

Property: 164 Acres – Lincoln County, Nebraska

Location: 164/A +/- in the NW ¼ of Sect. 17
T-9-N R-34-W in Lincoln County, NE



David Hueneker
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Total Acres: 164

Till. Acres: 161

Production Index (PI): See Soil Map

Ask - Gross: \$ 355,000.

Per Acre Price: \$ 2,165.

Income:

	161	(Tillable Acres)
	X 60	(Current Farm Lease)
- Cash Rent:	\$ 9,660.	

Gross Rent: \$ 9,660.

R.E. Taxes (Est.): \$ 1,968. (Est. \$12 per Acre)

Net Return (After Tax): \$ 7,692.

Return Hypothetical: 2.16%

Comments:

- Contiguous 160/A tract North of this property is also available to put together 324/A
- Rolling Western Nebraska terrain
- Mostly Holdrege, Hord, Uly-Coly silt loam soils
- Consider this Opportunity to add these two farms together.

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



Iowa Farm Land Brokers

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Aerial Map



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

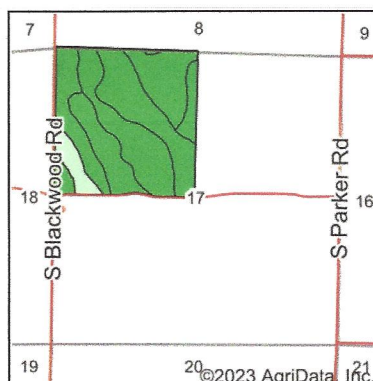
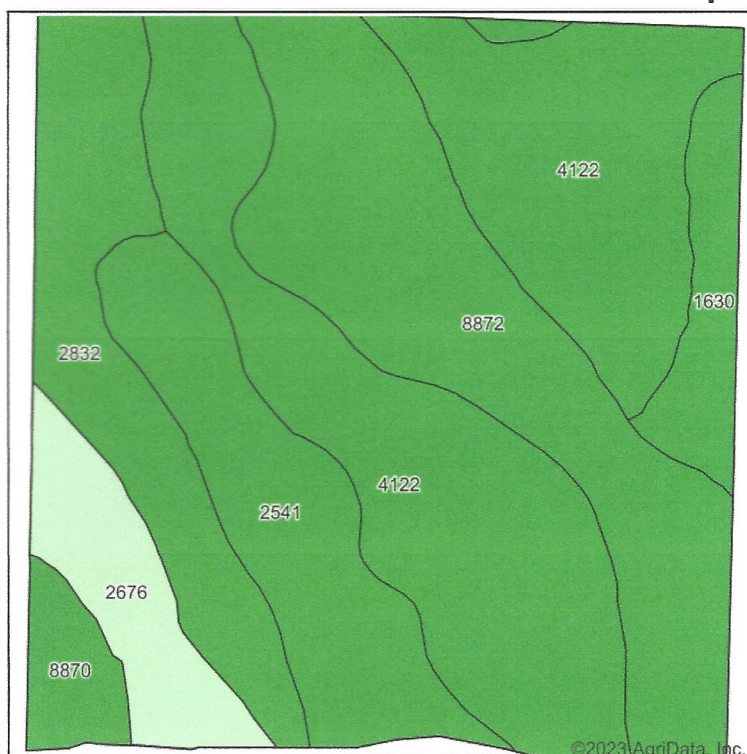
Map Center: 40° 45' 10.28, -101° 13' 27.55

0ft 436ft 872ft

17-9N-34W
Lincoln County
Nebraska



Soils Map



State: **Nebraska**
 County: **Lincoln**
 Location: **17-9N-34W**
 Township: **Wallace**
 Acres: **163.82**
 Date: **1/18/2023**



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Soils data provided by USDA and NRCS.

Area Symbol: NE111, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Dry beans Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Pasture Irrigated AUM	Winter wheat Bu	Winter wheat Irrigated Bu	*n NCCPI Soybeans
4122	Holdrege and Uly silt loams, 7 to 11 percent slopes	61.25	37.4%	■	IVe	IVe	60											62
8872	Hord silt loam, 3 to 6 percent slopes	37.82	23.1%	■	IIIe	IIIe	59	2	5	46	120		35	95	9	36		61
2832	Uly-Coly silt loams, 6 to 11 percent slopes	21.56	13.2%	■	IVe	IVe	53											68
2541	Coly silt loam, 11 to 17 percent slopes, eroded	20.85	12.7%	■	Vle		44											48
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	10.44	6.4%	■	IIIe	IIIe												69

Soils data provided by USDA and NRCS.

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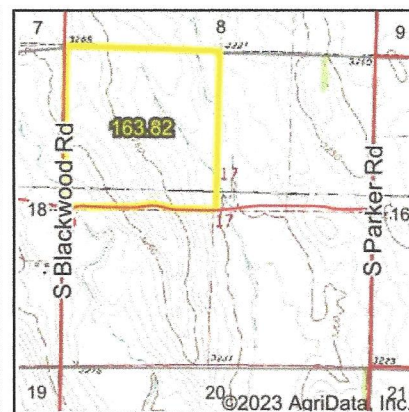
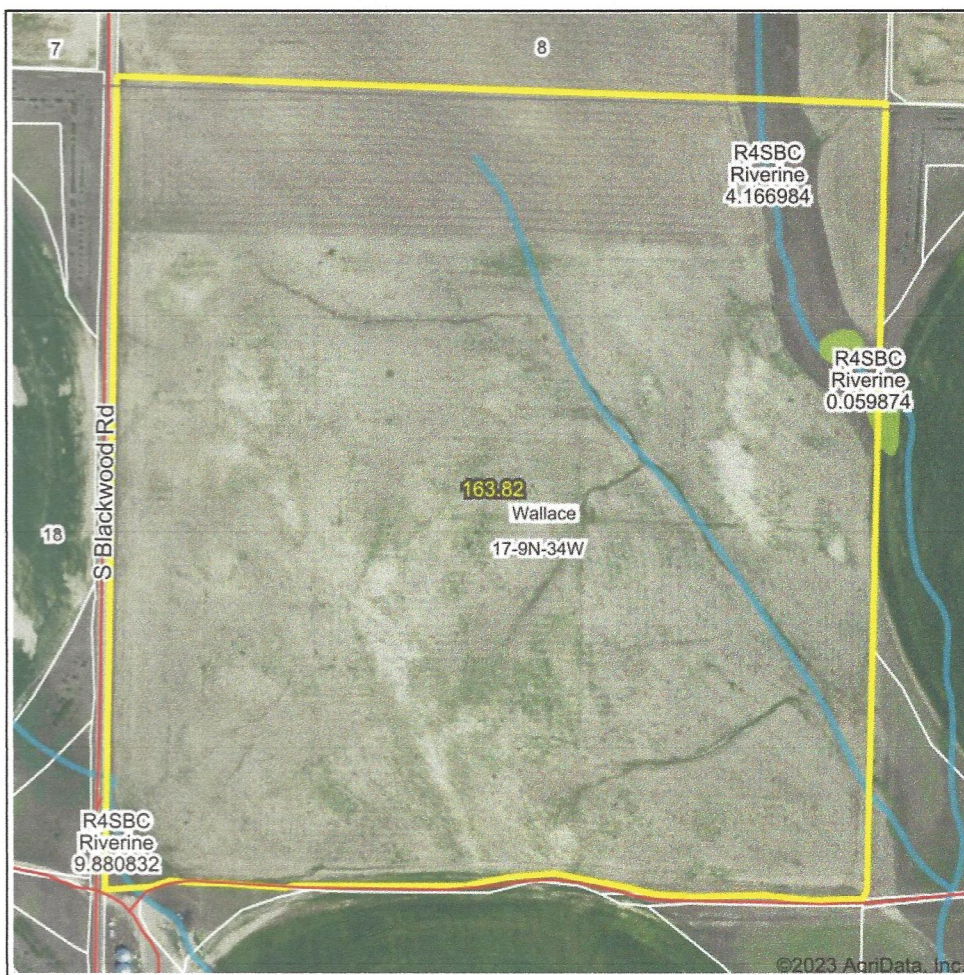
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1630	Keith silt loam, 3 to 6 percent slopes, eroded	7.34	4.5%		IIle	IIle	63				119	31				25	56	48
8870	Hord silt loam, 1 to 3 percent slopes	4.56	2.8%		Ile	Ile	70											72
Weighted Average					3.86	*-	53.4	0.5	1.2	10.6	33	1.4	8.1	21.9	2.1	9.4	2.5	*n 60.9

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

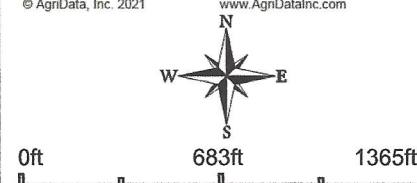
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Wetlands Map



State: **Nebraska**
 Location: **17-9N-34W**
 County: **Lincoln**
 Township: **Wallace**
 Date: **1/18/2023**



Classification Code	Type	Acres
R4SBC	Riverine	1.82
PEM1C	Freshwater Emergent Wetland	0.47
Total Acres		2.29

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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