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**FOR SALE**

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**234.99 ACRES**

**Omadi Twp.**

**Dakota County, NE**



**712-732-4811**

**[www.stalcupag.com](http://www.stalcupag.com)**

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# FARMLAND FOR SALE

## DAKOTA COUNTY, NEBRASKA OMADI TOWNSHIP

194.99 & 40 surveyed acres

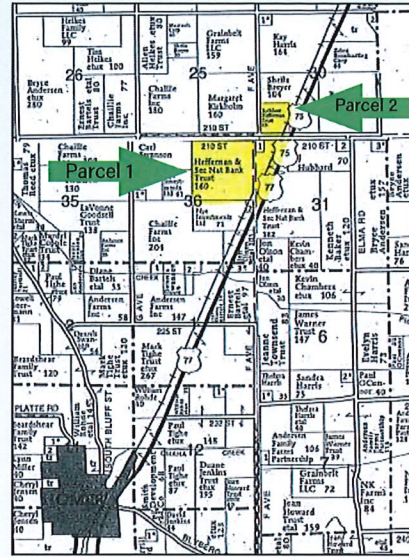
### FARM LOCATION

Halfway between Dakota City and Homer on the west side of Hwy 77 at the intersection with 210th St.

### LEGAL DESCRIPTION

**Parcel 1:** NE 1/4 of Section 36 and all of the NW 1/4 of Section 31 lying west of the railroad and Hwy 77 all in T28N, R9E of the 6th P.M., Dakota County, NE.

**Parcel 2:** SW 1/4 SW 1/4 of Section 30-T28N-R9E of the 6th P.M. lying west of the railroad.

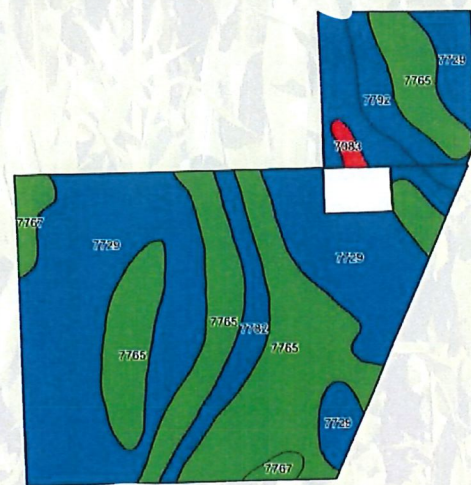


### Hillary H. Hughes, Owner/Seller

Here is a rare offering of well-located, high-quality cropland on the bottomlands of Dakota County. This property has been in the Heffernan family for years. Located halfway between Dakota City and Homer along the west side of Highway 77, Parcel 1 includes 194.99 surveyed acres which is nearly all-tillable. Soils are a high-quality blend with Blencoe and Blyburg accounting for nearly 90% of the cropland acres. This has been a high-yielding field which could be enhanced with some drainage improvement. Parcel 2 is 40 acres with 37.61 acres enrolled in CRP at \$347.64 per acre through September 30, 2027. This tract also includes an acre of mature trees in the southwest corner, offering wildlife habitat plus a great income stream. Check this out today!

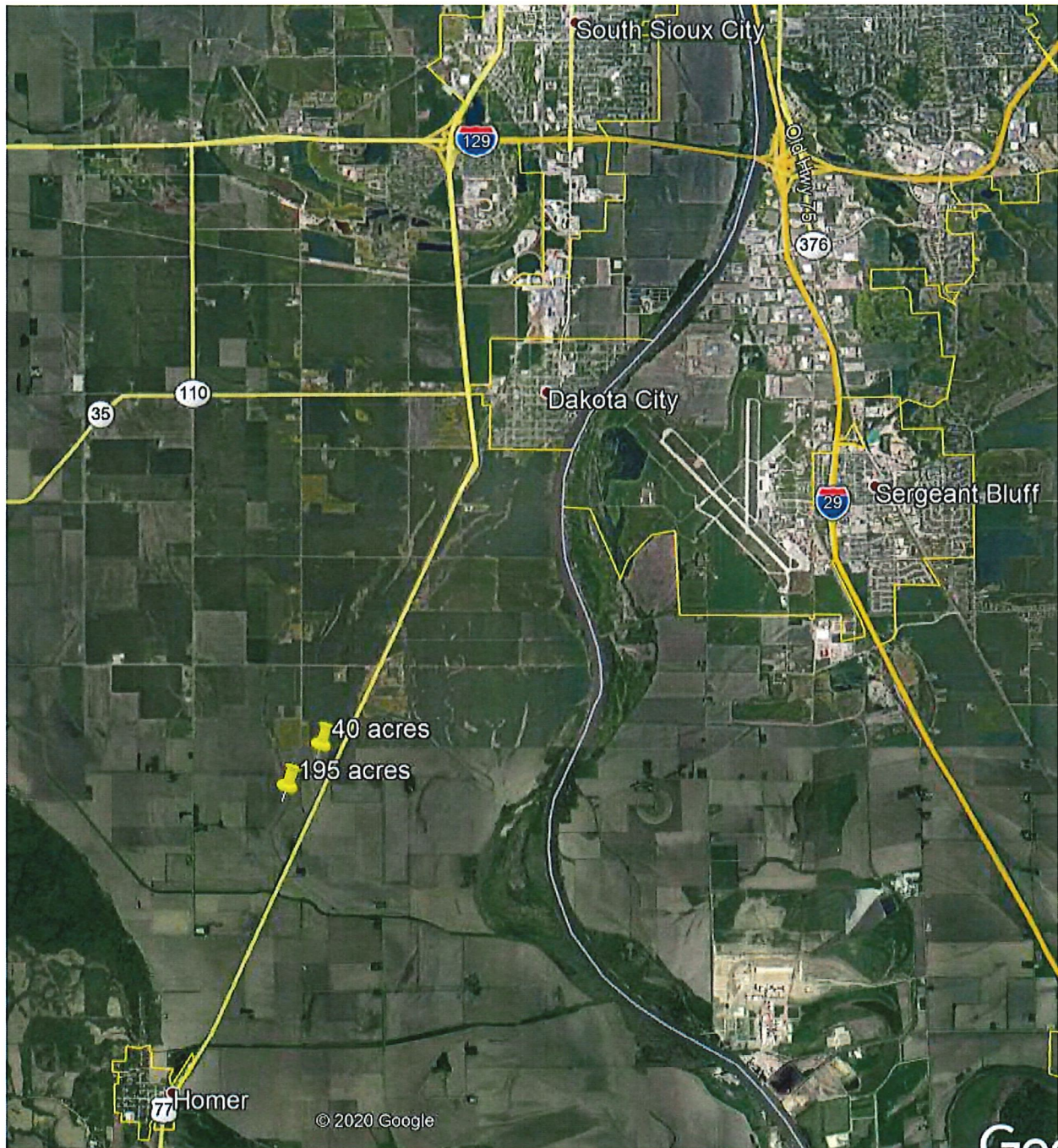
### Terms

- \*The buyer(s) will be expected to pay 10% cash down payment upon accepted offer and the balance at closing when clear and merchantable title will be given.
- \*Closing is scheduled for 60 days after an accepted offer. Real estate taxes pro-rated to date of closing.
- \*Possession is given at closing, subject to current tenant's lease expiring February 28, 2021.
- \*The sellers will retain the right to refuse any or all offers.
- \*Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.



For more information visit our website [stalcupag.com](http://stalcupag.com) or contact Dennis Reyman or Kent Smith at (712) 732-4811 or evenings at (712) 299-3839 (Dennis)

## Location Map



3 miles north of Homer on Highway 77 to 210<sup>th</sup> Street, or  
3.8 miles southwest of the Dakota City stoplight on Highway 77 to 210<sup>th</sup> Street  
(Only the land on the west side of Highway 77 is for sale)



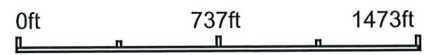
### 2020 Aerial Photo



©2020 AgriData, Inc.



Map Center: 42.362974, -96.464998



**36-28N-8E**  
**Dakota County**  
**Nebraska**



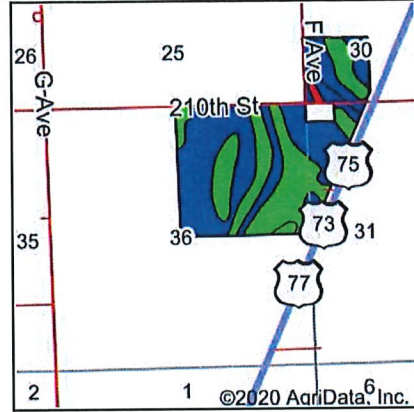
12/10/2020



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



### Soil Map



State: **Nebraska**  
 County: **Dakota**  
 Location: **36-28N-8E**  
 Township: **Omadi**  
 Acres: **235.06**  
 Date: **12/10/2020**



Soils data provided by USDA and NRCS.

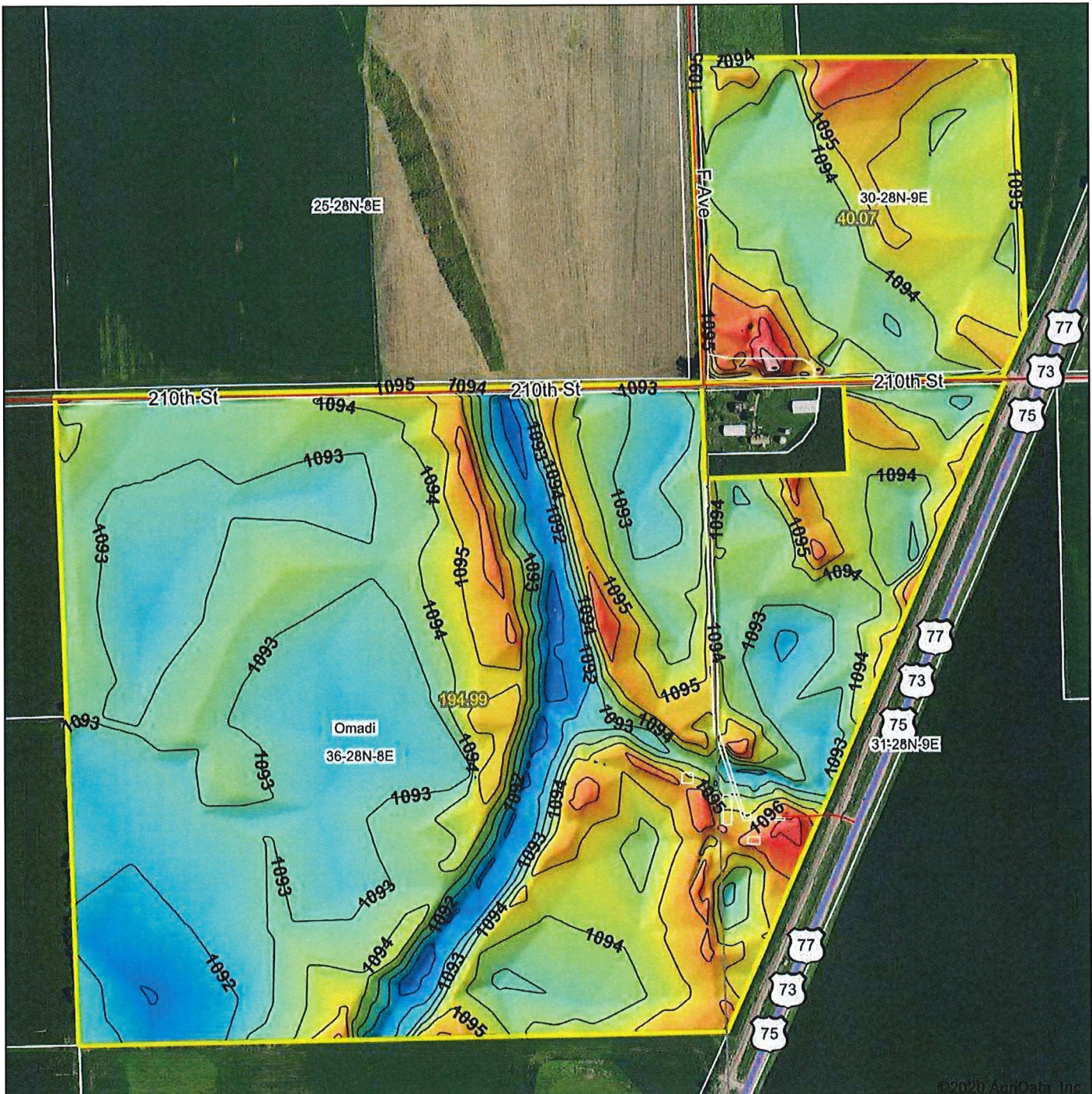
Area Symbol: NE043, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	SRPG	Corn	Soybeans
7729	Blencoe silty clay, rarely flooded	119.76	50.9%		IIw	50	109	36
7765	Blyburg silt loam, rarely flooded	84.65	36.0%		I	57	126	40
7782	Forney soils, swales, rarely flooded	12.40	5.3%		IIIw	36	92	32
7792	Luton silty clay, thin surface, rarely flooded	10.43	4.4%		IIIw	38	98	36
7767	Blyburg silty clay loam, rarely flooded	6.30	2.7%		I	56	121	40
7083	Sarpy loamy fine sand, occasionally flooded	1.52	0.6%		IVs	23	40	13
<b>Weighted Average</b>						<b>51.2</b>	<b>113.6</b>	<b>37.2</b>

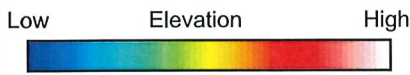
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

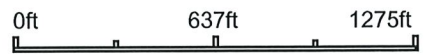
# Topography & Elevation



©2020 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 1  
 Min: 1,090.2  
 Max: 1,099.3  
 Range: 9.1  
 Average: 1,093.6  
 Standard Deviation: 1.21 ft



**Stalcup**  
 Ag Service

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2020 www.AgriDataInc.com  
 Field borders provided by Farm Service Agency as of 5/21/2008.



**36-28N-8E**  
**Dakota County**  
**Nebraska**

12/10/2020  
 map center: 42.362974, -96.464998



# 4 Year Crop History



Owner/Operator: Hillary Hughes

Date: 12/10/2020

Address:

Farm Name:

Address:

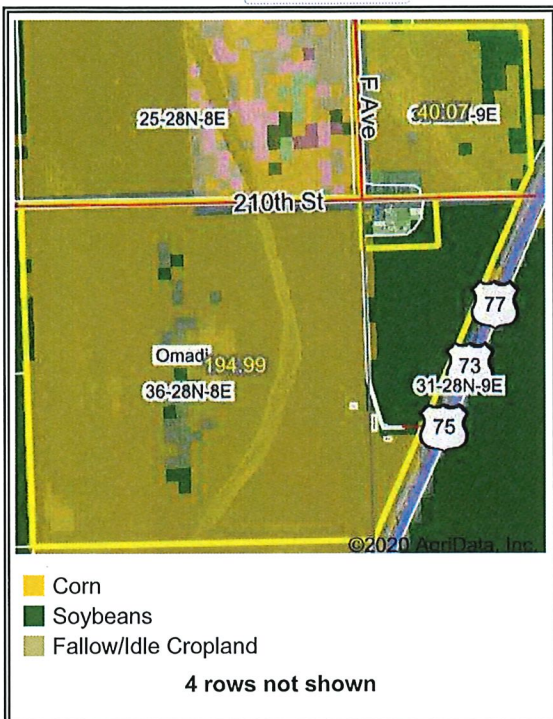
Field ID:

Phone:

Acct. #:

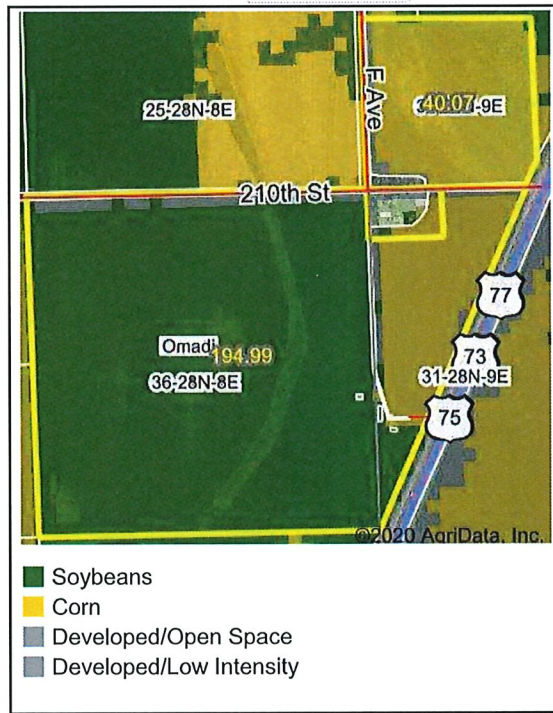
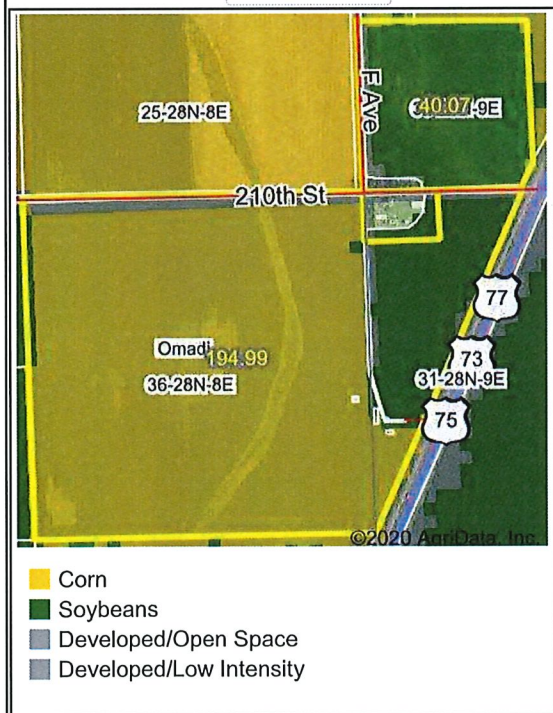
Crop Year: 2019

Crop Year: 2018



Crop Year: 2017

Crop Year: 2016



Map Center: 42.362974, -96.464998

State: NE County: Dakota

Legal: 36-28N-8E Twnshp: Omadi

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.





This form is available electronically.

<b>CRP-1</b> (10-22-15)  <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	1. ST. & CO CODE & ADMIN. LOCATION  19 193	2. SIGN-UP NUMBER  48
	3. CONTRACT NUMBER  11386	4. ACRES FOR ENROLLMENT  37.61
7A. COUNTY OFFICE ADDRESS (Include Zip Code) WOODBURY COUNTY FARM SERVICE AGENCY 204 1ST ST. SUITE C2 SERGEANT BLUFF, IA 51054-0000	5. FARM NUMBER  0007189	6. TRACT NUMBER(S)  0013166
7B. TELEPHONE NUMBER (Include Area Code): (712) 943-2727	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 12-1-2016 9-30-2027

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. **BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2G; or CRP-2G.**

10A. Rental Rate Per Acre <b>KA \$ 347.64 SNB/HG</b>	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment <b>\$ 13,075</b>	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment \$	0013166	0001	CP42	37.61	19,933
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					

**12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)**

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): KATHLEEN HEFFERNAN STALCUP AG SERVICE PO BOX 67 STORM LAKE, IA 50588-0067	(2) SHARE  50.00%	(3) SIGNATURE  <i>Kathleen Heffernan</i>	(4) DATE (MM-DD-YYYY)  08/26/16
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): CONNIE HUGHES TRUST STALCUP AG SERVICES PO BOX 67 STORM LAKE, IA 50588-0067	(2) SHARE  50.00%	(3) SIGNATURE  The Security National Bank of Sioux City Iowa, Trustee of Connie Hughes Trust by <i>Janine F. Johnson</i>	(4) DATE (MM-DD-YYYY)  8/2/16
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE  %	(3) SIGNATURE  KATHLEEN RAGNON, Wealth Management Advisor	(4) DATE (MM-DD-YYYY)

<b>13. CCC USE ONLY</b>	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5-USA 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

Original - County Office Copy
  Owner's Copy
  Operator's Copy

RW 5-12-16  
 RP 5/12/16