

Jefferson County, NE



Farmers National Company

Property Overview

Jefferson County, NE

159.9 Acres, 1 Boundary



Property Overview - Parcel



Jefferson County, NE

159.94 Acres, Boundary 1 of 1



Jefferson County, NE Township: 004N	Locations 33 4N 4E	Courthouse Acres 160	Parcel # 480072698
Owner 1 GORDON FREESE	Owner 2 MAE MARIL	Owner Address 3519 CAPE CHARLES RD LINCOLN NE 685165445	Property Address 57820 721ST RD, PLYMOUTH, NE 684244032
Total Assessed Value \$864,711	Assessed Land Value \$864,711	Assessed Improvement -	Assessed Land Year 2026
County Use Description AGRICULTURAL	Legal Description W 1/2 NE 1/4 (80 A) & E 1/2 NW 1/4 (80 A) SEC. 33-4-4 60 S300 F5 2B		



61 / 100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7689	Wymore silty clay loam, 0 to 2 percent slopes	58.9%	94.2	2s	2s	66.5
●	3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	27.1%	43.3	3e	3e	52.6
●	7227	Burchard clay loam, 6 to 11 percent slopes	5.9%	9.4	3e	4e	53.7
●	3867	Hastings silty clay loam, 3 to 11 percent slopes, severely eroded	3.4%	5.5	4e	4e	59.5
●	7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	2.6%	4.2	4e	4e	52.6

Soils

Jefferson County, NE

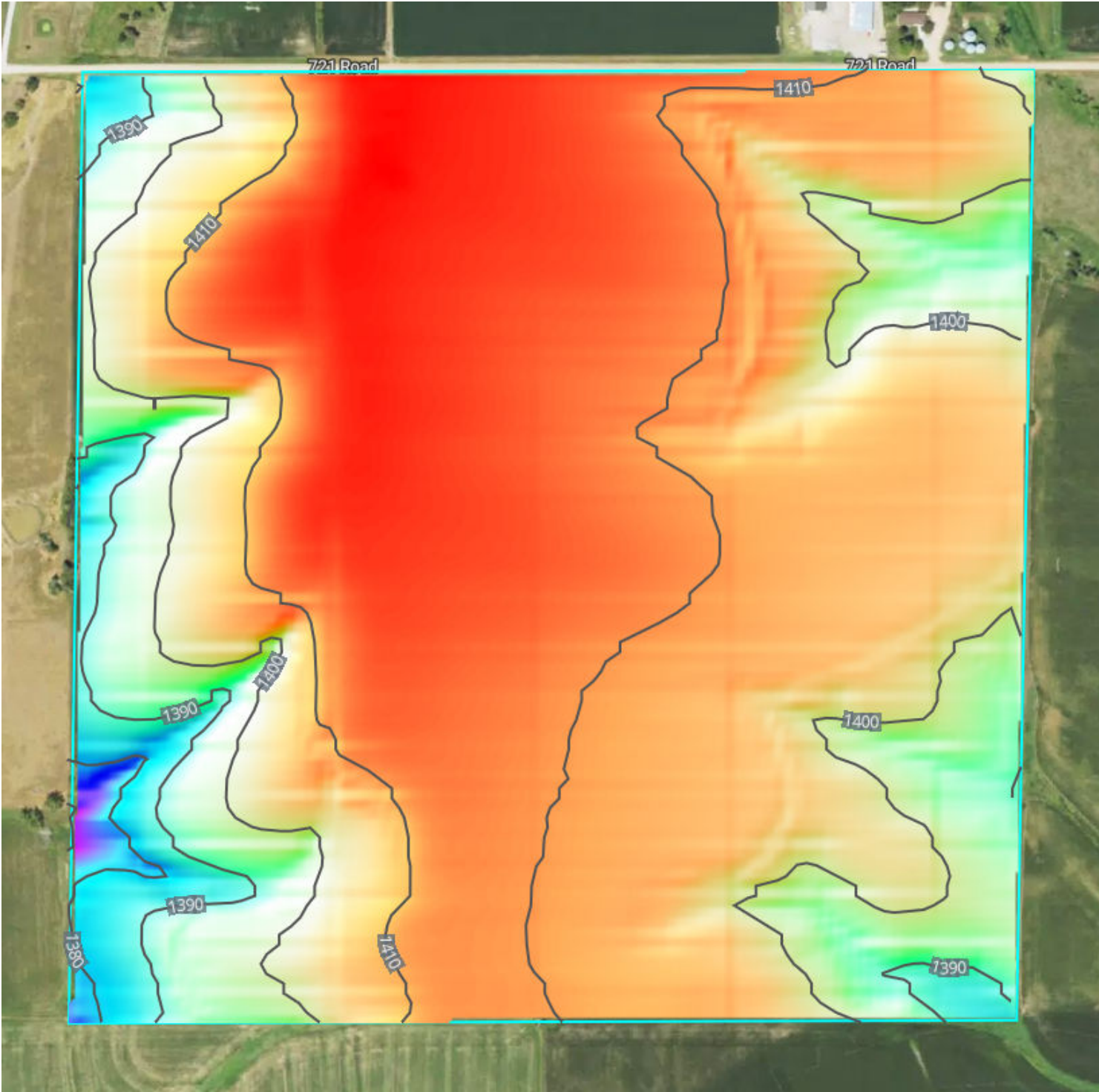
159.9 Acres, 1 Boundary

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7350	Malmo clay, 3 to 11 percent slopes, eroded	0.9%	1.4	6e	6e	46.8
●	7417	Morrill clay loam, 11 to 30 percent slopes	0.8%	1.2	6e	--	42.2
●	7226	Burchard clay loam, 2 to 6 percent slopes	0.4%	0.7	3e	3e	55.4
●	7418	Morrill clay loam, 6 to 11 percent slopes	<0.1%	0.1	3e	4e	67

Elevation

Jefferson County, NE

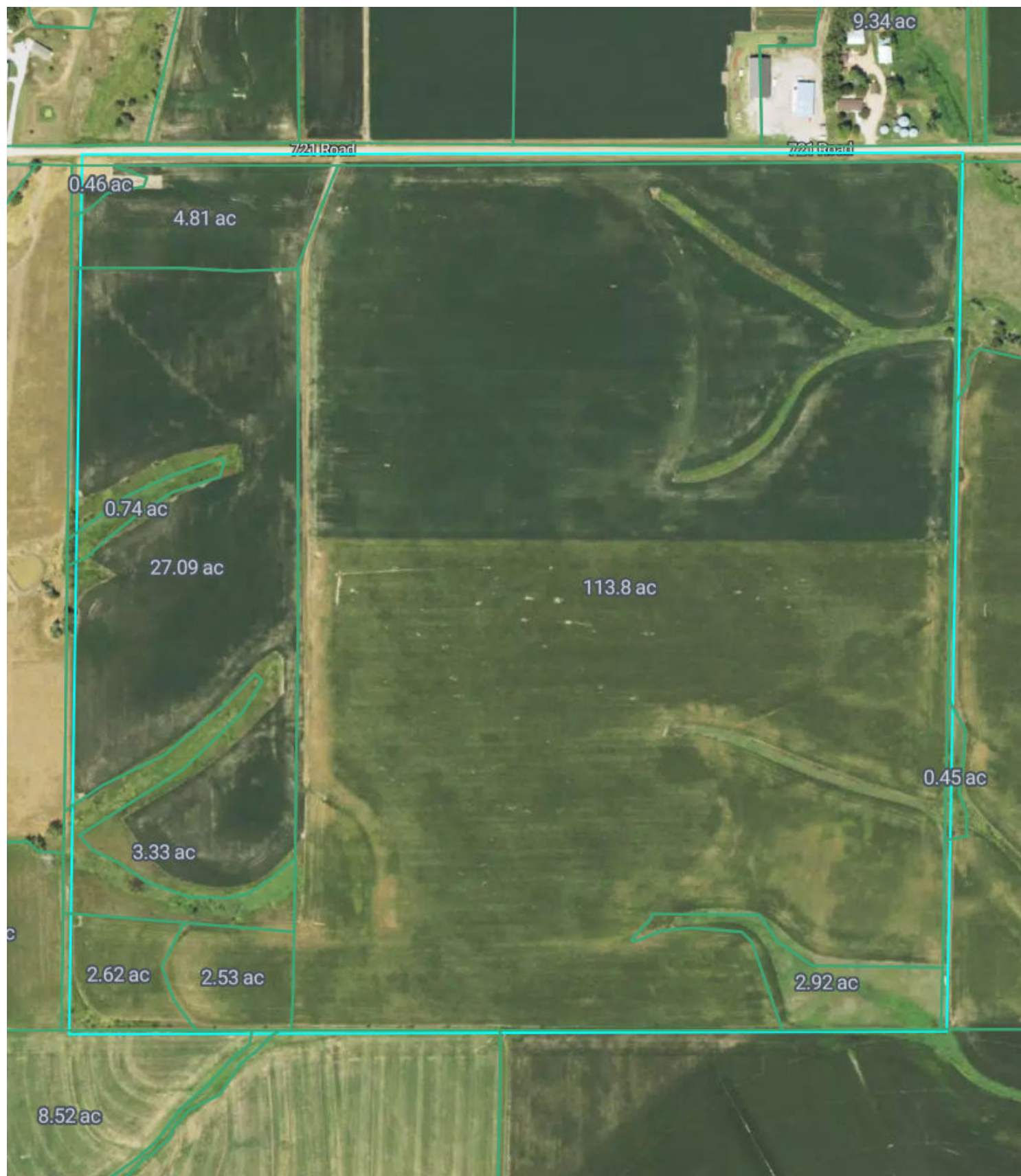
159.9 Acres, 1 Boundary



Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 48.8 feet	Min: 1368.8 feet	Max: 1417.6 feet
		Slope: 2.4%	Min: 0%	Max: 17.7%

Jefferson County, NE

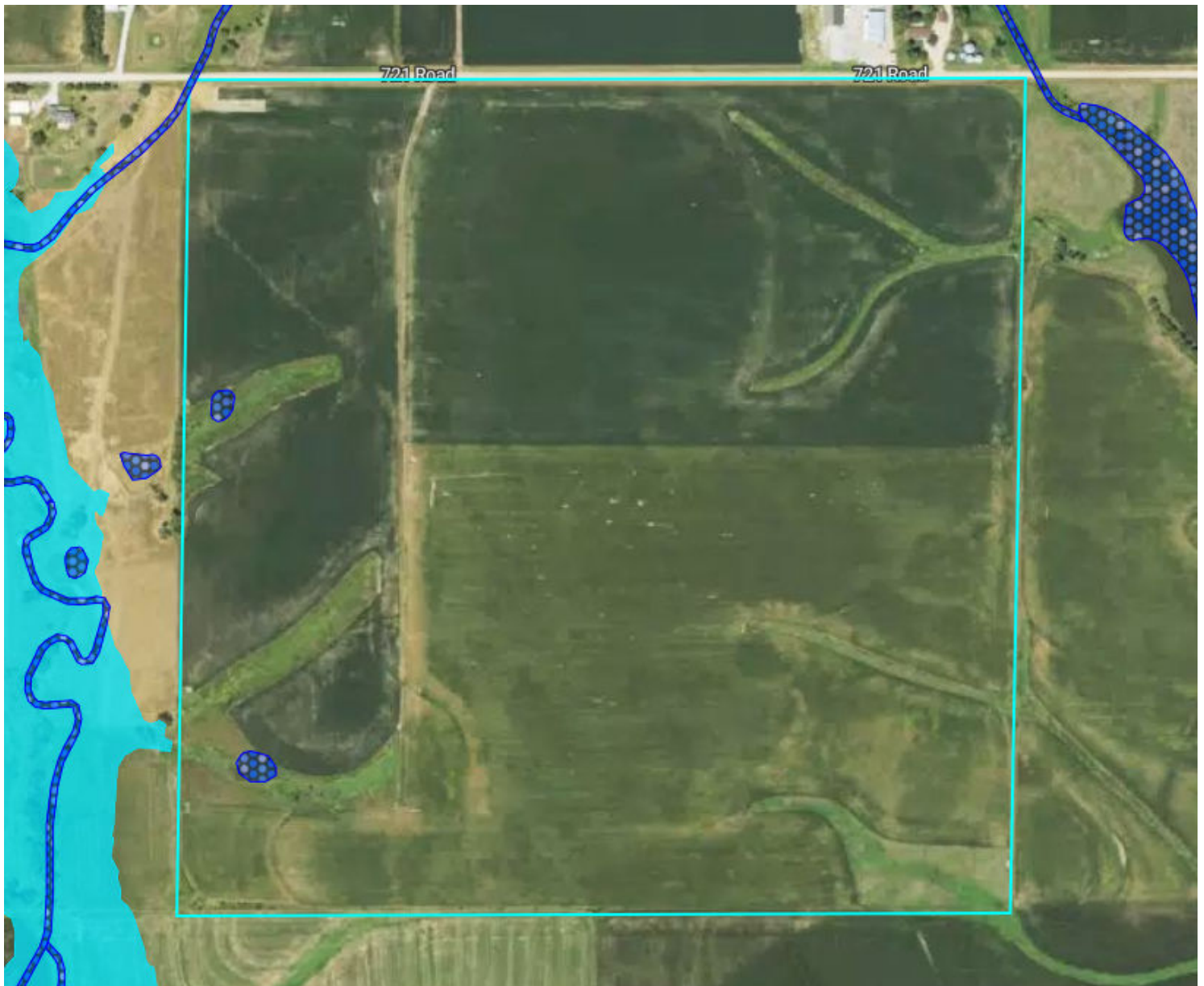
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Flood (FEMA Report)

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159.9 Acres, 1 Boundary



Flood Zone Hazard

-  500-year flood plain (.2% annual chance)
-  100-year flood plain (1% annual chance)
-  Future 1% annual flood hazard
-  Increased risk due to levee
-  Reduced risk due to levee
-  Regulatory Floodway
-  Special Floodway
-  Wetlands

Comparable Sales

Comparable Sales Summary

Average \$/Acre:	Median \$/Acre:	Min \$/Acre:	Max \$/Acre:
\$7,958	\$8,425	\$6,198	\$9,250
Average \$/NCCPI:			
\$140			



Comparable Sales



Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
A	Jefferson	04-17-26	\$706,800	114.03	\$6,198	55.2	\$112
B	Jefferson	12-19-25	\$2,525,250	272.66	\$9,250	57.2	\$162
C	Jefferson	12-19-25	\$1,348,000	160.00	\$8,425	58.2	\$145