

FARMLAND FOR SALE

98.6+/- ACRES IN BURT COUNTY, NE



Located
North of
Lyons, NE

Offered at:
\$800,000

Property Taxes:
\$6,142.10

Farming or
Investment
Opportunity

AgWest Land Brokers is honored to offer this outstanding Burt County farm. This farm offers great highway and gravel road access. The majority of the farm is productive tillable land, with some acres of wildlife habitat. Great opportunity for an investor or farmer looking for a quality farm in northeast Nebraska. Subject to current custom farming lease. Give Jeff a call today for more details on this top-notch farm.

Total Acres (Per Assessor) - 98.6 +/-
Acres of Dryland - 84.99 +/-
Acres of Other - 13.61 +/-

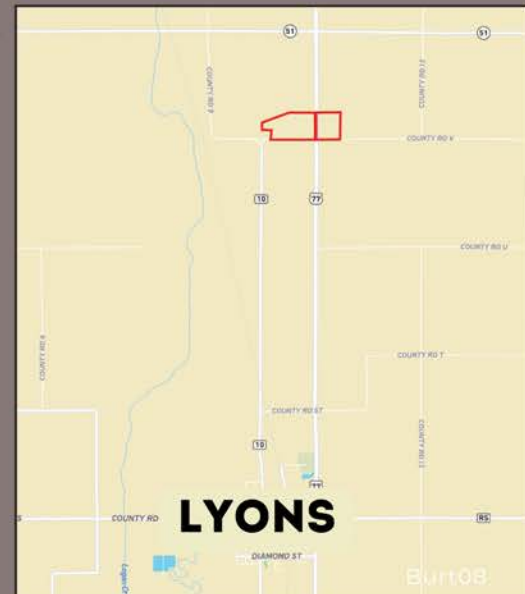
JEFF MOON, ALC

FARM & RANCH SPECIALIST

HOLDREGE, NEBRASKA

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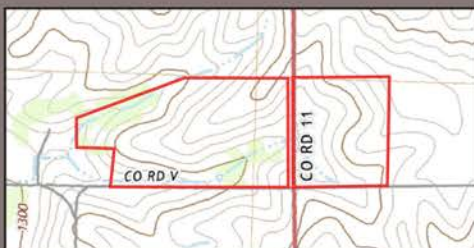
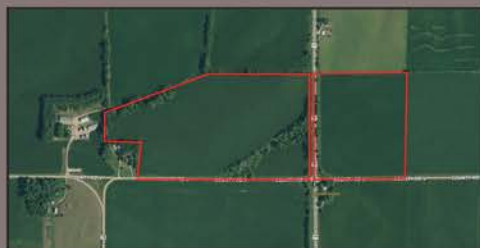
Legal Description

Part Southwest 1/4 Southeast 1/4
Ex Tr & Southeast 1/4 Southeast
1/4 Section 1, Township 23 North,
Range 8 West
And Southwest 1/4 Southwest 1/4
Section 6, Township 23 North,
Range 9 West



FSA Information

- Total Cropland Acres: 87.84
- Corn 43.3 Base Acres - 165 PLC Yield
- Soybeans 43.3 Base Acres - 48 PLC Yield
- Total Base Acres - 86.6



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6603	Alcester silty clay loam, 2 to 6 percent slopes	27.22	26.91	91	76	2e
6767	Nora silty clay loam, 6 to 11 percent slopes	23.98	23.71	0	75	3e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	22.01	21.76	52	67	3e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	11.57	11.44	0	56	4e
6811	Moody silty clay loam, 2 to 6 percent slopes	6.26	6.19	67	75	2e
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	5.36	5.3	0	64	2e
6758	Nora silty clay loam, 11 to 17 percent slopes	4.73	4.68	0	68	4e

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