

Land For Sale

ACREAGE:

526.85 Acres, m/l

LOCATION:

Burt County, NE

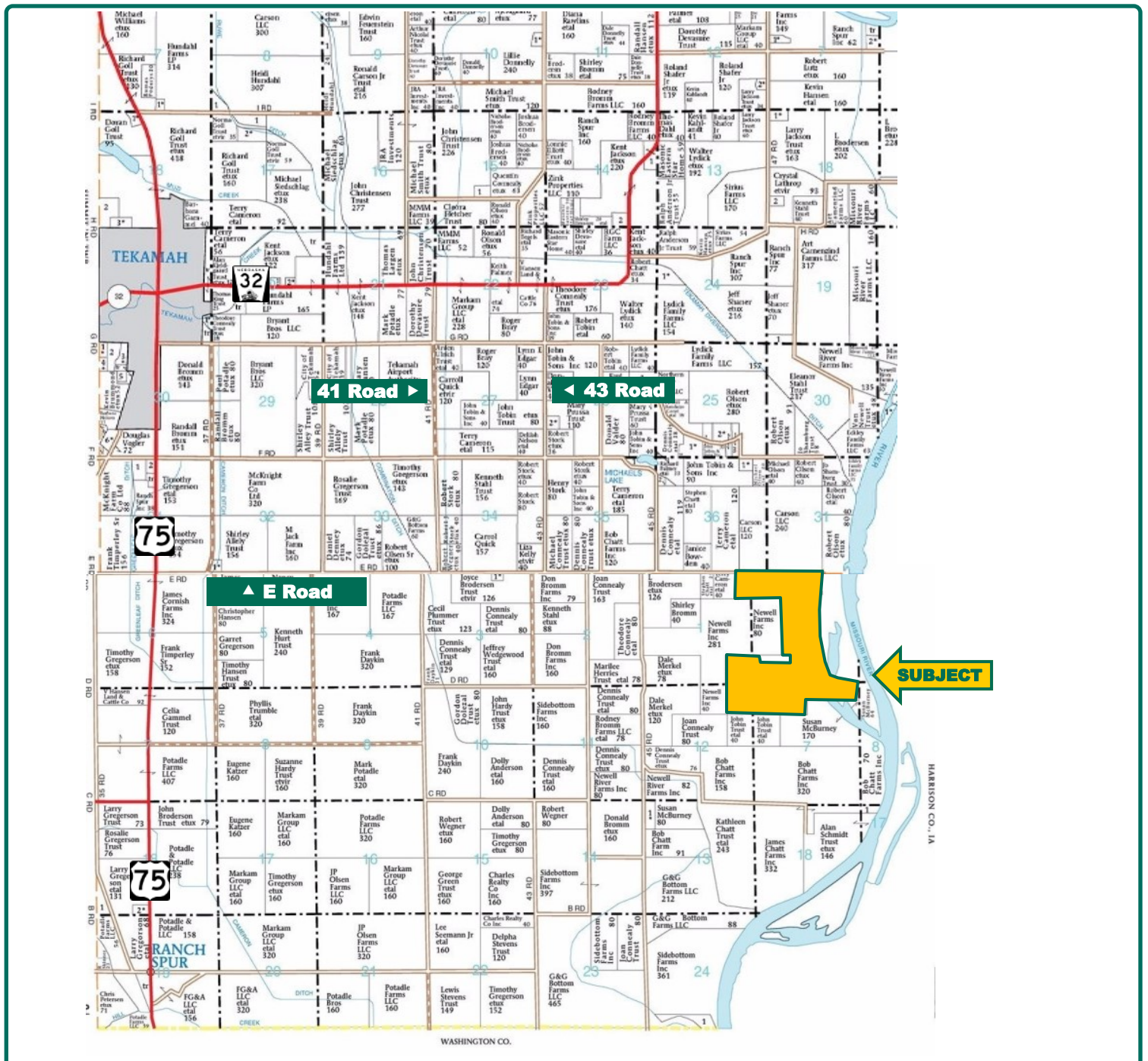


Property *Key Features*

- Combination High-Quality, Income-Producing Cropland and Recreational Land
- 329.04 Acres Planted to Cropland
- 296.4 Acres of Irrigated Cropland

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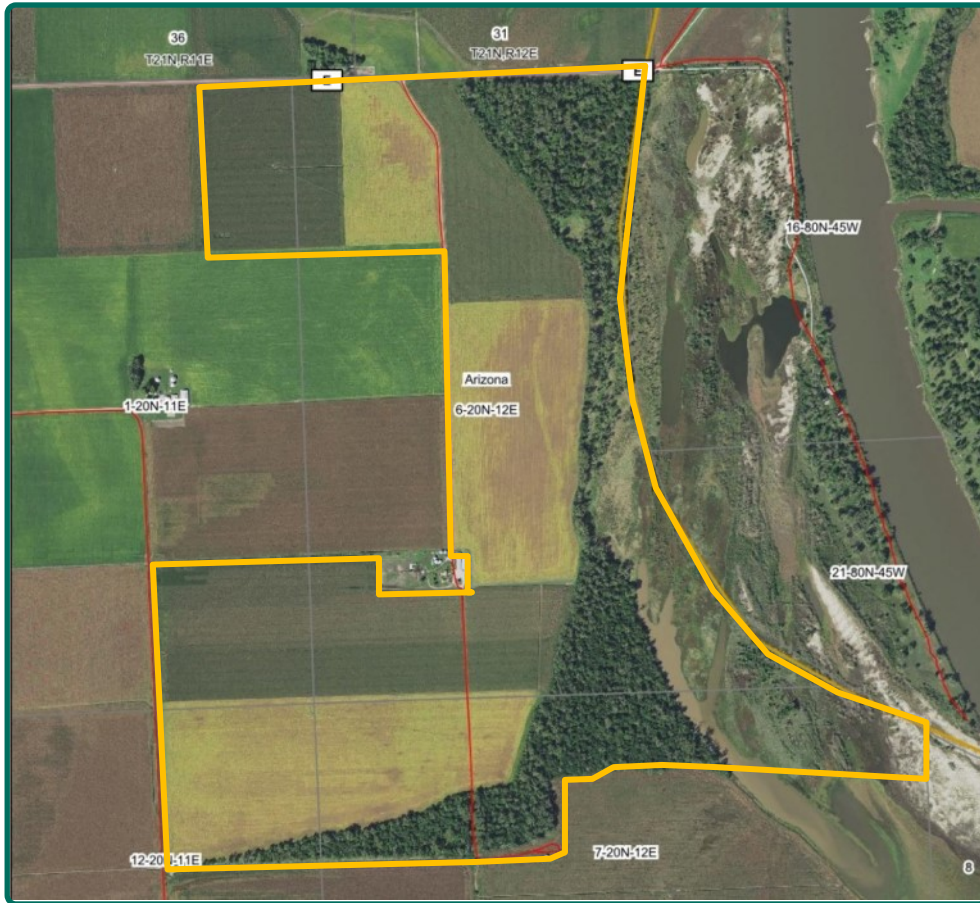
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Total Acres:	526.85
Crop Acres:	378.65*
Corn Base Acres:	213.20
Bean Base Acres:	113.70

**Includes 49.61 acres certified as grass.*

Property Information

526.85 Acres, m/l

Location

From Tekamah, 2 miles south on Highway 75 to E Road, then east approximately 5.5 miles. Subject tract on south side of E Road.

Legal Description

SESE and E26.65 Ac NENE of Section 1, NENE of Section 12, all in Township 20N, Range 11E; E2 W of River, N2NW, SENW, NE EX TR & S2SW EX TR of Section 6; and N2L1-2, NWNW & Pt NENW of Section 7, all in Township 20N, Range 12E (Arizona "S" Township)

Price & Terms

- \$3,495,000
- \$6,633.77/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Upon closing. Open Lease for 2019.

Net Real Estate Tax

2018 Net Taxes Payable 2019: \$27,034.16
Net Taxable Acres: 526.85
Tax per Net Taxable Acre: \$51.31

Buildings/Improvements

None

FSA Data

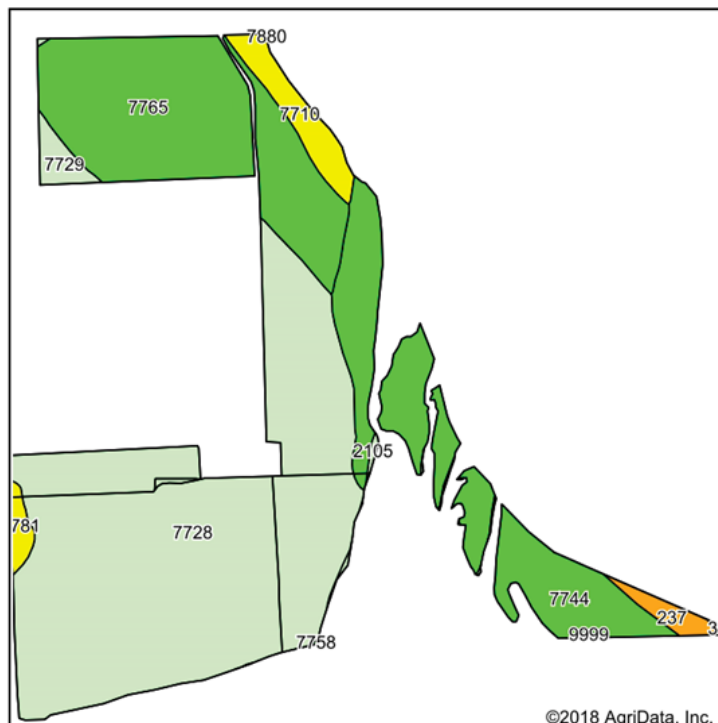
Farm Number 4496
Crop Acres: 378.65*
Corn Base Acres: 213.2
Corn PLC Yield: 191 Bu.
Bean Base Acres: 113.7
Bean PLC Yield: 41 Bu.
Wheat Base Acres: 11.4
Wheat PLC Yield: 31 Bu.
**Includes 49.61 acres certified as grass.*

Soil Types/Productivity

Primary soils are Blencoe silty clay loam, Blyburg silt loam and Haynie silt loam. See soil map for detail.

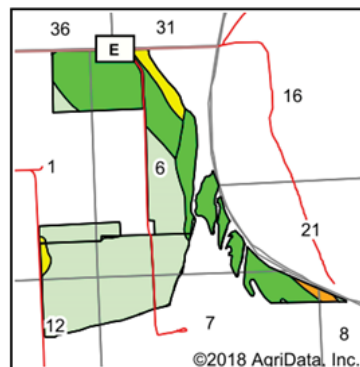
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Soils data provided by USDA and NRCS.

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State: **Nebraska**
County: **Burt**
Location: **6-20N-12E**
Township: **Arizona**
Acres: **378.65**
Date: **12/19/2018**



Maps Provided By:



Area Symbol: IA085, Soil Area Version: 26
Area Symbol: NE021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
7728	Blencoe silty clay loam, rarely flooded	201.88	53.3%		IIw	IIw
7765	Blyburg silt loam, rarely flooded	86.47	22.8%		Iw	Iw
7744	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	64.24	16.9%		Is	Is
7710	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	11.93	3.1%		IIIw	IIIw
7729	Blencoe silty clay, rarely flooded	4.97	1.3%		IIw	IIw
237	Sarpy fine sand, 0 to 3 percent slopes	4.36	1.2%		IVs	
7781	Forney silty clay, rarely flooded	3.45	0.9%		IIIw	IIIw
2105	Carr silt loam, occasionally flooded	0.78	0.2%		IIw	IIw
9999	Water	0.60	0.2%			
38	Blake and Haynie soils	0.40	0.1%		IIw	IIw

Soils data provided by USDA and NRCS.

CRP Contracts

None

Land Description

Nearly level, bottomland cropland.

Drainage

Natural

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	230.54 (est.)	55.5
2017	226.2	70.5
2016	223.7	66.6
2015	232.8	68.8
2014	221.5	61.8

Yield information is from scale tickets.

Bottomland Disposition

Cultivated cropland was not flooded during 2011 Missouri River flood.

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Water, Well & Irrigation Information

Irrigation Equipment included with Sale:

- 2013 Reinke Model E2065-G/57" 7-Tower Pivot. 1298.0 linear feet (South Pivot)
- 4978 feet underground pipe and wire
- South Well & Pump: Set up to pump 700 GPM using 30 HP U.S. Electric hollow shaft motor, 3-Phase, 2 Stage Bowls
- North Well & Pump: Set up to pump 700 GPM using 30 HP U.S. Electric

hollow shaft motor, 3-Phase, 2 Stage bowls (Recorded permanent easement for use of well)

Irrigation Equipment owned by farm operator that would need to be purchased separately:

- 2013 Reinke Model E2065-G Tow/57" 4-Tower pivot 707.0 linear feet (North Pivot)
- 2013 Reinke Model E2065-G Tow/57" 6-tower Pivot 1057.0 Linear feet (East Pivot)

Comments

Fall tillage completed for 2019 crop season. Shredding corn stalks, chisel and dry corn fertilizer to

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

South Pivot



South Pivot Panel



South Well



7-Tower South Pivot



North Pivot



North Well



East Pivot



South Pivot/Field/Timber



Quality Bench Ground Next to Timber



Timber Off Bench





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