

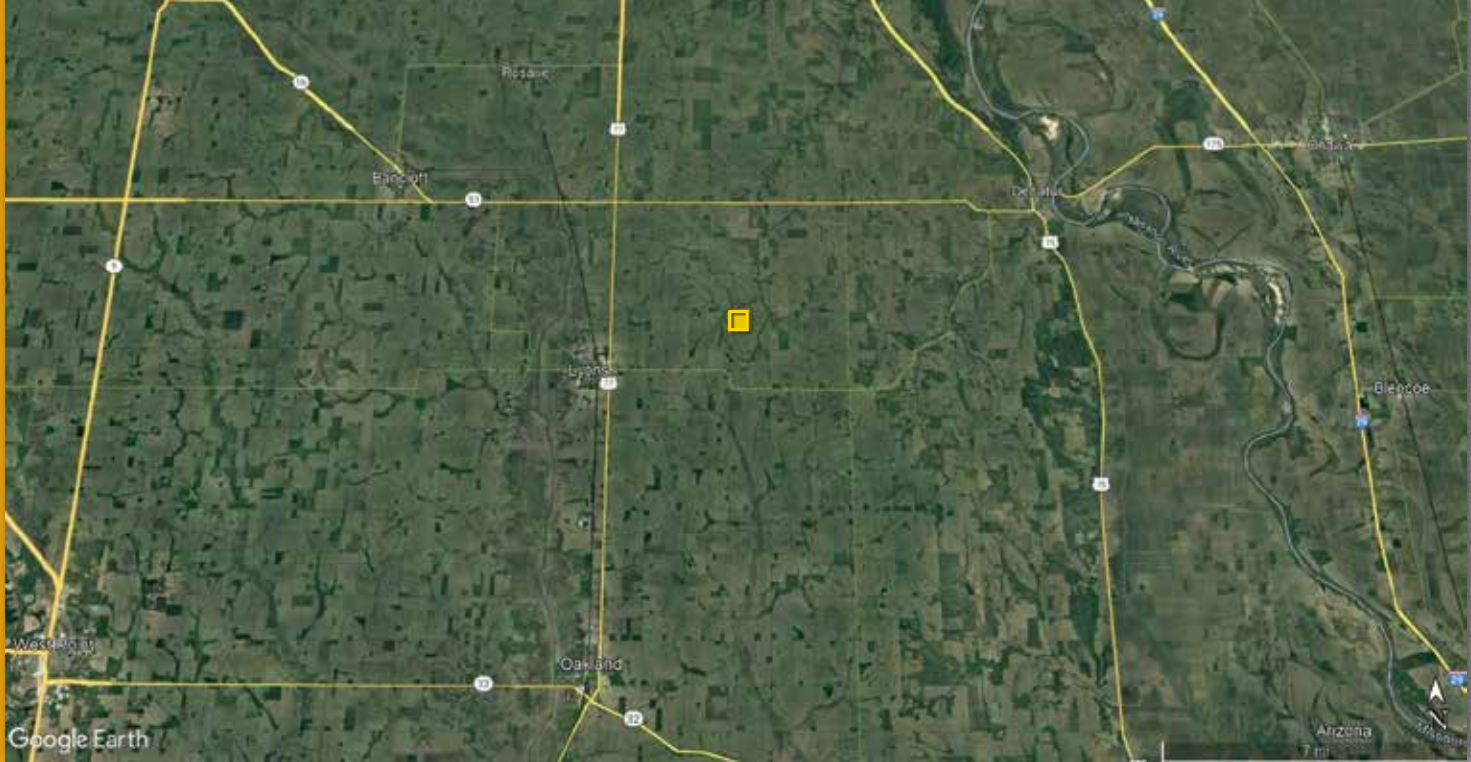
NEBRASKA FARMLAND AVAILABLE

Listing #16274

Burt County

160 ACRES M/L





ACRES
160.00

PRICE
\$1,460,000

PRICE PER ACRE
\$9,125

GROSS TAXES
\$6,358

SCHOOL DISTRICT
Lyons-Decatur Sch
Dist 20

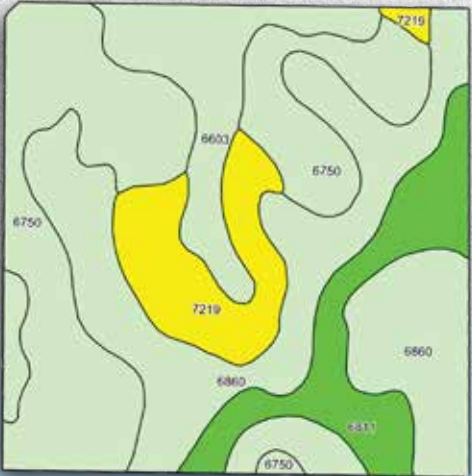
WATER
Well professionally
capped and buried

Directions

Travel three miles east out of Lyons, NE on hardtop County Road RS. Turn north for one mile on County Road 17 will bring you to the SW corner of the property.

Code	Soil Description	Acres	% of Field	*n NCCPI Overall
6860	Crofton silt loam	55.15	34.8%	61
6750	Nora silt loam	49.04	30.9%	65
6603	Alcester silty clay	19.03	12.0%	75
6811	Moody silty clay	18.50	11.7%	76
7219	Burchard clay	16.86	10.6%	59

Weighted Average 65.5



About The Property

Peoples Company is excited to offer this Burt County highly productive farm ground consisting of 160 dryland acres m/l located three miles east and one mile north from Lyons, NE. The farm has been in the family since the 1960's with soil conservation practices as a cornerstone in farming decisions. The farm consists of 158.58 FSA cropland acres. The farmland's NCCPI overall rating is 65.5 with primary soil types of Crofton silt loam, Nora silt loam, and Moody silty clay loam. The land is planted to corn for the 2022 crop year after five years of producing alfalfa. A terrace reconstruction upgrade was completed in 2015 to continue and improve the soil conversation of the farm. The parcel can be accessed from the west and north via gravel roads providing easy access for today's farm equipment. The homestead was removed in

several stages and was completely eliminated by 2016. The well on the homestead was professionally capped in cooperation with the NRCS during that time.

The farm has a current lease for the 2022 crop season and will become available for farming for the 2023 crop year. The opportunity for additional 2022 income from this year's crop is due to a flex lease addition to the cash rent contract. While the flex lease bonus is not guaranteed, a Dec 1, 2022, payout is possible if the flex lease requirements are met. The official end of the current lease is February 28, 2023.

FSA FARM LAND ACRES
158.58

FSA CROPLAND ACRES
158.58

CORN
101.20 Base Acres with a PLC Yield of 134 (per FSA)

SOYBEANS
12 Base Acres with a PLC Yield of 41 (per FSA)

160 ACRES M/L



12119 Stratford Drive, Suite B
Clive, IA, 50325



PeoplesCompany.com

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160 ACRES M/L



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW

NEBRASKA FARMLAND AVAILABLE

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