

LAND FOR SALE

Lincoln County Recreational Investment Property



Location:

2.5 miles east of Welfleet on graveled Burma Road.

Legal Description:

Part of W1/2 Section 12-T9N-R30W of the 6th P.M., Lincoln County, Nebraska.

Property Description:

Lincoln County Assessor indicates a total of 60.00 taxed assessed acres. Farm consists of gravity irrigated cropland bid into the Government Conservation Reserve Enhancement Program (CREP) along with habitat pasture.

Farm Service Agency Information:

Total cropland - 54.30 acres. All cropland is currently bid into the Conservation Reserve Enhancement Program (CREP). Annual payment - \$9,231.00 / Contract term 9/2019 - 9/2029. Contract expires September 1, 2029. (Farm is awaiting final approval of this contract from the Farm Service Agency.) All cropland considered non-highly erodible by the NRCS.

Irrigation Information:

Water for irrigation is provided by a well located west of the property with access via a deeded easement.

Well Information:

Well Registration	:G-031725
Completion Date	:05/26/1969 at 1,200gpm
Well Depth	:252'
Static Water Level	: 88'
Pumping Level	:153'
Column	: 9"

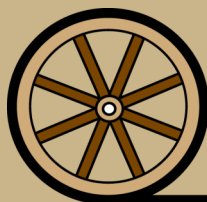
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Bart Woodward
Listing Agent

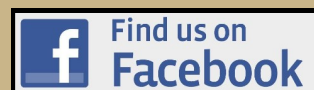
Offered Exclusively By:



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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



Soils:

Cropland soils consist of very productive Class II and III Holdrege silt loams with slopes of 1-7% while soils of the habitat pasture consist of Coly and Hobbs silt loams with slopes of 3-60%.

RE Taxes:

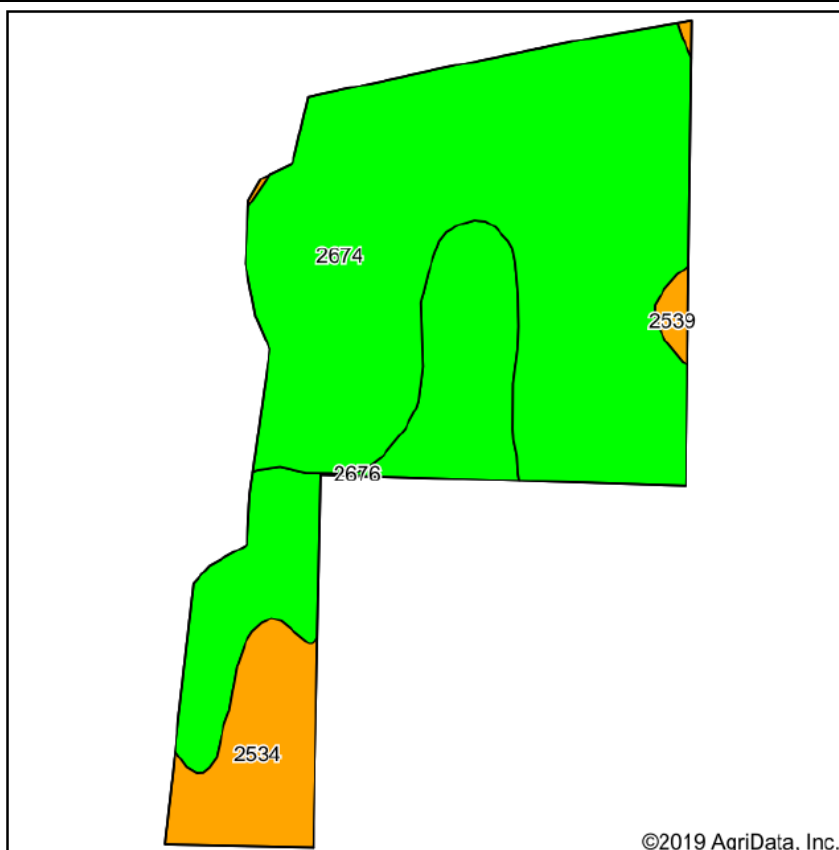
2018 Real Estate Tax - \$1,063.92

Price:

\$170,000.00

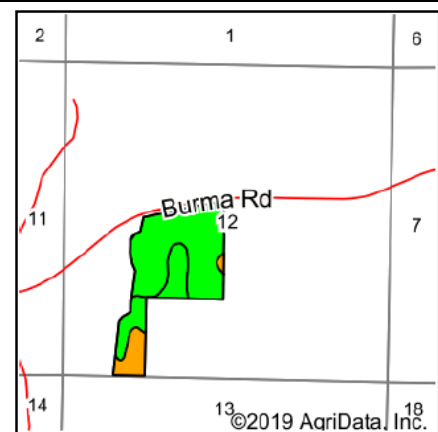
Comments:

Property has been re-enrolled in the Government Conservation Reserve Enhancement Program (CREP) with the grass already well-established. This property has good cash flow and excellent recreational amenity (i.e., hunting with it being home to numerous wildlife). This property offers very good return on investment for the next 10 years after which the owner could continue as is or convert to irrigated cropland.



Soils data provided by USDA and NRCS.

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State: **Nebraska**
 County: **Lincoln**
 Location: **12-9N-30W**
 Township: **Medicine**
 Acres: **61.21**
 Date: **9/9/2019**



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Maps Provided By:



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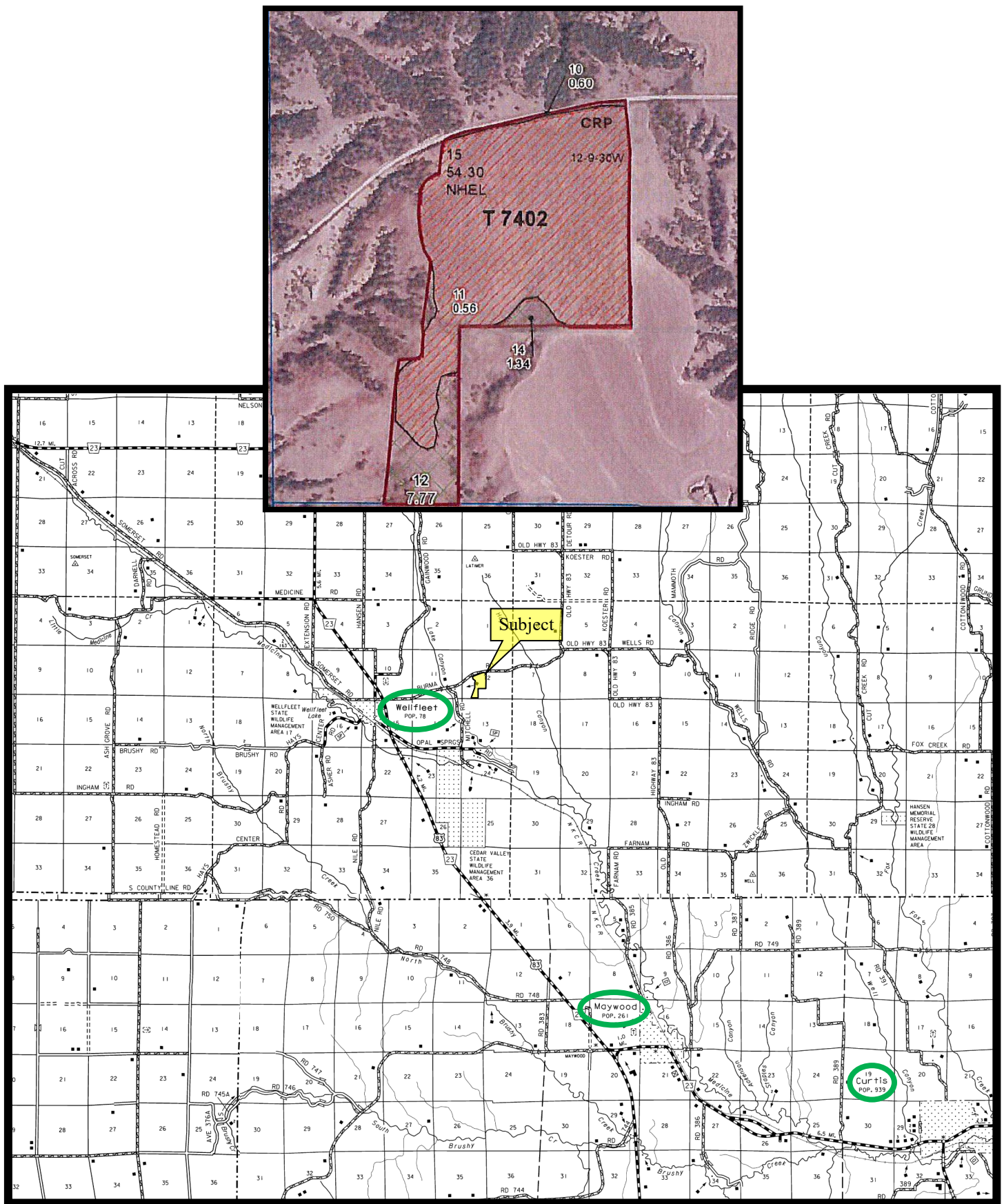


Area Symbol: NE111. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	41.16	67.2%		Ile	Ile		75	52	50	75
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	12.96	21.2%		IIle	IIle		62	42	38	62
2534	Coly silt loam, 17 to 30 percent slopes	6.38	10.4%		Vle		22	25	24	14	25
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	0.71	1.2%		Vle	IIle	46	23	20	15	22
Weighted Average							2.8	*n 66.4	*n 46.6	*n 43.3	*n 66.4



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