

FARMLAND FOR SALE

75.14 +/- ACRES IN BURT COUNTY, NE



Located NW
of Lyons, NE

Offered at:
\$732,615

Property Taxes:
\$5,684.16

Subject to
2024 cash rent
lease.

A great opportunity to add an outstanding dryland farm to your land holdings. The farm is located in Burt County, which is known for its fertile soil and favorable climate conditions for crop production. This farm offers good access off a gravel road and is near several competitive grain markets. A majority of the farm is comprised of productive Class I & II soils.



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Total Acres (Per Assessor) - 75.14 +/-
Acres of Dryland - 74.31 +/-
Acres of Other - 0.83 +/-



Burt06

Legal Description

Part Northeast 1/4 Section 22,
Township 23 North, Range 8 East,
Burt County, Nebraska

FSA Information

- Total Cropland Acres: 69.05
- Corn - 34.32 Base Acres - 151 PLC Yield
- Soybeans - 34.03 Base Acres - 38 PLC Yield
- Total Base Acres - 68.35



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6505	Belfore silty clay loam, terrace, 0 to 2 percent slopes	33.38	47.5	0	81	1
7715	Holly Springs silty clay loam, occasionally flooded	30.09	42.81	0	58	2w
7771	Colo silt loam, overwash, occasionally flooded	6.44	9.16	0	83	2w
6811	Moody silty clay loam, 2 to 6 percent slopes	0.27	0.38	67	75	2e
6813	Moody silty clay loam, 6 to 11 percent slopes	0.09	0.13	0	74	3e
TOTALS		70.27 ([^])	100%	0.26	71.29	1.53

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