

LAND FOR SALE

Lintz Farm (4 Parcels) Burt County



LOCATION:

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

LEGAL

DESCRIPTIONS:

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

DESCRIPTIONS:

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

Parcel #2 - 72.74 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)

CONTACT:

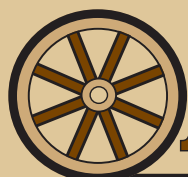
Bart Woodward, Listing Agent/Broker

Bryan Danburg, Mike Wilken, & Kent Richter, Sales



Bart Woodward
Listing Agent
bart@agriaffiliates.com

*Don't miss this opportunity to own productive
Missouri River bottom cropland.*



Offered Exclusively by:

AGRI AFFILIATES, INC.

KEARNEY OFFICE

308-234-4969

2418 Hwy 30 E

PO Box 1390

Kearney, NE 68848

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.

Don't miss this opportunity to own productive Missouri River bottom cropland.

LIST PRICE: Parcel #1 - \$680,000
 Parcel #2 - \$610,000
 Parcel #3 - \$610,000
 Parcel #4 - \$340,000

2022 TAXES: Parcels #1 & #2 - \$9,424.46
 Parcel #3 - \$4,589.66
 Parcel #4 - \$2,465.46

2022 DRAINAGE TAXES: Parcels #1 & #2 - \$841.50
 Parcel #3 - \$441.16
 Parcel #4 - \$186.16

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

Parcel #2 - 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 - Primarily of Class III Forney silty clay with lesser amounts of Class II and III Blencoe and Owego silty clay loams.

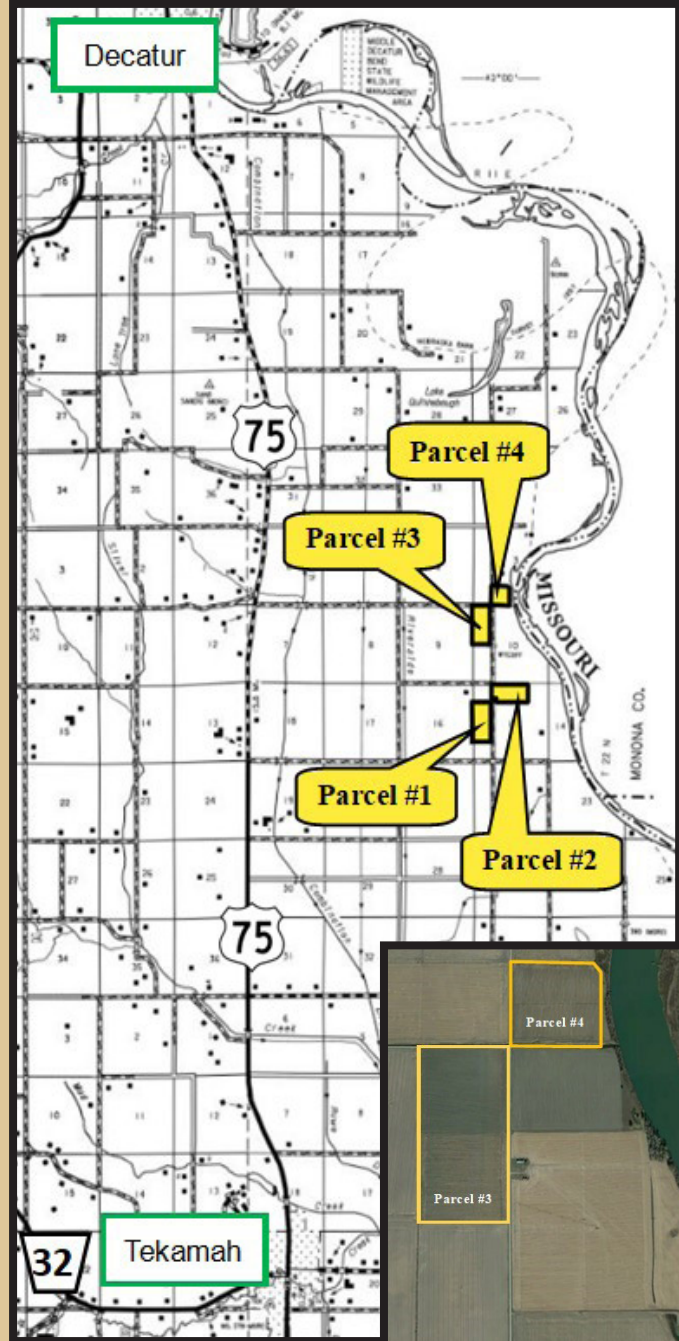
Parcel #4 - Primarily of Class II Blencoe silty clay loam with a minor amount of Class III Forney silty clay.

IRRIGATION INFORMATION: Parcel #3: Well Registration G-00468; 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.

NRD INFORMATION: The farms are located in the Papio-Missouri River Natural Resources District (NRD).

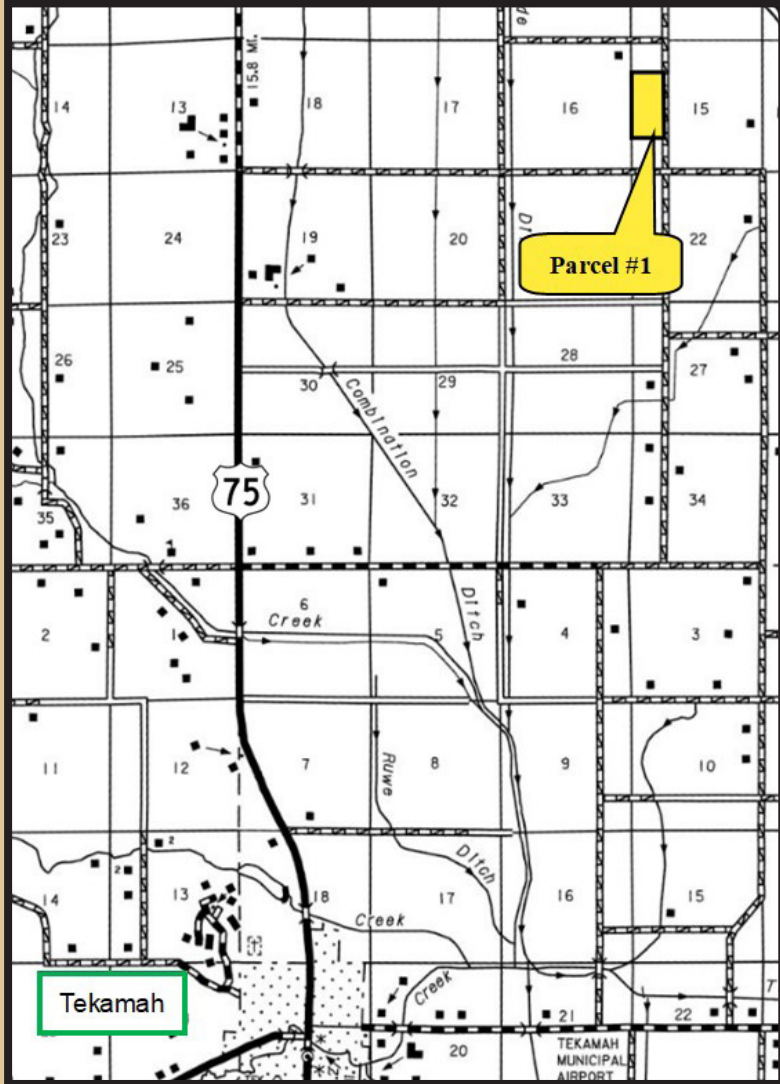
FARM SERVICE AGENCY INFORMATION: Parcels #1 & #2: Total Cropland - 147.59 acres; Government Base Acres - Corn 77.07 acres with PLC yield of 177bu/ac; Soybeans 58.22 acres with PLC yield of 34bu/ac

Parcels #3 & #4: Total Cropland - 115.86 acres; Government Base Acres - Corn 60.51 acres with PLC yield of 117bu/ac; Soybeans 45.70 acres with PLC yield of 34bu/ac



Parcel #1

80.00 acres of dry cropland with an older improvement site.



State: Nebraska
 County: Burt
 Location: 15-22N-11E
 Township: Riverside
 Acres: 80.6
 Date: 4/20/2023

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

Map Provided By: **surety**
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	Irr Class %c	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	*n NCCPI Corn	*n NCCPI Soybeans
7728	Bloncoe silty clay loam, rarely flooded	80.60	100.0%		liw	liw	4	6	102	138	34	43	36	61	68
Weighted Average					2.00	2.00	4	6	102	138	34	43	36	*n 61	*n 68

*n: The aggregation method is "Weighted Average using all components"
 %c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

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



Parcel #2

72.74 acres of dry cropland



State: **Nebraska**
 County: **Burt**
 Location: **15-22N-11E**
 Township: **Riverside**
 Acres: **72.74**
 Date: **4/21/2023**

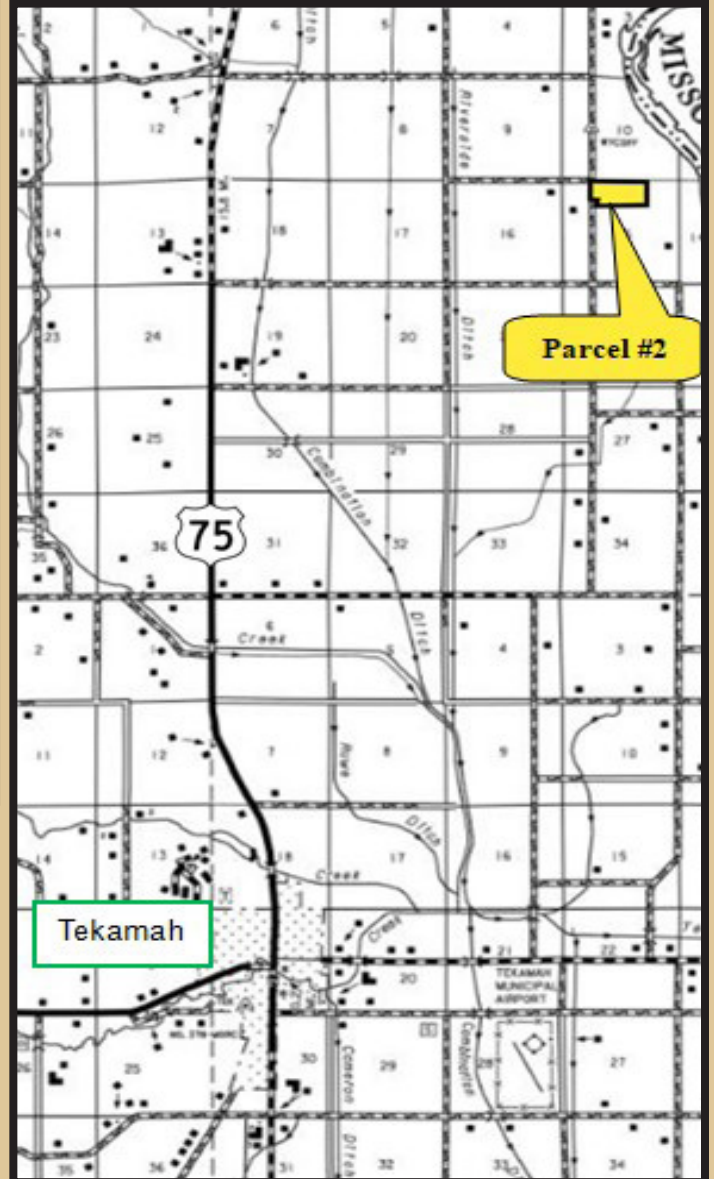
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Map Provided by **surety**
 © AgriData, Inc. 2023

Soils data provided by USDA and NRCS.
 Area Symbol: NE021, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	Irr Class 'c	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	W NCCPI Corn	W NCCPI Soybeans		
7728	Blencoe silty clay loam, rarely flooded	67.08	92.2%		Illw	Illw	4	6	102	138	34	43	36	61	68		
7800	Owego silty clay, occasionally flooded	4.28	5.9%		Illw	Illw	3	5	92	127	31	43	30	24	54		
7765	Byburg silt loam, rarely flooded	0.89	1.2%		Iw	Iw	5	6	120	159	40	50	36	55	67		
7744	Haymie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	0.49	0.7%		Is	Is								67	80		
Weighted Average							2.04	2.04	3.9	5.9	100.9	136.7	33.7	42.8	35.4	*n 58.8	*n 67.2

n: The aggregation method is "Weighted Average using all components"
 c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS



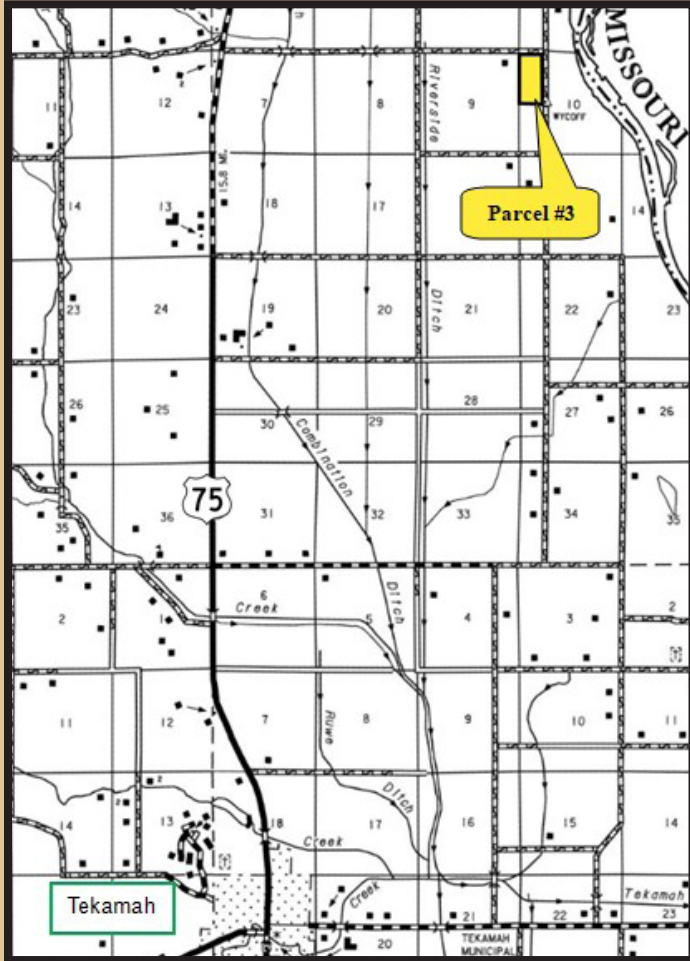
Productive dry cropland.



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Parcel #3

80.00 acres of gravity irrigated cropland



Well on Parcel #3 provides water to Parcel #4.



State: **Nebraska**
 County: **Burt**
 Location: **10-22N-11E**
 Township: **Riverside**
 Acres: **80**
 Date: **4/21/2023**

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Soils data provided by USDA and NRCS.
 Area Symbol: NE021, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °C	Irr Class °C	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	% NCCPI Corn	% NCCPI Soybeans
7781	Forney silty clay, rarely flooded	56.19	70.2%		Illw	Illw	4	5	88	121	30	39	34	28	49
7800	Omego silty clay, occasionally flooded	22.09	27.6%		Illw	Illw	3	5	92	127	31	43	30	24	54
7728	Blencoe silty clay loam, rarely flooded	1.72	2.2%		Illw	Illw	4	6	102	138	34	43	36	61	68
Weighted Average					2.98	2.98	3.7	5	89.4	123	30.4	40.2	32.9	*n 27.6	*n 50.8

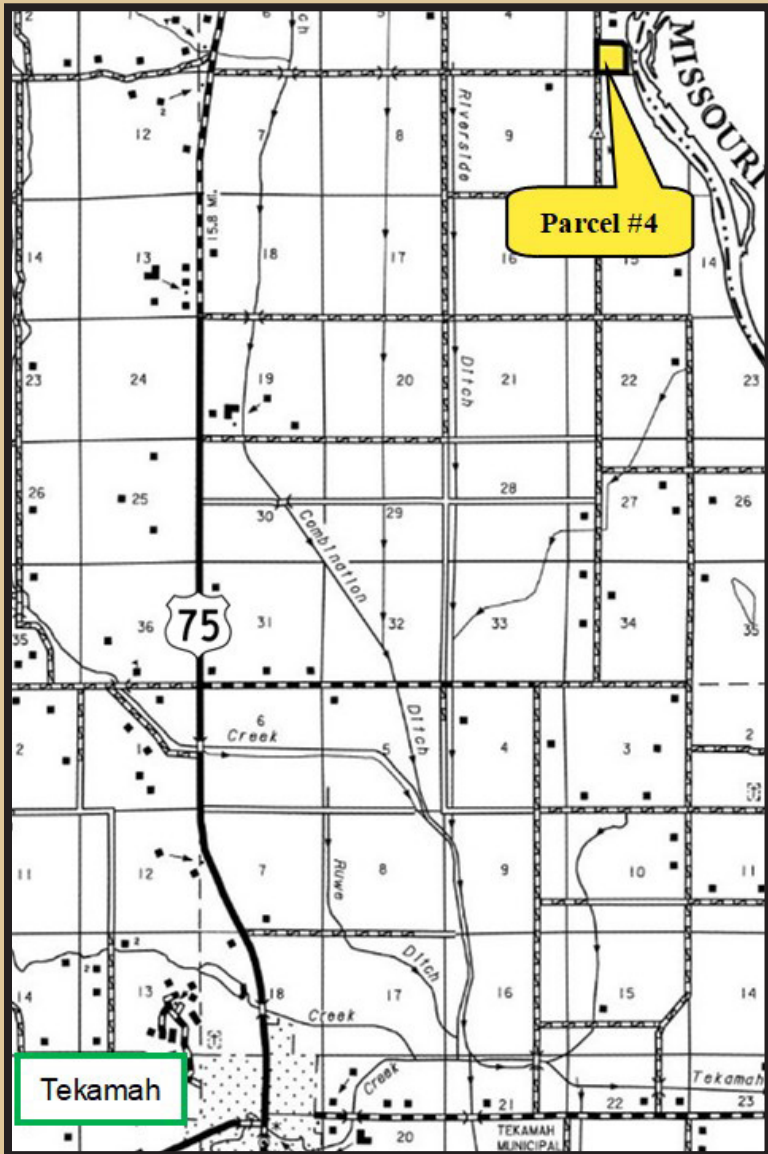
n: The aggregation method is "Weighted Average using all components"
 °C: Using Capabilities Class Dominant Condition Aggregation Method
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Parcel #4

40.00 acres of gravity irrigated cropland



Soils data provided by USDA and NRCS.

Area Symbol: NE021. Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Com Bu	Com Irrigated Bu	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	*n NCCPI Corn	*n NCCPI Soybeans
7728	Blencoe silty clay loam, rarely flooded	38.95	97.4%	Green	Illw	Illw	4	6	102	138	34	43	36	61	68
7781	Forney silty clay, rarely flooded	1.05	2.6%	Green	Illw	Illw	4	5	88	121	30	39	34	28	49
Weighted Average					2.83	2.83	4	6	101.6	137.6	33.9	42.9	36.9	*n 60.1	*n 67.6

*n: The aggregation method is "Weighted Average using all components"
 °c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

State: Iowa
 County: Monona
 Location: 24-82N-46W
 Township: Sherman
 Acres: 40
 Date: 4/24/2023

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Maps Provided By: **surety**
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Irrigation water is provided by a well located on Parcel #3.



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