



ZAG LAND
COMPANY

LAND FOR SALE

615.31 ACRES +/- BURT COUNTY, NE



Sam Zach

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302 Oak St. Humphrey, NE 68642

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PROPERTY SUMMARY

This is a rare opportunity to acquire nearly a full section of productive farmland in Burt County. This farm contains 615.31 +/- gross acres and 581.13 +/- non-irrigated cropland acres.

There are two acreages located in the section that are not included in the sale of the property.

The farm is currently being leased to a local tenant. The lease extends through the 2027 crop year but the tenant is willing to vacate the lease following the 2024 growing season. If the new buyer would like to continue renting the farm to the current tenant, the lease could be assigned to the new owner.

The property was recently surveyed. A copy of the survey can be provided upon request.

Asking Price: \$7,076,065.00

State: Nebraska

County: Burt

Assessed Acres: 615.31

Assessor Parcel Number: 421803200

2023 RE Taxes: \$39,436.68

FSA Farm #: 6931

FSA Tract #: 8922

FSA Cropland Acres: 581.13

2024 Crop: The farm is planted to soybeans for the 2024 growing season.

Legal Description: A full legal description can be provided upon request. The property can be summarized as all of Section Thirteen (13), Township Twenty-three (23) North, Range Nine (9) East of the 6th P.M., Burt County, Nebraska; Except a tract of land containing 6.52 acres more or less and Except a tract of land containing 9.32 acres more or less and Except a tract of land containing 8.85 acres more or less.

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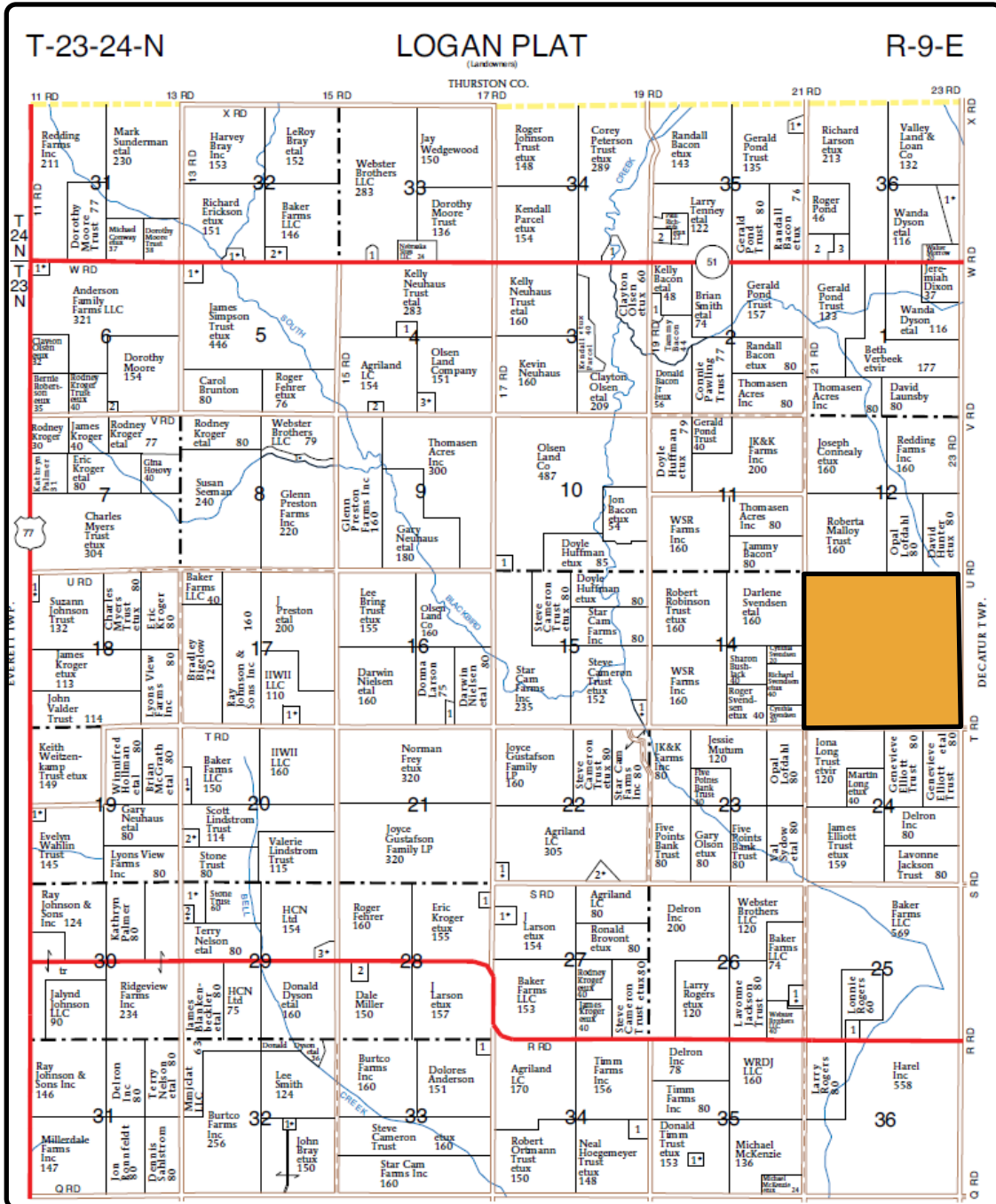
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AERIAL MAP



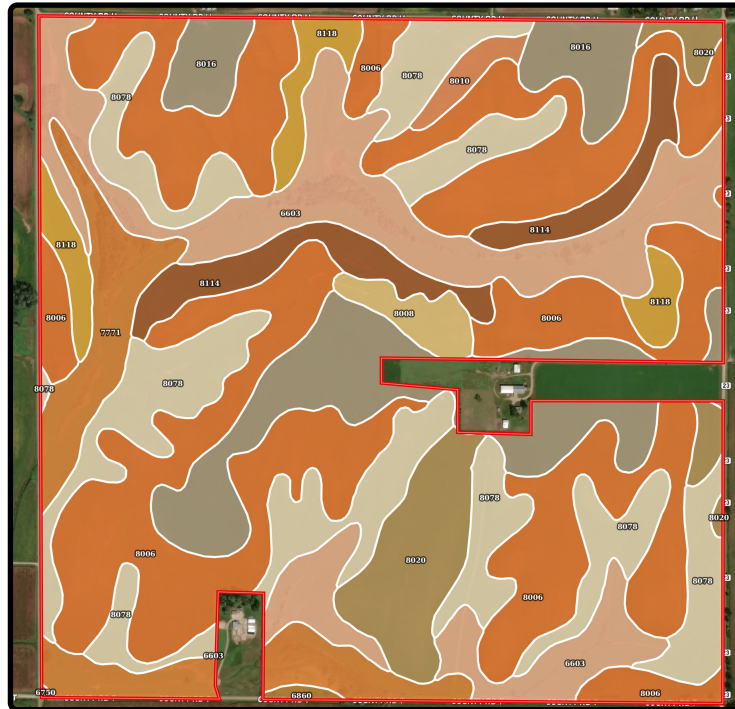
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8006	Ida silt loam, 11 to 17 percent slopes, eroded	211.85	34.7	0	63	4e
8078	Monona silt loam, 6 to 11 percent slopes	107.71	17.64	0	86	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	89.29	14.62	91	76	2e
8016	Marshall silty clay loam, dry, 0 to 2 percent slopes	67.05	10.98	0	95	2e
7771	Colo silt loam, overwash, occasionally flooded	42.32	6.93	0	83	2w
8020	Marshall silty clay loam, 2 to 6 percent slopes, eroded	32.82	5.38	0	91	2e
8114	Pohocco silt loam, 11 to 17 percent slopes, eroded	27.12	4.44	0	61	4e
8118	Pohocco silt loam, 6 to 11 percent slopes, eroded	18.54	3.04	0	66	3e
8008	Ida silt loam, 17 to 30 percent slopes, eroded	7.77	1.27	0	32	6e
8010	Ida silt loam, 6 to 11 percent slopes, eroded	4.65	0.76	0	68	3e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	1.27	0.21	0	56	4e
6750	Nora silt loam, 11 to 17 percent slopes, eroded	0.15	0.02	48	63	4e

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ZAG LAND
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PROPERTY PHOTOS

Looking Northwest



Looking Northeast



Looking Southwest



Looking Southeast



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ZAG LAND
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PROPERTY PHOTOS

Excluded South Acreage



Excluded East Acreage



2024 Soybeans



Looking South



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Let Zag Land Company help you with all of your farm real estate, management, and advisory needs.

Find us online at Zag.ag or reach out at (402) 841-4002.

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Zag Land Company is a licensed Real Estate Brokerage Company in the states of Nebraska and South Dakota. Sam Zach is a licensed Real Estate Broker in the states of Nebraska and South Dakota.

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