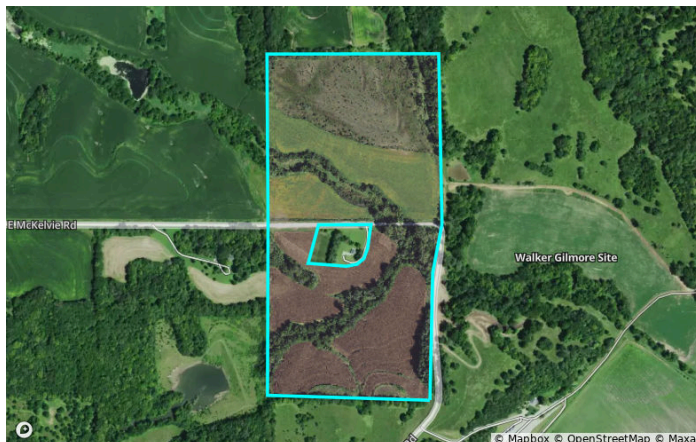
2020



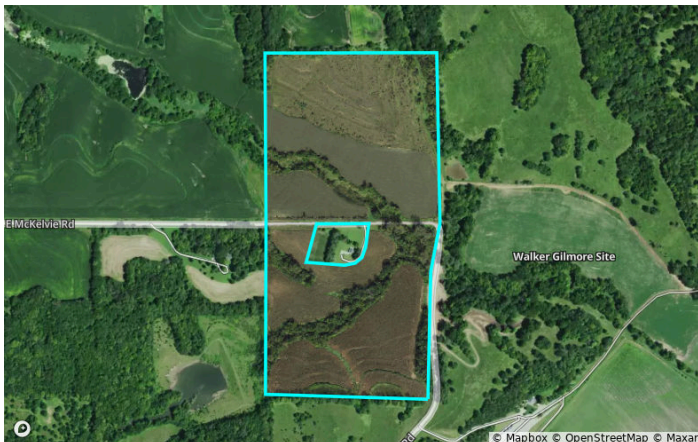
2018



2016



2014



2012



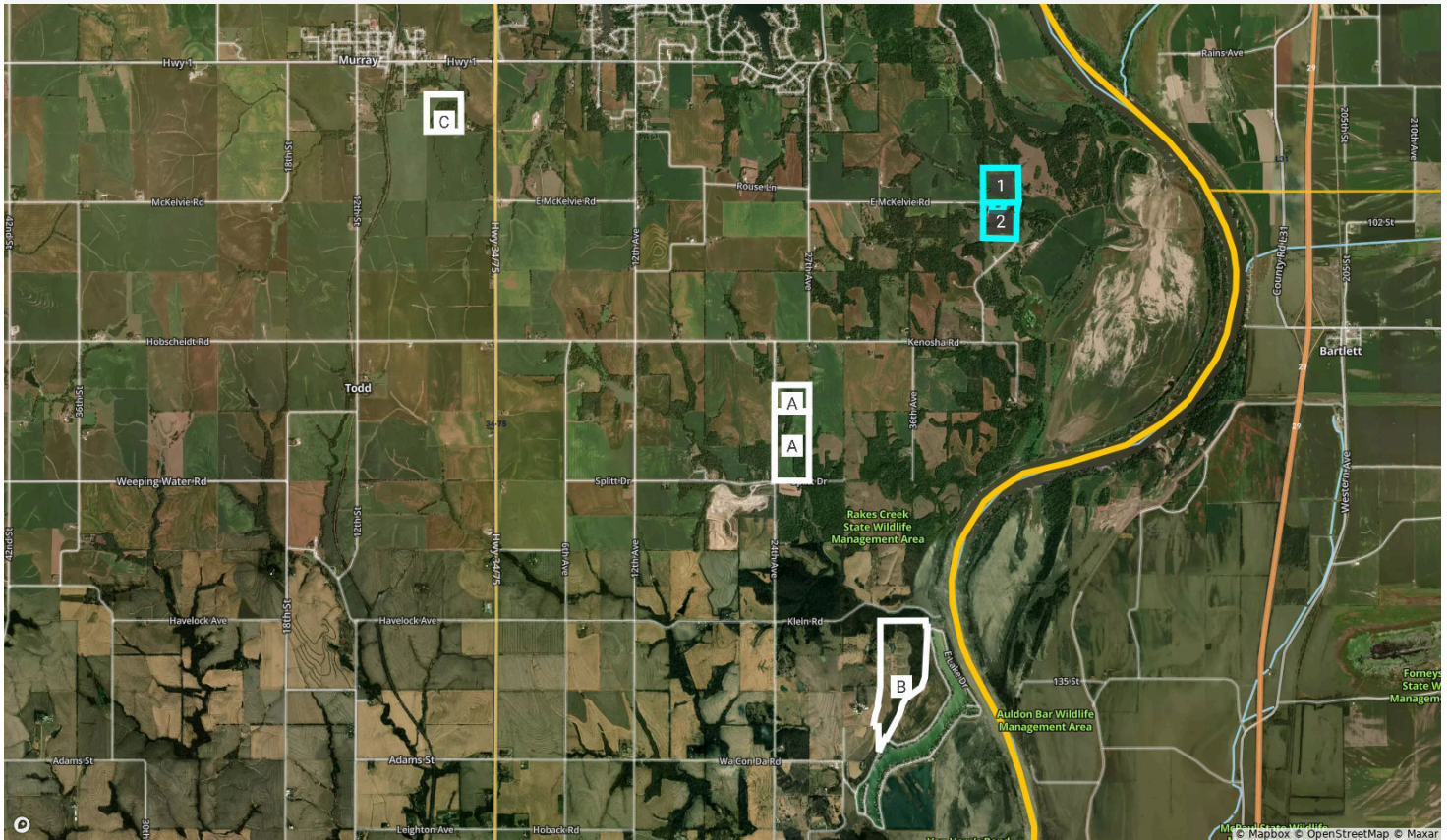
Comparable Sales



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Median \$/acre: **\$9,312** Average \$/acre: **\$8,611** Average \$/NCCPI: **\$128**



Sale(s)	County	Date Sold	Total \$	Acres	\$/acre	NCCPI	\$/NCCPI
A	Cass	02/02/2024	\$1,024,320	110	\$9,312	67.7	\$137
B	Cass	09/29/2023	\$990,710	141	\$7,000	57.0	\$122
C	Cass	03/13/2023	\$400,000	42	\$9,523	76.6	\$124

Comparable Sales



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Saved Selection(s)	County	Acres	NCCPI
1	Cass	40	65.7
2	Cass	37	58.0

Comparable Sale



Cass, NE • Township: East Rock Bluff • Location: 32-11N-14E

110.00 acres, Comparable Sale A (1 of 3)



Acres: 110.00
\$/acre: \$9,312
Total \$: \$1,024,320
Date Sold: 02-02-2024
NCCPI: 67.7
\$/NCCPI: \$137

Primary Crop: Corn
Lat/Long: 40.879488, -95.870578

Comparable Sale



Cass, NE • Township: Liberty • Location: 08-10N-14E

141.53 acres, Comparable Sale B (2 of 3)



Acres: 141.53
\$/acre: \$7,000
Total \$: \$990,710
Date Sold: 09-29-2023
NCCPI: 57.0
\$/NCCPI: \$122

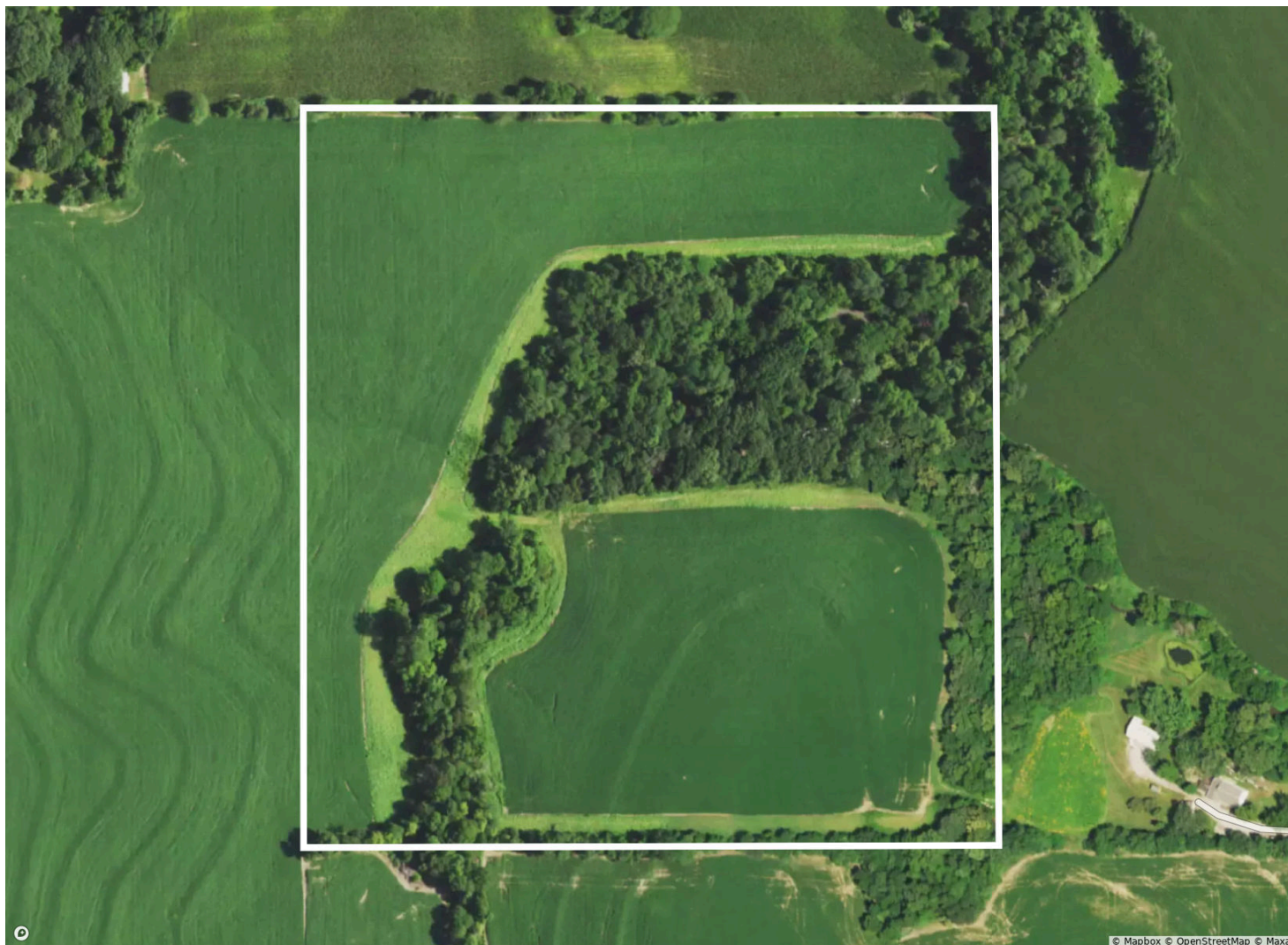
Primary Crop: Deciduous Forest
Lat/Long: 40.849994, -95.855552

Comparable Sale



Cass, NE • Township: West Rock Bluff • Location: 23-11N-13E

42.00 acres, Comparable Sale C (3 of 3)



Acres:	42.00	Primary Crop:	Corn
\$/acre:	\$9,523	Lat/Long:	40.90879, -95.91849
Total \$:	\$400,000	Parcel ID:	130155187
Date Sold:	03-13-2023	Buyer Name:	CROOK AARON M & CINDY J
NCCPI:	76.6	Seller Name:	DRS FARM LLC
\$/NCCPI:	\$124		