

LAND FOR SALE

LINTZ FARM BURT COUNTY

offered in four separate parcels



Location:

Located in the Missouri River Valley in northeast Burt County, approximately 8 miles northeast of Tekamah, Nebraska. (Access provided by county gravel Road 42)

Legal Description:

Parcel #1 - SW1/4 NW1/4 and NW1/4 SW1/4 Section 15-T22N-R11E of the 6th P.M., Burt County, Nebraska.

Parcel #2 - NE1/4 NW1/4 except 2.00-acre tract and NW1/4 NE1/4 Section 15-T22N-R11E of the 6th P.M., Burt County, Nebraska.

Parcel #3 - W1/2 NW1/4 Section 10-T22N-R11E of the 6th P.M., Burt County, Nebraska.

Parcel #4 - SE1/4 SW1/4 Section 3-T22N-R11E of the 6th P.M., Burt County, Nebraska.

Property Description:

Parcel #1 - 80.00 acres of dry cropland with an older improvement site.

Parcel #2 - 71.08 acres of dry cropland.

Parcel #3 - 80.00 acres of gravity irrigated cropland.

Parcel #4 - 40.00 acres of gravity irrigated cropland. (Irrigation water provided from well on Parcel #3)

Building Improvements:

An old house that is considered uninhabitable along with miscellaneous Buildings are located on Parcel #1.

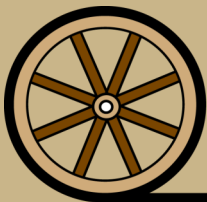
Contact:

Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com
Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

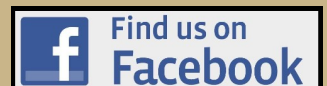
Offered Exclusively By:



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

KEARNEY OFFICE
P O Box 1390
2418 Hwy 30 E
Kearney, NE 68848-1390
www.agriaffiliates.com
(308) 234-4969
Fax (308) 236-9776

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.



Farm Service Agency

Information:

Parcels #1 and #2:

Total Cropland - 147.59 acres

Government Base Acres - Corn 77.07 ac with PLC yield of 117bu/ac

Soybeans 58.22ac with PLC yield of 34bu/ac

Parcels #3 and #4:

Total Cropland - 115.86 acres

Government Base Acres - Corn 60.51 ac with PLC yield of 117bu/ac

Soybeans 45.70ac with PLC yield of 34bu/ac

Irrigation

Information:

Parcel #3:

Well Registration G004683

Completion Date 4/22/1957 at 1,700 gpm

Well Depth 112'

Static Water Level 15'

Pumping Level 29'

Column 8"

Pump - Western Land Roller

Gearhead - Amarillo 100hp

Diesel motor and irrigation pipe are tenant owned and do not sell with property.

Well also supplies water via underground pipe to Parcel #4.

Natural Resource

District Info:

Farm is located in the Papio-Missouri River Natural Resource District (NRD).

Soils:

Parcel #1 - 100% Class II Blencoe silty clay loam.

Parcel #2 - Consists primarily of Class II Blencoe silty clay loam with lesser amounts of Class I and III Blyburg silt loam and Owego silty clay.

Parcel #3 - Consists primarily of Class III Forney silty clay with lesser amounts of Class II and III Blencoe and Owego silty clay loams.

Parcel #4 - Consists primarily of Class II Blencoe silty clay loam with a minor amount of Class III Forney silty clay.

Taxes:

2017 Real Estate Tax

Parcels #1 & #2- \$10,535.70

Parcel #3 - \$5,151.44

Parcel #4 - \$2,906.44

2017 Drainage Tax

Parcels #1 & #2- \$831.60

Parcel #3 - \$435.96

Parcel #4 - \$183.96

List Price:

Parcel #1 - \$631,000

Parcel #2 - \$530,000

Parcel #3 - \$782,000

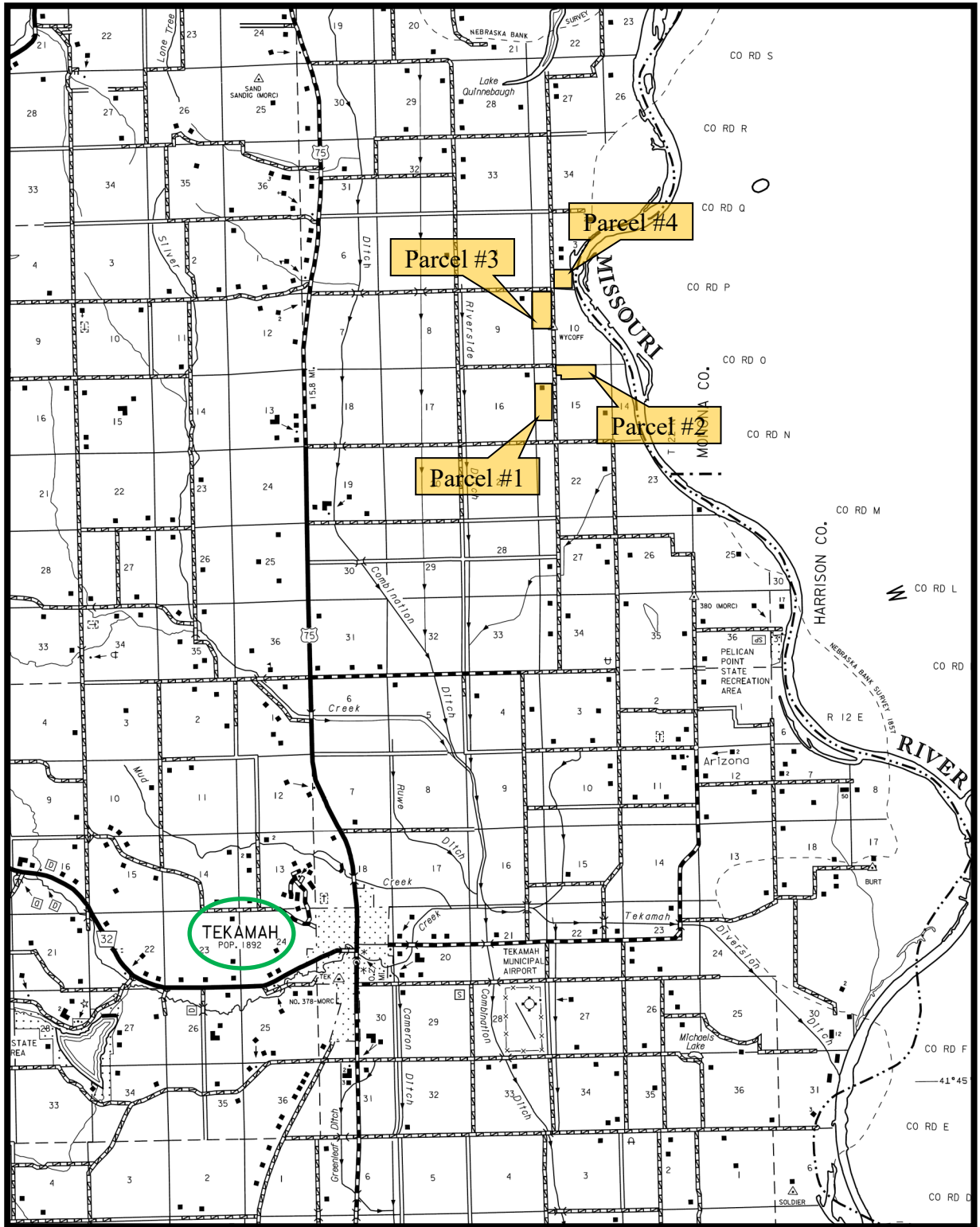
Parcel #4 - \$355,000

Comments:

Farms are available for the 2019 farming season. Lintz Farm is a well maintained productive farm located in a strong farming community.



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Parcel #1 cropland

Parcel #2 cropland

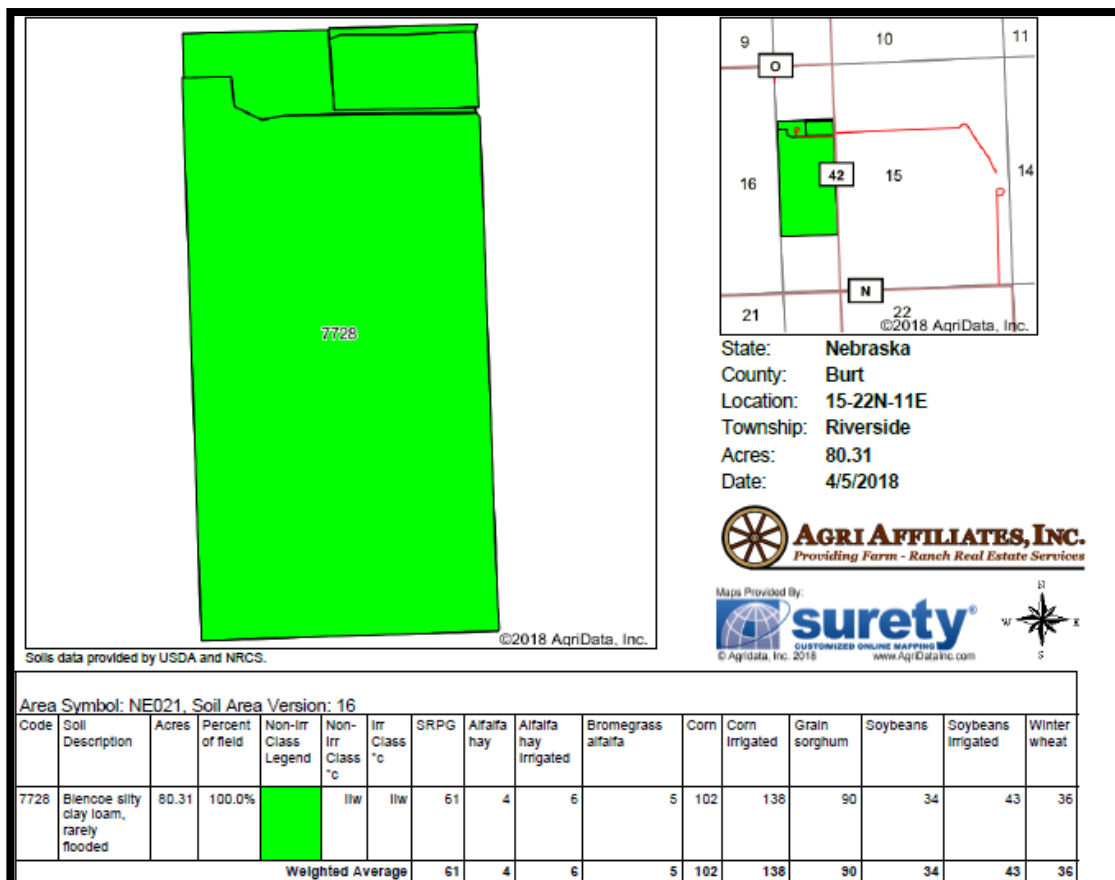


Parcel #3 irrigation well
(Diesel power unit - tenant owned)

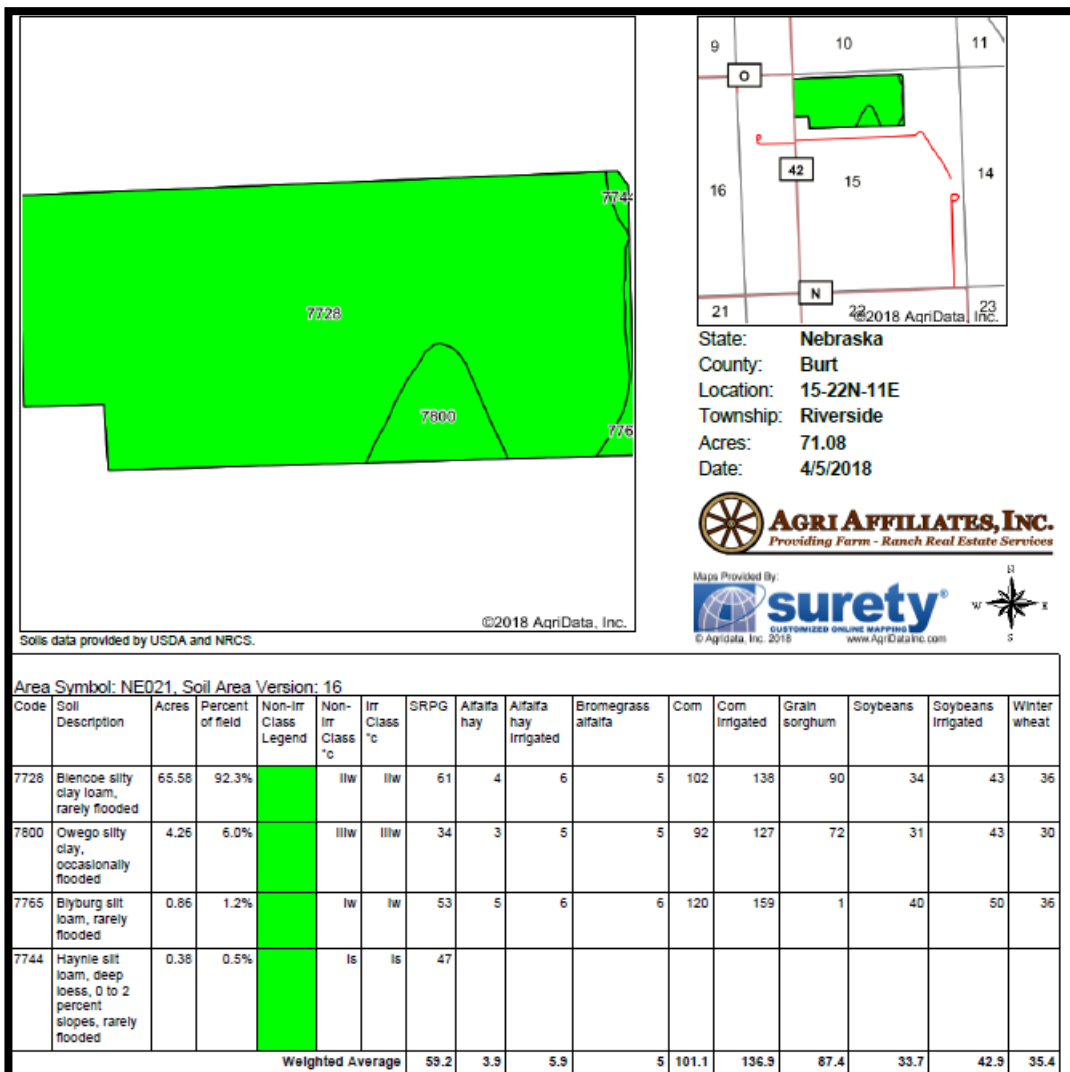
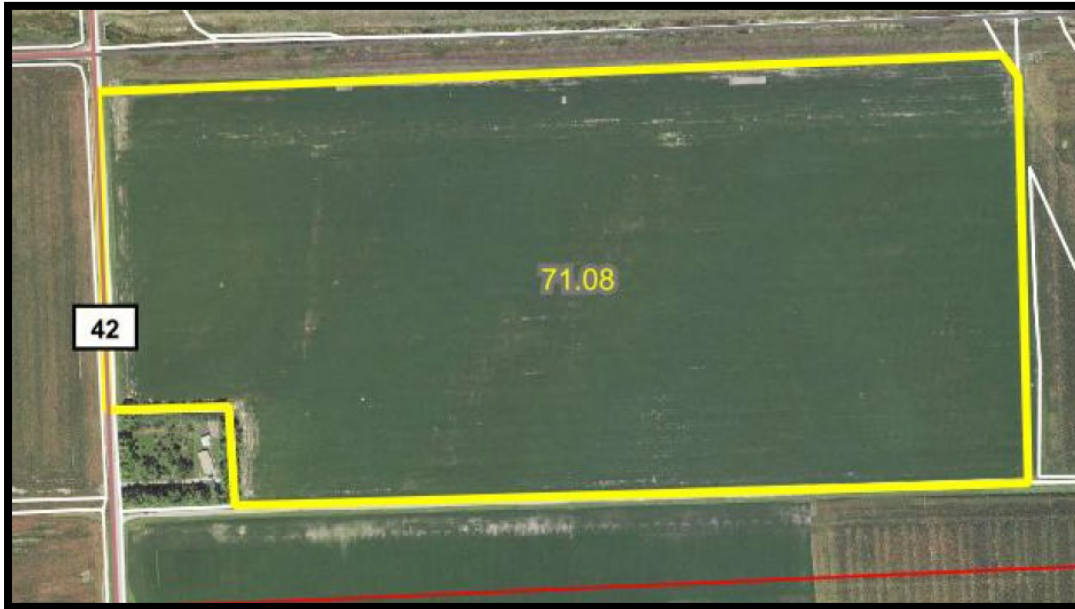
Parcel #4 cropland



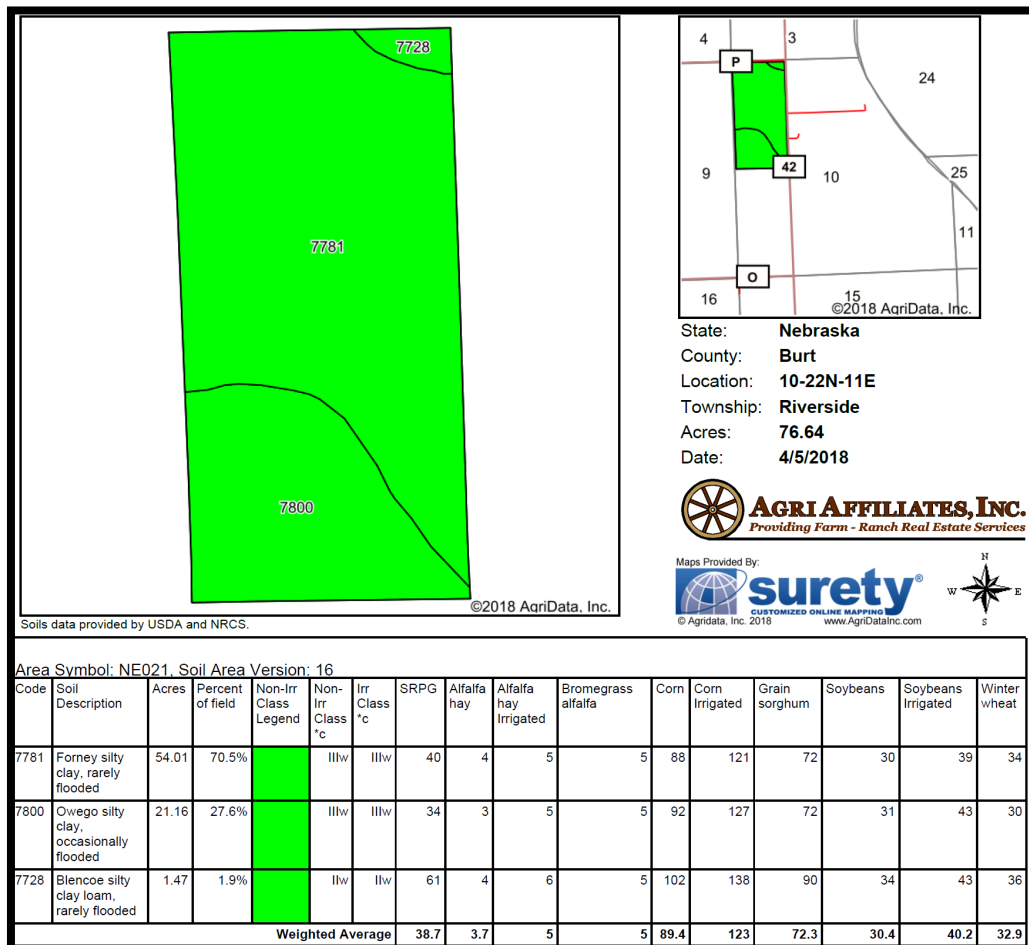
Parcel #1



Parcel #2



Parcel #3



Parcel #4

