

# Overview

Cass, NE • Township: Avoca • Location: 25-10N-12E

73.00 acres, 1 selection



# Overview 73.00 acres, 1 selection



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Type: Parcel



**Acres**  
73.00

**Parcel ID Number**  
130133418

**Property Address**  
—

**Owner 1**  
LANCE ROSS

**Owner 2**  
ROSS SONJA

**Owner Address**  
2703 Highway 1  
Murray, NE 68409-1811

**Total Assessed Value**  
\$319,799

**Assessed Land Value**  
\$319,799

**Assessed Improvement Value**  
—

**Assessed Year**  
2023

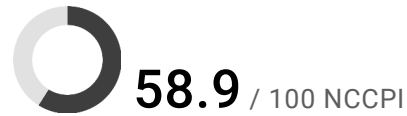
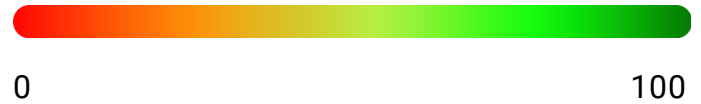
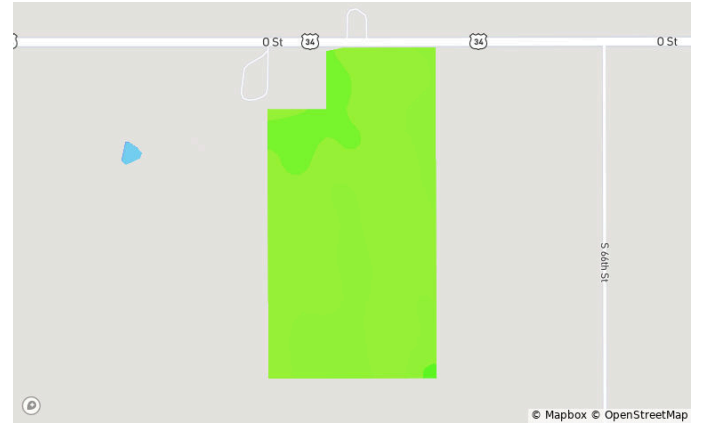
**County Use Description**  
AGRICULTURAL

**Legal Description**  
25-10-12 W1/2 NW1/4 EXC TL4 & HWY (73)

# Soils

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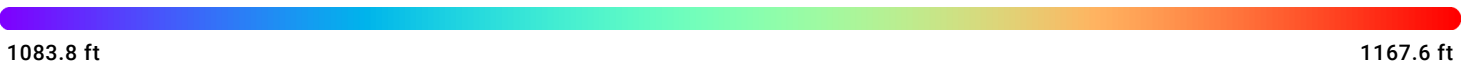
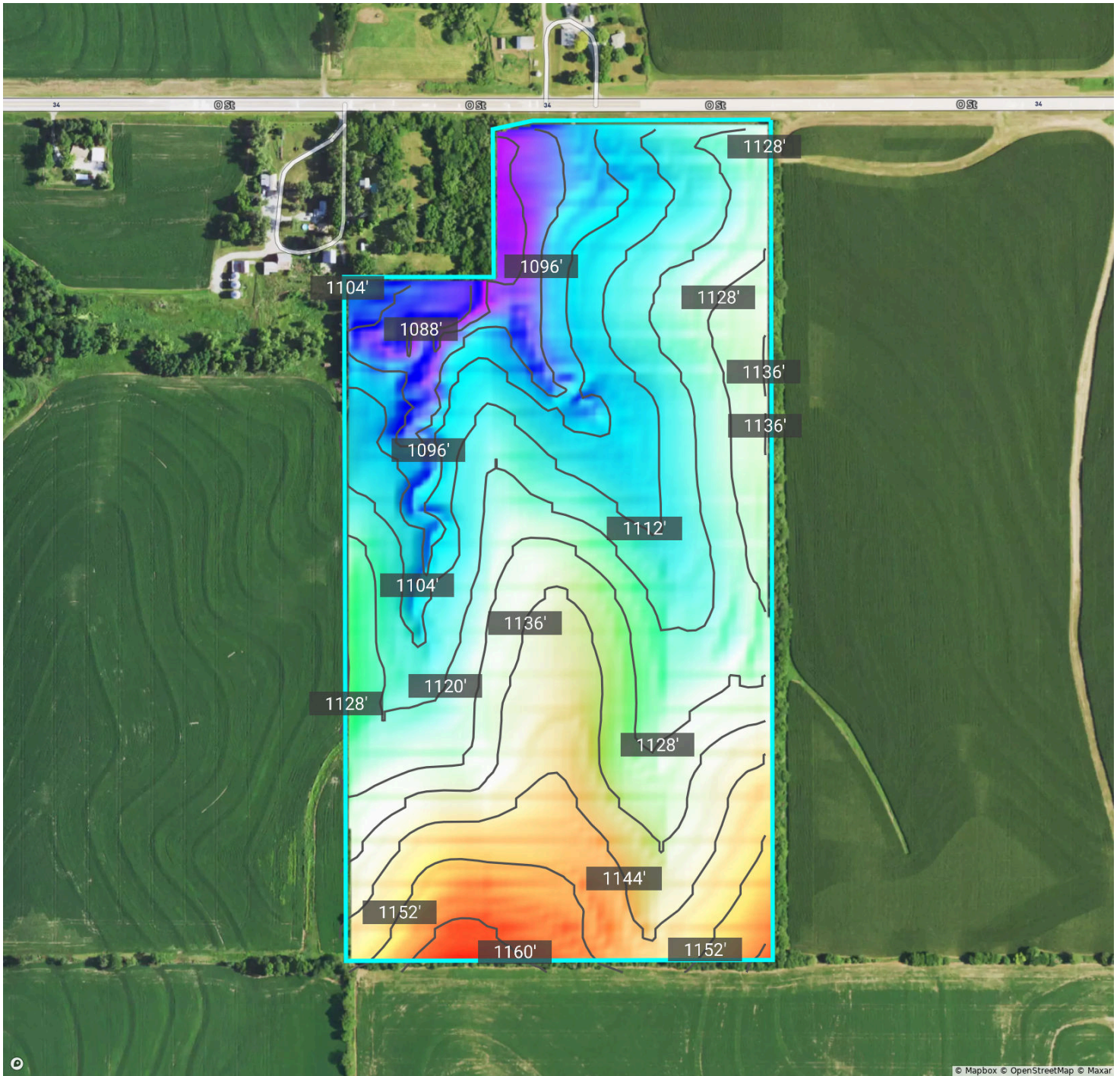


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
● 7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	49.0	66.7%	3e	4e	58.3
● 7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	17.5	23.8%	2e	3e	59.1
● 7773	Colo-Nodaway complex, frequently flooded	6.8	9.2%	3w	—	62.8
● 7206	Aksarben silty clay loam, 2 to 6 percent slopes	0.2	0.3%	2e	3e	66.4

# Elevation

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Source: USGS 3 Meter Dem      Interval: 8.0 ft      Range: 83.7 ft      Min: 1083.8      Max: 1167.6

# Crop History

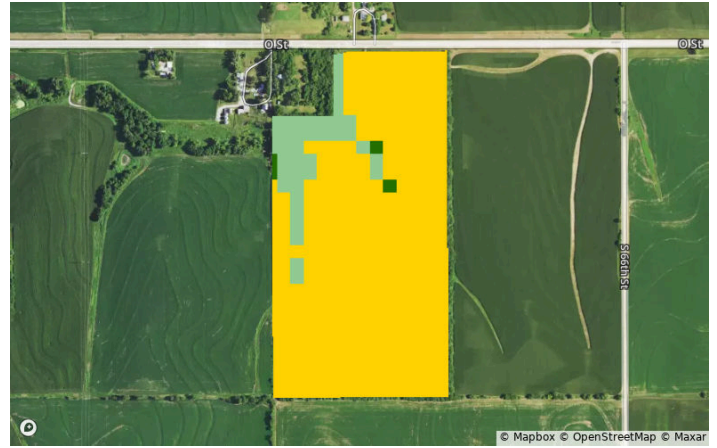
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2023



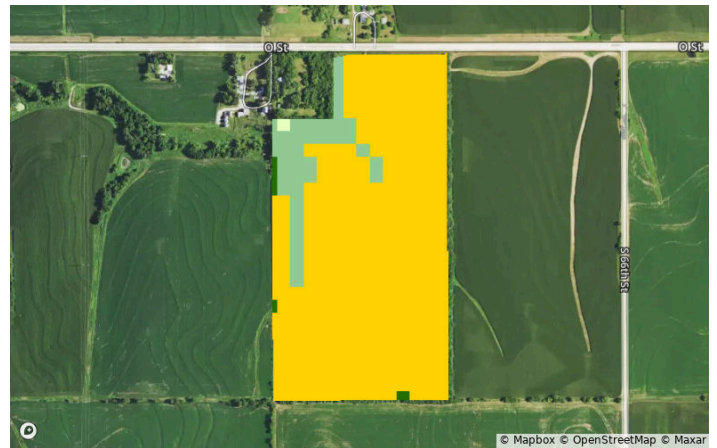
2022



2021



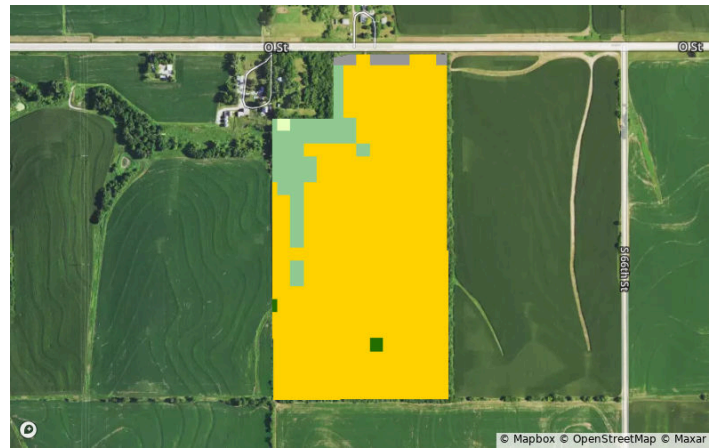
2020



2019



2018



# Crop History



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## All Selections



Crop	2023	2022	2021	2020	2019	2018
Corn	0.3%	90.1%	3.5%	89.5%	8.9%	88.8%
Soybeans	90.4%	1.0%	87.2%	1.3%	82.1%	0.6%
Deciduous Forest	8.9%	8.9%	8.9%	8.9%	8.9%	8.6%
Developed/Open Space	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%
Other	0.3%	0.0%	0.3%	0.3%	0.0%	0.3%

# Flood (FEMA Report)

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## Flood Hazard Zone

	% of Selection	Acres
<span style="color: yellow;">●</span> 100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
<span style="color: cyan;">●</span> 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
<span style="color: purple;">●</span> Regulatory Floodway	0.0%	0.0
<span style="color: black;">○</span> No Flood Hazard Zone	100.0%	73.5

## Wetlands

	% of Selection	Acres
<span style="color: red;">●</span> Assorted Wetlands	1.9%	1.4

# FSA Overview

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CLU	Acres	CLU	Acres	CLU	Acres
1	30.03	4	7.40	7	0.74
2	20.01	5	3.12		
3	10.98	6	0.83		



# Historical Imagery

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2022



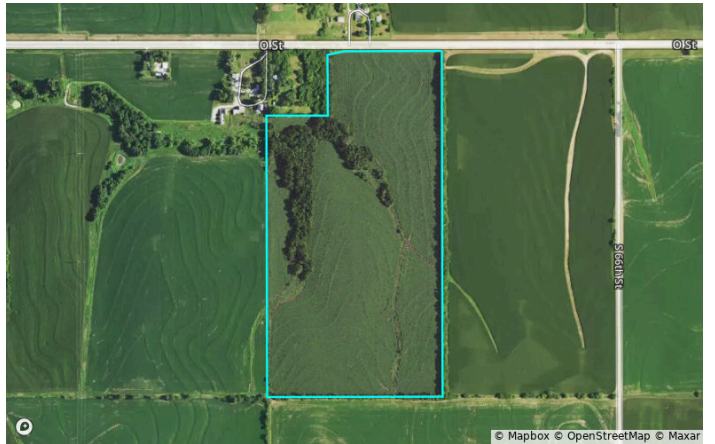
2020



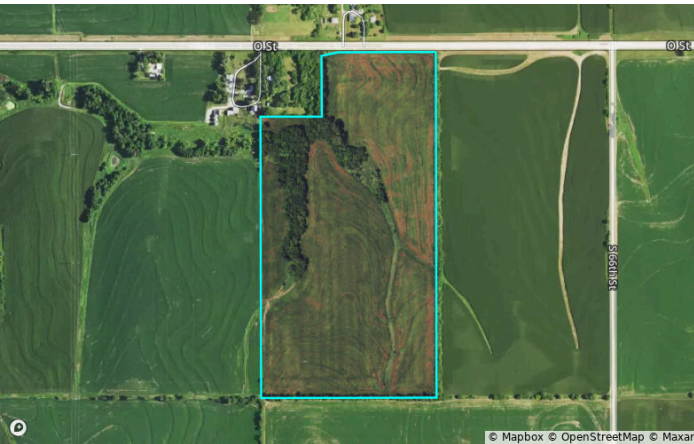
2018



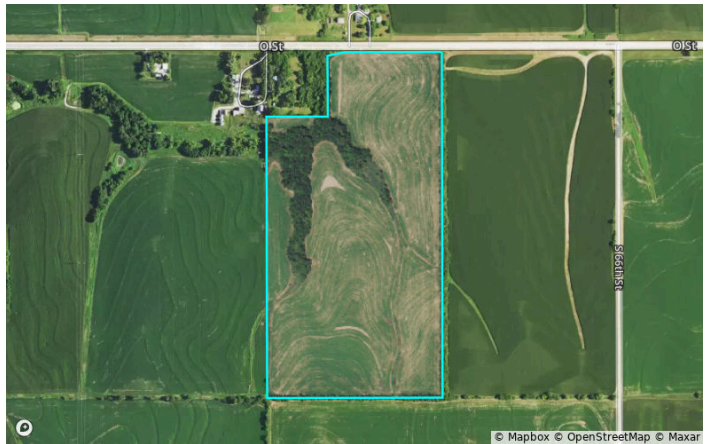
2016



2014



2012



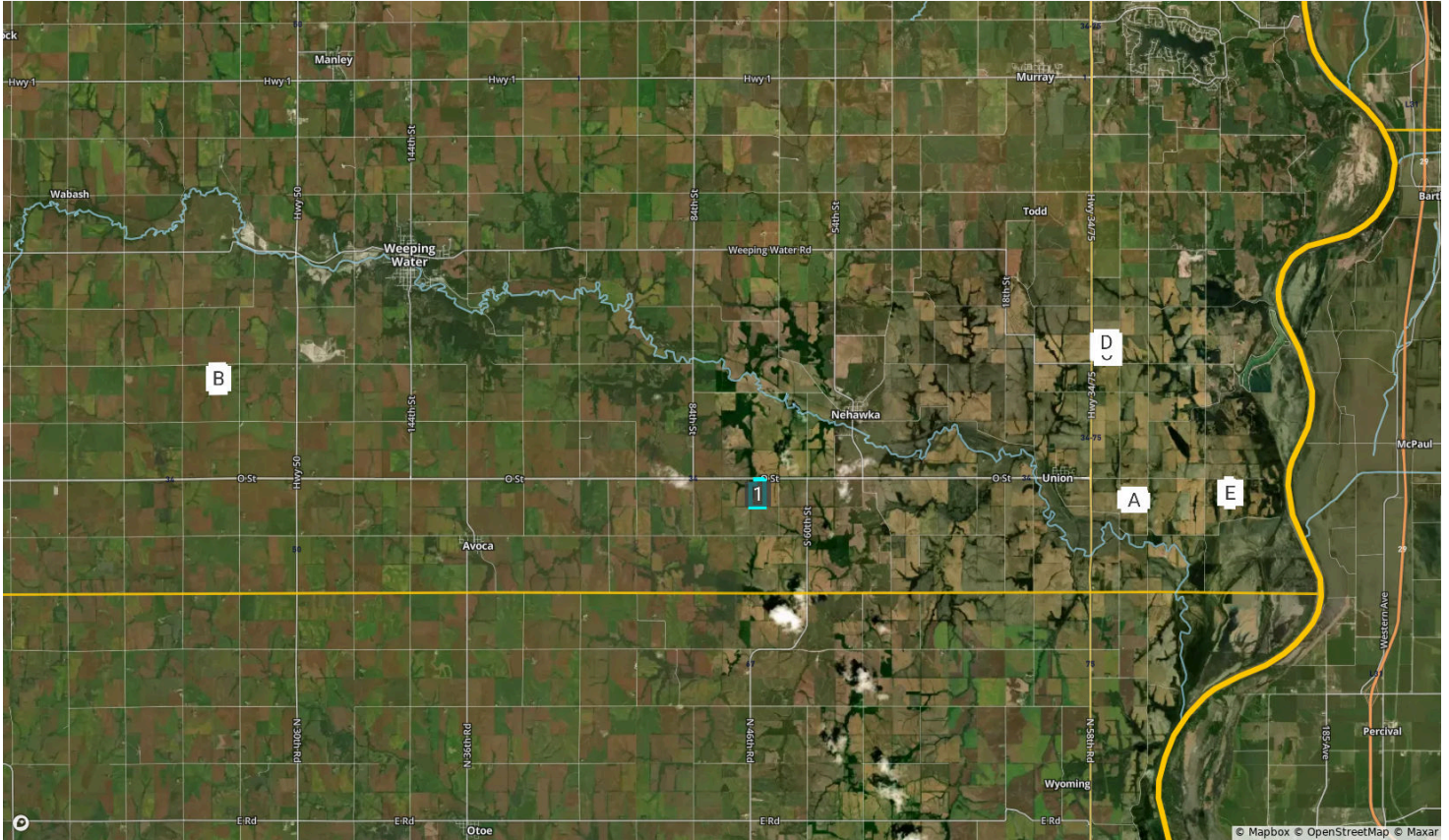
# Comparable Sales



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Median \$/acre: **\$10,750**    Average \$/acre: **\$10,980**    Average \$/NCCPI: **\$155**



Sale(s)	County	Date Sold	Total \$	Acres	\$/acre	NCCPI	\$/NCCPI
A	Cass	03/07/2024	\$880,000	80	\$11,000	81.0	\$135
B	Cass	12/05/2023	\$1,000,000	80	\$12,500	58.0	\$215
C	Cass	06/01/2023	\$1,614,542	150	\$10,750	88.9	\$120
D	Cass	06/01/2023	\$1,614,542	150	\$10,750	88.9	\$120
E	Cass	01/20/2023	\$396,000	40	\$9,900	53.9	\$183

# Comparable Sales



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Saved Selection(s)	County	Acres	NCCPI
1	Cass	73	58.9