

FSA INFO PACKET



A DIVISION OF WHITETAIL
PROPERTIES REAL ESTATE, LLC

RANCHANDFARMAUCTIONS.COM

Operator Name and Address
DAVID L WERNER
2420 N 179TH ST
OMAHA, NE 68116-2266

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Original: MEH
Revision: MEH
Cropland: 78.66
Farmland: 78.66

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Count	Planting Date	Planting Period	End Date
556	1A	CORN	YEL	GR	N	C	N	I	A	20.80		Yes			04/18/2025	01	
Producer OO - DAVID L WERNER																	
1B		SOYBN	COM	GR	N	C	N	I	A	6.34		Yes		NAP Unit 3909	04/30/2025	01	Signature Date
Producer OO - DAVID L WERNER																	
1C		SOYBN	COM	GR	N	C	N	I	A	4.08		Yes		NAP Unit 3909	04/30/2025	01	Signature Date
Producer OO - DAVID L WERNER																	
1D		SOYBN	COM	GR	N	C	N	I	A	9.78		Yes		NAP Unit 3909	04/30/2025	01	Signature Date
Producer OO - DAVID L WERNER																	
1E		GRASS	SMO	GZ	N	C	N	I	A	8.27		Yes		NAP Unit 3909	10/29/2002	01	2099
Producer OT - GLENDA BIPPES OT - MARK BIPPES																	
						Share	50.00	FSA Physical Location	Richardson, Nebraska					NAP Unit 4022	Signature Date 06/25/2025		
1F		GRASS	SMO	FG	N	C	N	I	A	29.39		Yes		NAP Unit 4022	10/29/2002	01	2099
Producer OT - GLENDA BIPPES OT - MARK BIPPES																	
						Share	50.00	FSA Physical Location	Richardson, Nebraska					NAP Unit 4022	Signature Date 06/25/2025		

Tract 556 Summary

PP	Cr/Ce	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Ce	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Ce	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01	GRASS	SMO	FG	N	A	29.39	01	GRASS	SMO	GZ	N	A	8.27	01	SOYBN	COM	GR	N	A	20.20
01	CORN	YEL	GR	N	A	20.80														

Photo Number/Legal Description: WNE 28 1 17

Cropland: 78.66

Reported on Cropland: 78.66

Difference: 0.00

Reported on Non-Cropland: 0.00

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the 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) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

PP	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Determined Quantity
	GLENDIA BIPES	GRASS	50.00		SMO	50.00							
	DAVID L WERNER	SOYBN	100.00		COM	100.00		CORN	YEL	100.00			
	MARK BIPES	GRASS	50.00		SMO	50.00							

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. I certify that for any crop for which NAP coverage has been obtained that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By)

e-Signed by Adrienne Kugler
For, if applicable:
On 2025-06-27 09:05:23 CDT

Title/Relationship of Individual Signing in the Representative Capacity
POA

Date
06-27-2025

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



United States
Department of
Agriculture

Richardson County, Nebraska

David Werner

2025: All acres will be certified as Non-Irrigated, grass will be certified as Smooth Brome, and row crops will be certified as intended for grain, unless otherwise noted.

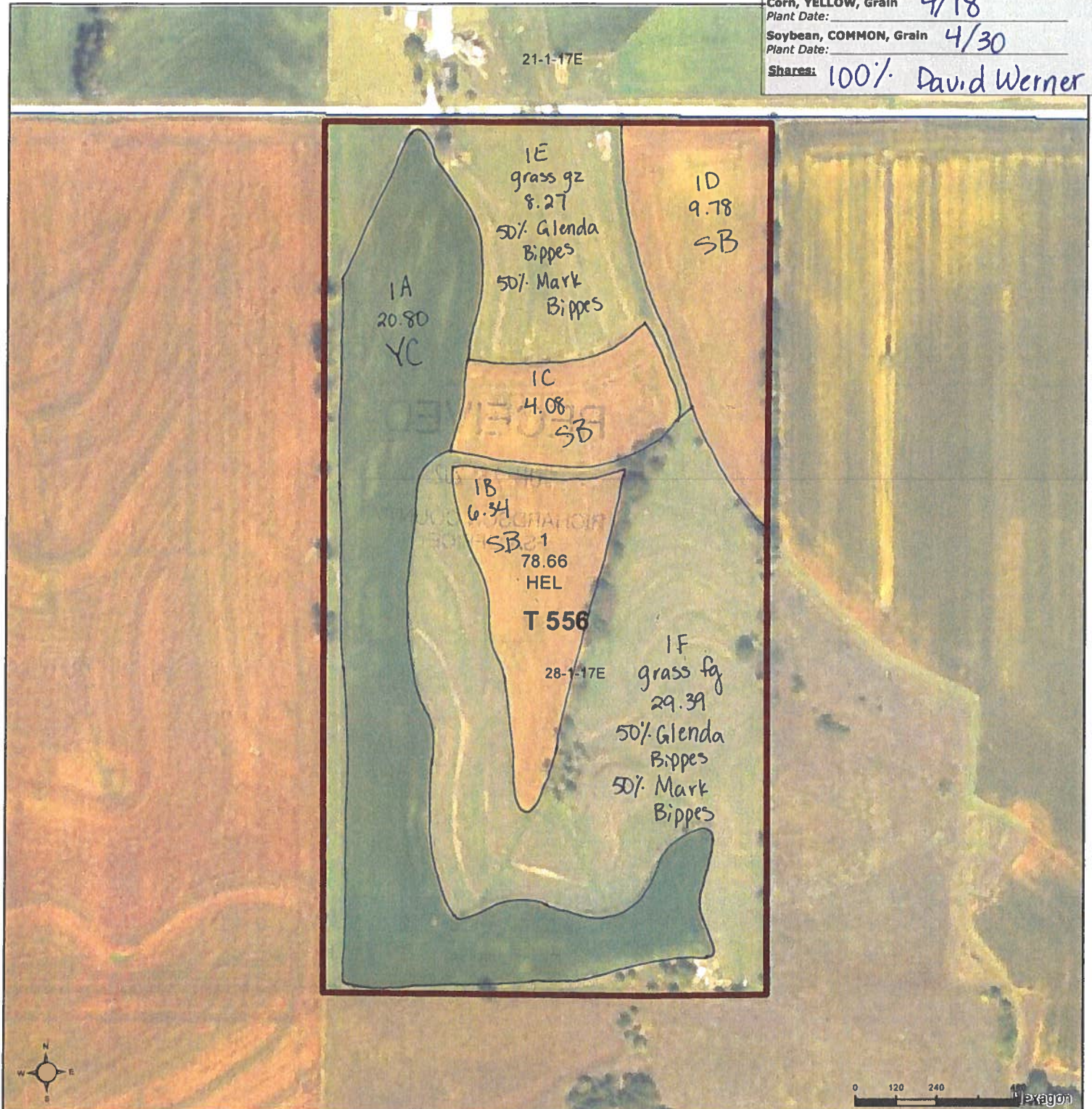
Corn, YELLOW, Grain 4/18

Plant Date:

Soybean, COMMON, Grain 4/30

Plant Date:

Shares: 100% David Werner



Common Land Unit PLSS

 Cropland
 Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Wetland Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

2024 EAWS Production Ortho Imagery

Alternate year NAIP imagery may be displayed for tracts physically located in other states, along state borders, or years of partial imagery acquisition.

Tract Cropland Total: 78.66 acres

2025 Program Year

Map Created March 03, 2025

Farm 731
Tract 556

NEBRASKA
RICHARDSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 731

Prepared : 8/20/25 8:08 AM CST

Crop Year : 2025

Operator Name : DAVID L WERNER

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.66	78.66	78.66	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	78.66	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	20.51	0.00	132	0
Soybeans	20.49	0.00	42	0

TOTAL 41.00 0.00

NOTES

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Tract Number : 556

Description : WNE 28 1 17

FSA Physical Location : NEBRASKA/RICHARDSON

ANSI Physical Location : NEBRASKA/RICHARDSON

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : DAVID L WERNER

Other Producers : MARK BIPPES, GLENDA BIPPES

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.66	78.66	78.66	0.00	0.00	0.00	0.00	0.0

NEBRASKA
RICHARDSON
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 731
Prepared : 8/20/25 8:08 AM CST
Crop Year : 2025

Tract 556 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.66	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	20.51	0.00	132
Soybeans	20.49	0.00	42
TOTAL	41.00	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

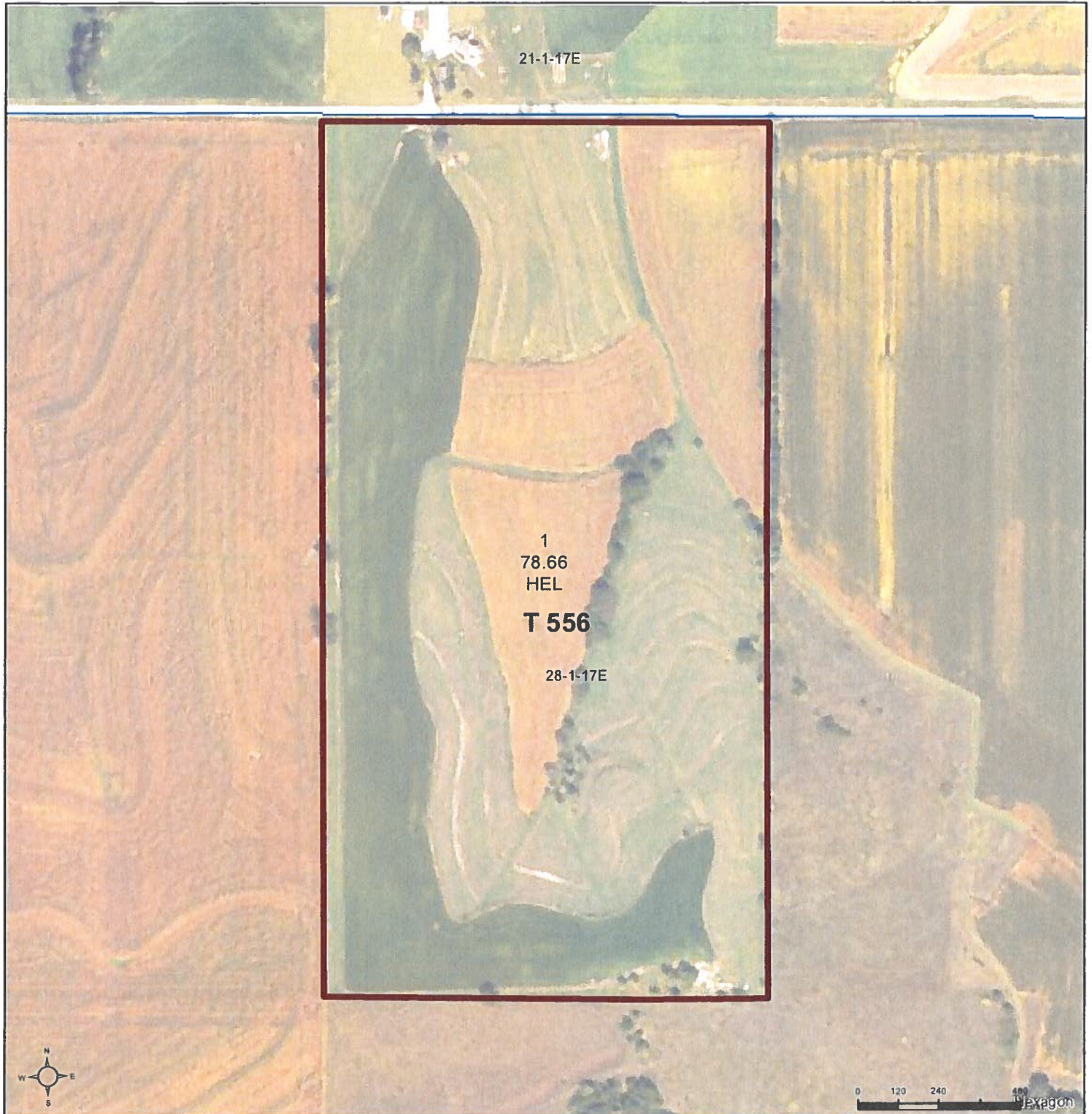
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



United States
Department of
Agriculture

Richardson County, Nebraska



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Wetland Provisions

2024 EAWS Production Ortho Imagery

Alternate year NAIP imagery may be displayed for tracts physically located in other states, along state borders, or years of partial imagery acquisition.

Tract Cropland Total: 78.66 acres

2025 Program Year

Map Created March 03, 2025

Farm 731

Tract 556

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Richardson, Nebraska

FSA - 578 (09-13-16)

Farm Number: 5837

Operator Name and Address

MARK BIPPES

65656 704 RD

FALLS CITY, NE 68355-2595

PROGRAM YEAR: 2025

DATE: 07/01/2025

PAGE: 1

Original: MEH

Revision: SKB

Cropland: 646.75

Famland: 842.09

REPORT OF COMMODITIES

FARM AND TRACT DETAIL LISTING

Tract Number	CLU/ Field	Crop/ Commodity	Var/ Type	Int Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Count	Planting Date	Planting Period	End Date
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8903	1	CORN	YEL	GR	N	C	N	I	A	37.16		Yes			04/19/2025	01	
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Producer OP - MARK BIPPES

Share 100.00 FSA Physical Location Richardson, Nebraska

NAP Unit 3452

Signature Date 06/25/2025

Tract 8903 Summary

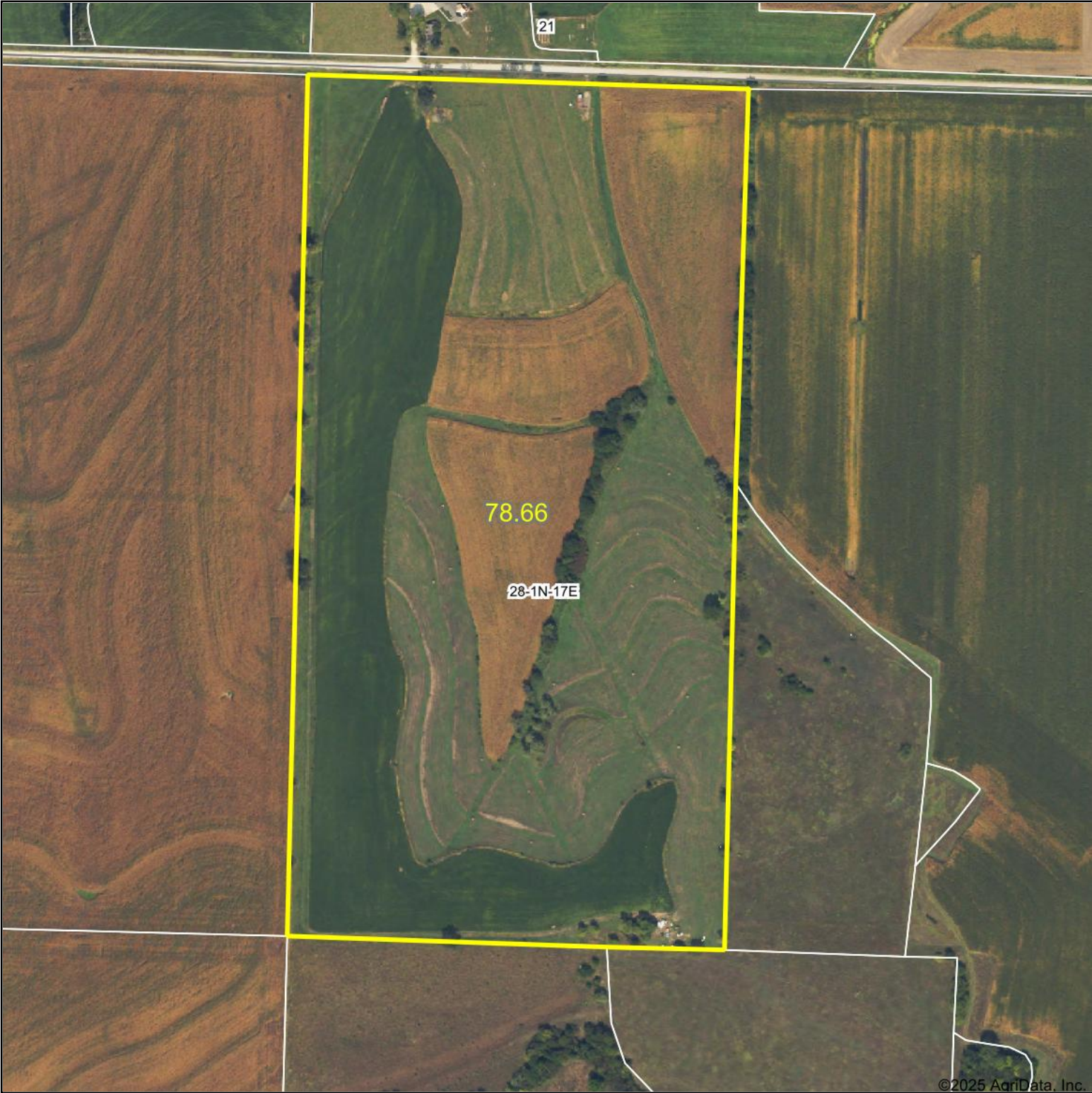
Cr/Ca	Var/Type	Int Use	Irr Pr	Rpt Unit
01 CORN	YEL	GR	N	A

Rpt Qty	PP	Cr/Ca	Var/Type	Int Use	Irr Pr	Rpt Unit
37.16						

Rpt Qty	PP	Cr/Ca	Var/Type	Int Use	Irr Pr	Rpt Unit

Rpt Qty

Aerial Map



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WHITETAIL PROPERTIES REAL ESTATE
HUNTING | RANCH | FARM | TIMBER

Maps Provided By:



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Boundary Center: 40° 1.5292', -95° 30.5223'

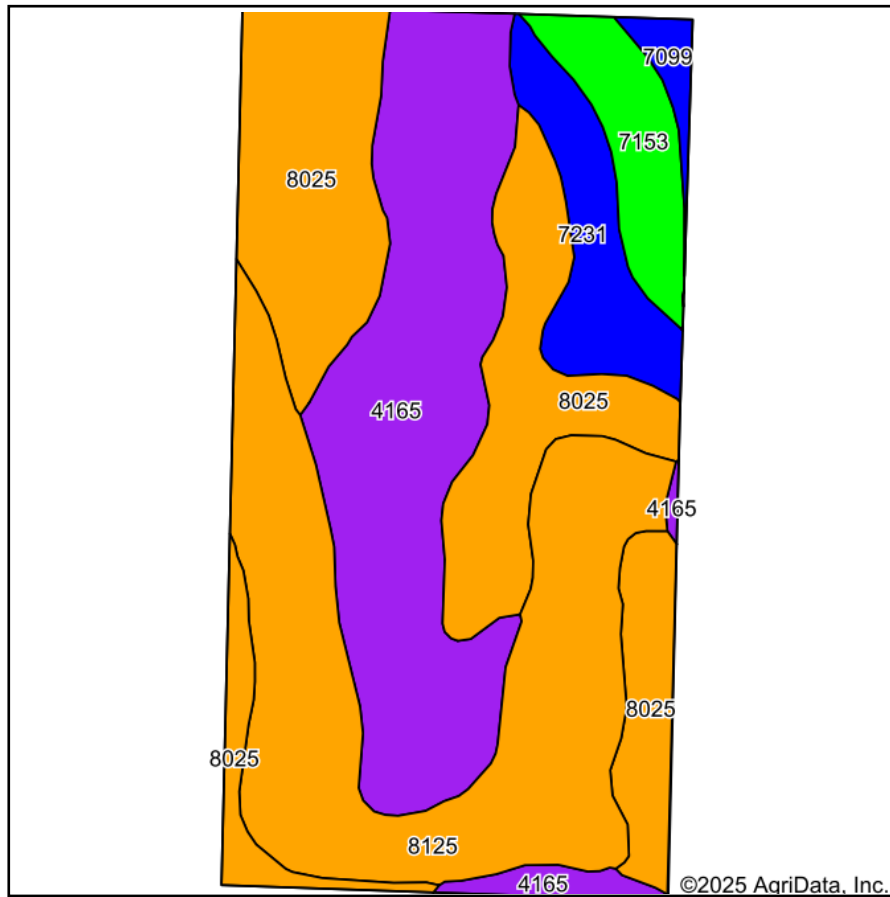
28-1N-17E
Richardson County
Nebraska



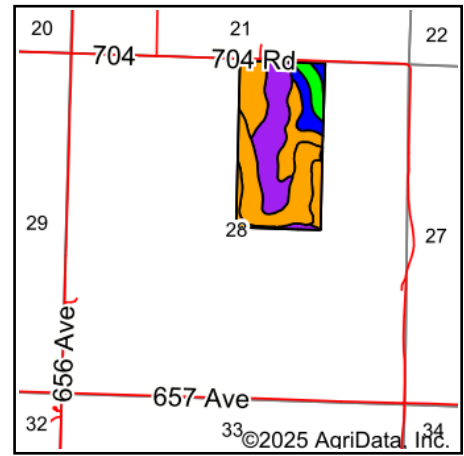
9/5/2025

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Richardson**
 Location: **28-1N-17E**
 Township: **Jefferson**
 Acres: **78.66**
 Date: **9/5/2025**



WHITETAIL PROPERTIES REAL ESTATE
 HUNTING | RANCH | FARM | TIMBER

Maps Provided By:



Area Symbol: NE147, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	23.72	30.1%		IIIe	86	86	66
4165	Kipson-Benfield silty clay loams, 7 to 17 percent slopes	22.33	28.4%		VIe	44	40	38
8125	Pohocco silty clay loam, 6 to 11 percent slopes, eroded	22.33	28.4%		IIIe	67	67	65
7231	Judson silt loam, 2 to 6 percent slopes	5.13	6.5%		Ile	79	79	71
7153	Kennebec silt loam, rarely flooded	4.21	5.4%		Iw	89	89	84
7099	Zook silty clay loam, occasionally flooded	0.94	1.2%		IIw	67	45	67
Weighted Average					3.67	*n 68.2	*n 66.8	*n 59.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



United States
Department of
Agriculture

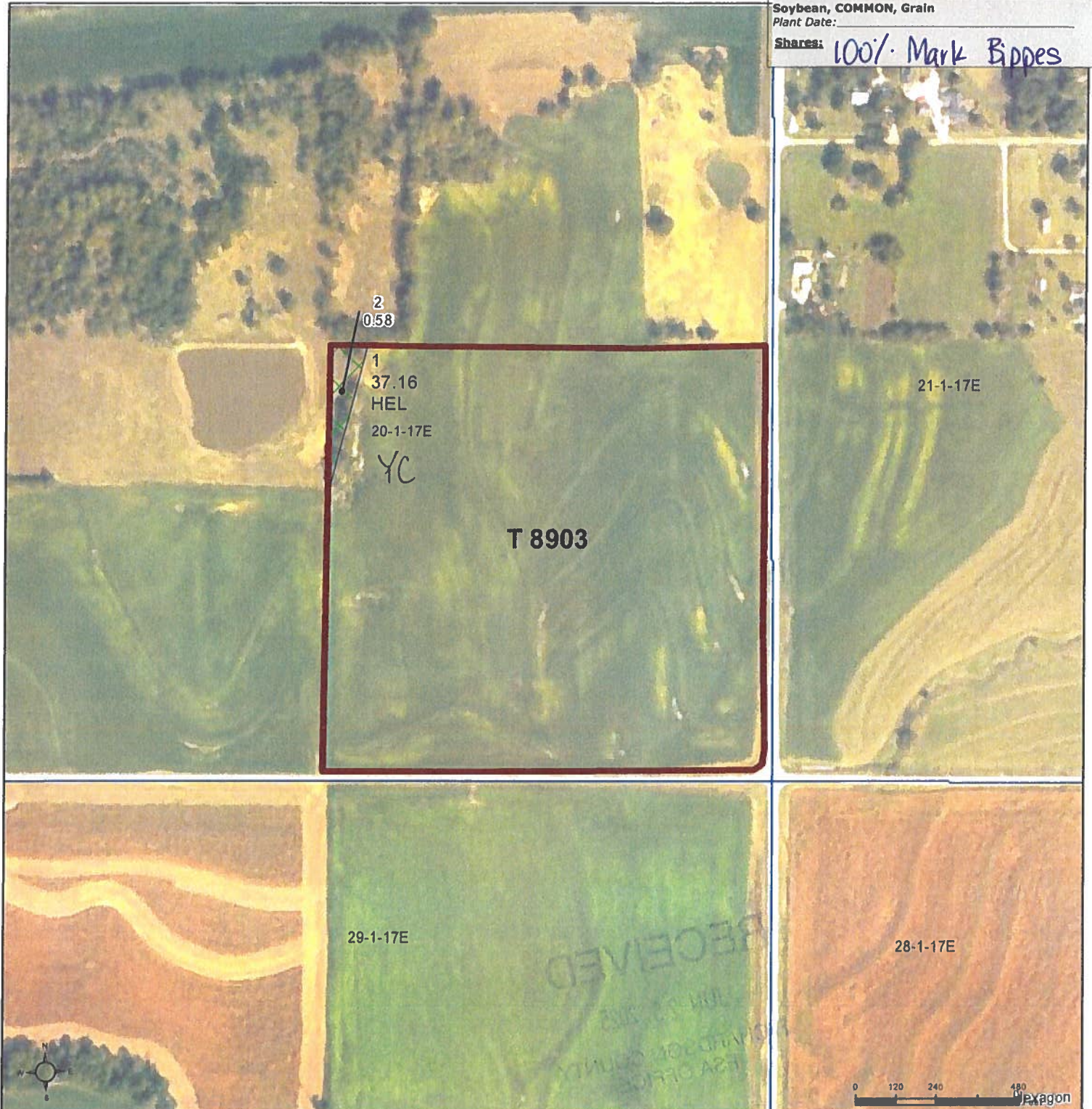
Richardson County, Nebraska

2025 All acres will be certified as Non-Irrigated, grass will be certified as Smooth Brome, and row crops will be certified as intended for grain, unless otherwise noted.

Corn, YELLOW, Grain 4/19/25
Plant Date:

Soybean, COMMON, Grain
Plant Date:

Shares: 100% Mark Bippes



Common Land Unit Tract Boundary
 Non-Cropland PLSS
 Cropland

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Wetland Provisions

2024 EAWS Production Ortho Imagery
Alternate year NAIP imagery may be displayed for tracts physically located in other states, along state borders, or years of partial imagery acquisition.

Tract Cropland Total: 37.16 acres

2025 Program Year
Map Created March 03, 2025

Farm 5837
Tract 8903

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Tract Number	: 8903
Description	: PTSE 20 1 17
FSA Physical Location	: NEBRASKA/RICHARDSON
ANSI Physical Location	: NEBRASKA/RICHARDSON
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: DAVID L WERNER
Other Producers	: None
Recon ID	: None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
37.74	37.16	37.16	0.00	0.00	0.00	0.00	0.0

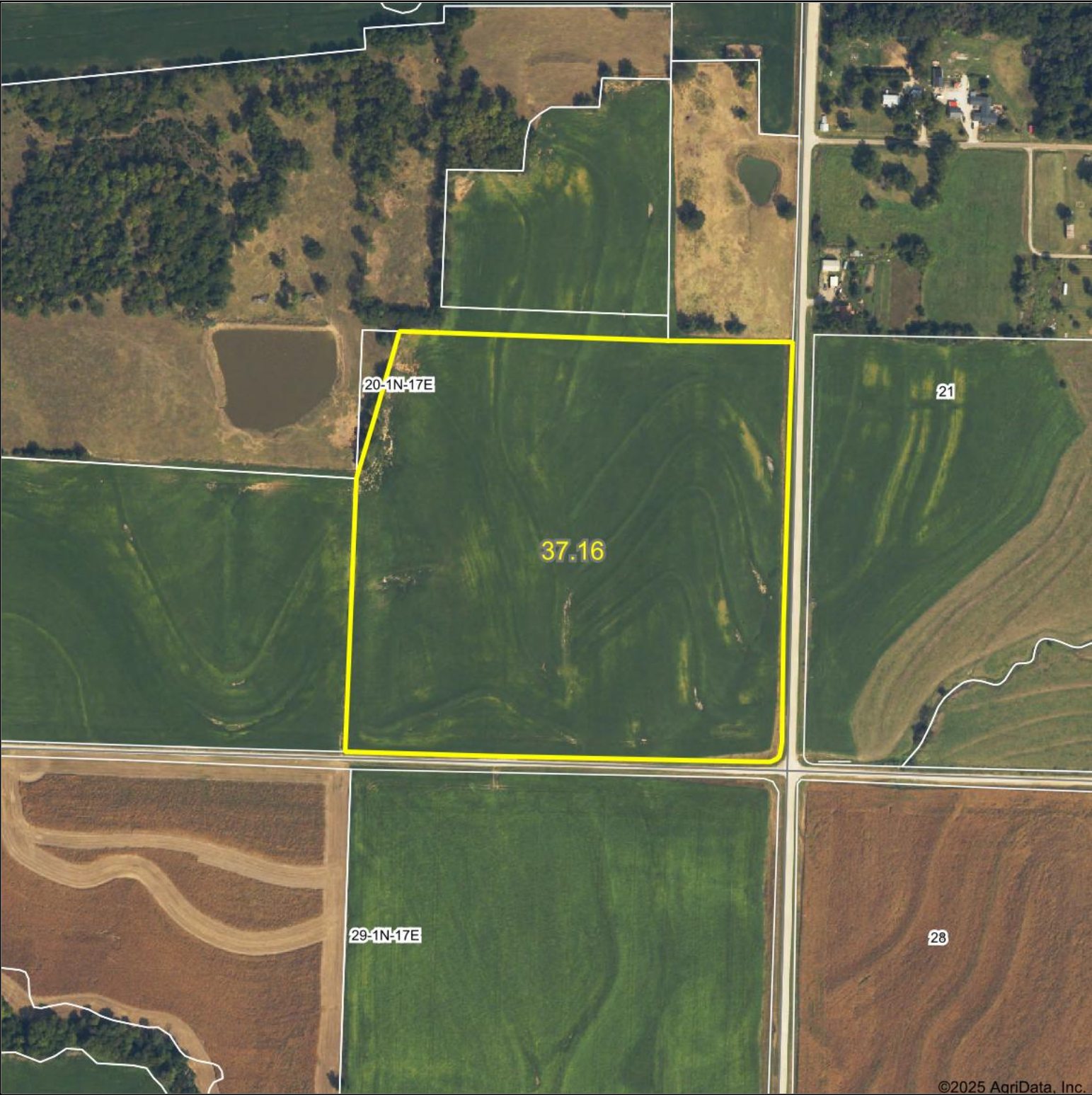
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	37.16	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	15.49	0.00	143
Soybeans	15.25	0.00	45
TOTAL	30.74	0.00	

NOTES

Aerial Map



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WHITETAIL PROPERTIES REAL ESTATE
HUNTING | RANCH | FARM | TIMBER

Maps Provided By:



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Boundary Center: 40° 1.8583', -95° 31.3738'

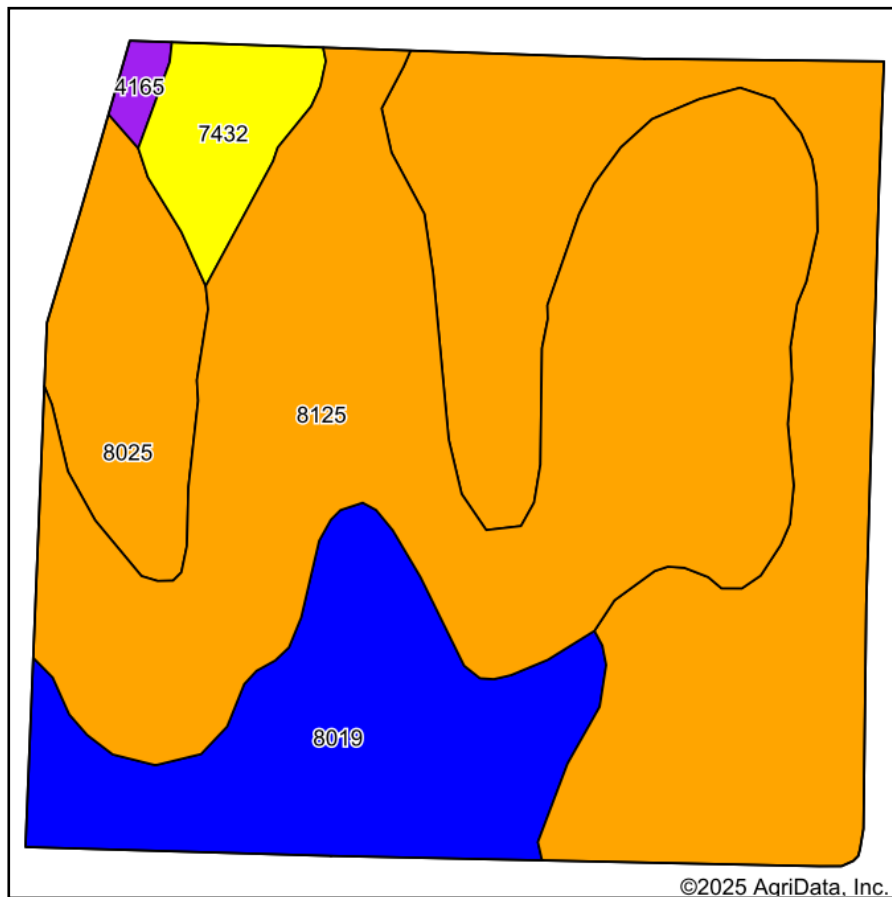
20-1N-17E
Richardson County
Nebraska



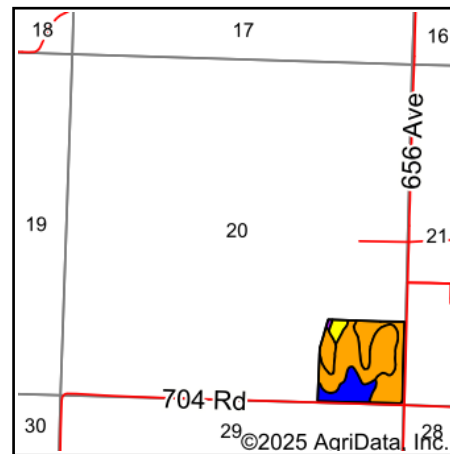
9/5/2025

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Richardson**
 Location: **20-1N-17E**
 Township: **Jefferson**
 Acres: **37.16**
 Date: **9/5/2025**



WHITETAIL PROPERTIES REAL ESTATE
 HUNTING | RANCH | FARM | TIMBER

Maps Provided By:



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Area Symbol: NE147, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8125	Pohocco silty clay loam, 6 to 11 percent slopes, eroded	15.63	42.1%		IIIe	67	67	65
8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	13.84	37.2%		IIIe	86	86	66
8019	Marshall silty clay loam, 2 to 6 percent slopes	6.02	16.2%		Ile	95	95	75
7432	Morrill soils, 6 to 11 percent slopes, severely eroded	1.45	3.9%		IVe	58	58	48
4165	Kipson-Benfield silty clay loams, 7 to 17 percent slopes	0.22	0.6%		VIe	44	40	38
Weighted Average					2.89	*n 78.1	*n 78.1	*n 66.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.