

LAND FOR SALE

Kiefer Trust Farm THURSTON COUNTY, NEBRASKA

- LOCATION:** Two Parcels located approximately 5 1/2 miles north of Lyons, Nebraska, or approximately 8 miles south of Walthill, Nebraska. Access is provided by U.S. Highway 77 which divides the parcels, along with a minimum maintenance/gravel road, R Avenue, which borders the north.
- LEGAL DESCRIPTION:** **Parcel #1** – E1/2 NE1/4, less highway right-of-way, Section 25, T24N-R8E of the 6th P.M., Thurston County, Nebraska.
Parcel #2 – W1/2 NW1/4 (Lots 1 and 2), less highway right-of-way, Section 30, T24N-R9E of the 6th P.M., Thurston County, Nebraska.
- PROPERTY DESCRIPTION:** **Parcel #1** – 76.88 tax-assessed acres – The parcel consists of dry cropland with a minor amount of grassland.
Parcel #2 – 67.40 tax-assessed acres – The parcel consists of dry cropland.
- 2022 REAL ESTATE TAXES:** **Parcel #1** \$3,613.62
Parcel #2 \$3,192.18

LIST PRICE: Parcel #1 \$675,000 Parcel #2 \$635,000



LISTING AGENT:

Bart Woodward, Broker

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Bryan Danburg, Mike Wilken, & Kent Richter, Salespeople

*View additional photos
and property details*



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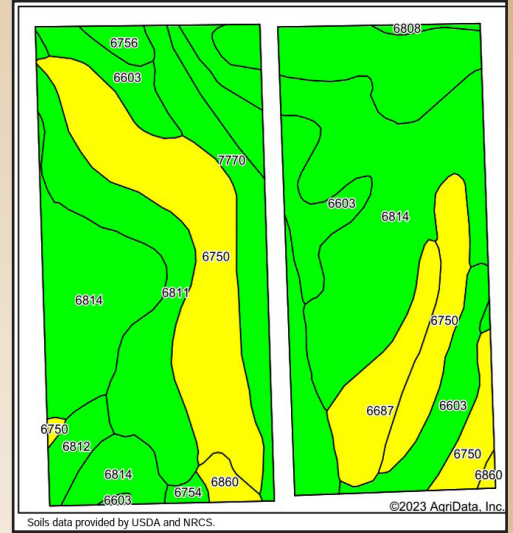
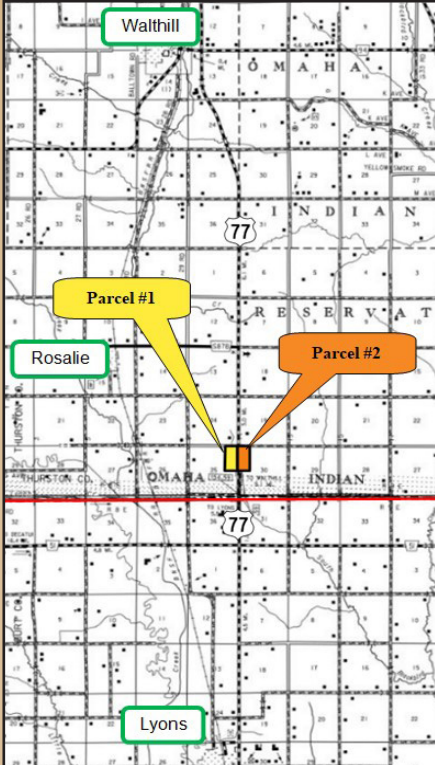
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FARM SERVICE AGENCY INFORMATION:

Both farms are in combination with Total Cropland: 138.37 acres
 (Parcel #1 – 70.90 acres, Parcel #2 – 67.47 acres)
 Corn Base of 69.20 acres with a PLC Yield of 141 bushels per acre
 Soybean Base of 69.10 acres with a PLC Yield of 42 bushels per acre

SOILS:

Soils consist primarily of Class II and III Moody, Alcester, Colo, and Nora silt and silty clay loams with slopes of 0-11% with lesser amounts of Class IV Nora and Crofton silt loams with slopes of 8-17%.



Don't miss this opportunity to own highly productive dry cropland in northeast Nebraska!

Area Symbol: NE173, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	SRPG	Alfalfa hay Tons	Corn Bu	*n NCCPI Corn	*n NCCPI Soybeans		
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	44.21	30.6%			IIle	IVe	66			63	62	
6750	Nora silt loam, 11 to 17 percent slopes, eroded	29.91	20.7%			IVe		51			59	63	
6811	Moody silty clay loam, 2 to 6 percent slopes	24.94	17.3%			IIle	IIle	74			75	74	
6603	Alcester silty clay loam, 2 to 6 percent slopes	17.50	12.1%			IIle	IIle				74	72	
7770	Colo silty clay loam, occasionally flooded	13.99	9.7%			IIlw	IIlw	58	4	122	35	72	
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	6.92	4.8%			IVe	IVe	41			59	68	
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	2.58	1.8%			IIle	IIle	71			65	64	
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	1.60	1.1%				IVe				58	60	
6756	Nora silt loam, 6 to 11 percent slopes, eroded	1.50	1.0%			IIle	IVe	55			62	67	
6754	Nora silt loam, 2 to 6 percent slopes, eroded	0.64	0.4%			IIle	IIle	67			62	69	
6808	Moody silty clay loam, 0 to 2 percent slopes	0.49	0.3%			IIle	IIle	79			70	71	
Weighted Average							2.85	°c	53.6	0.4	11.8	*n 62.7	*n 66.9

*n: The aggregation method is "Weighted Average using all components"
 °c: Using Capabilities Class Dominant Condition Aggregation Method
 °: Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 Soils data provided by USDA and NRCS.

