

# Land for Sale

**4 Tracts 260.04+- Acres total**  
**3 Miles North of Syracuse NE on HWY 50**  
**Asking Price-\$11,500/Ac. OBO**

**New Listing**



**To learn more or make an offer call**  
**Shayne Zutavern**  
**402.770.1220**



**Big Iron Realty**

## Figure 1: Ralph W Steinhoff - Farm Write-Up

**Description of Property:** Here is your opportunity to own some very productive farm ground with excellent development potential located right on HWY 50, 3.3 mi. north of Syracuse, NE. Sellers prefer to sell all tracts together, but will entertain offers for individual tracts.

### **Crop Production BPA:**

Soybeans = 56 BPA in 2022 and 54 BPA in 2023

Corn = 190 BPA in 2022 and 169 BPA in 2023

### **Legal Description: 4 Tracts consisting of 260.04 +/- Acres in Otoe County, NE.**

>**Tract 1:** E 1/2 NW 1/4 of Section 28-9-11, containing 80+/- acres

>**Tract 2:** N 1/2 NE 1/4 LESS E 657' & A 20 AC TRACT of Section 28-9-11, containing 40.09+/- acres

>**Tract 3:** S 1/2 NE 1/4 of Section 28-9-11, containing 72.52+/- acres

>**Tract 4:** N 1/2 SE 1/4 LESS TRACT SOLD TO STATE & LESS A TRACT 11.30 AC, containing 67.43+/- acres

**Driving Directions:** From Syracuse NE take HWY 50 north, approximately 3 miles and the property lays to the west, right on HWY 50. On the north side, take E Road, west to view the two northern tracts.

**Listing Price:** \$11,500/acre

**2023 Taxes:** \$12,843.50

**Total Acres:** 260.04+/-

**Sellers:** Ralph W Steinhoff Estate

**Listing Agent:** Shayne Zutavern 402-770-1220. Call for details and/or to make an offer.

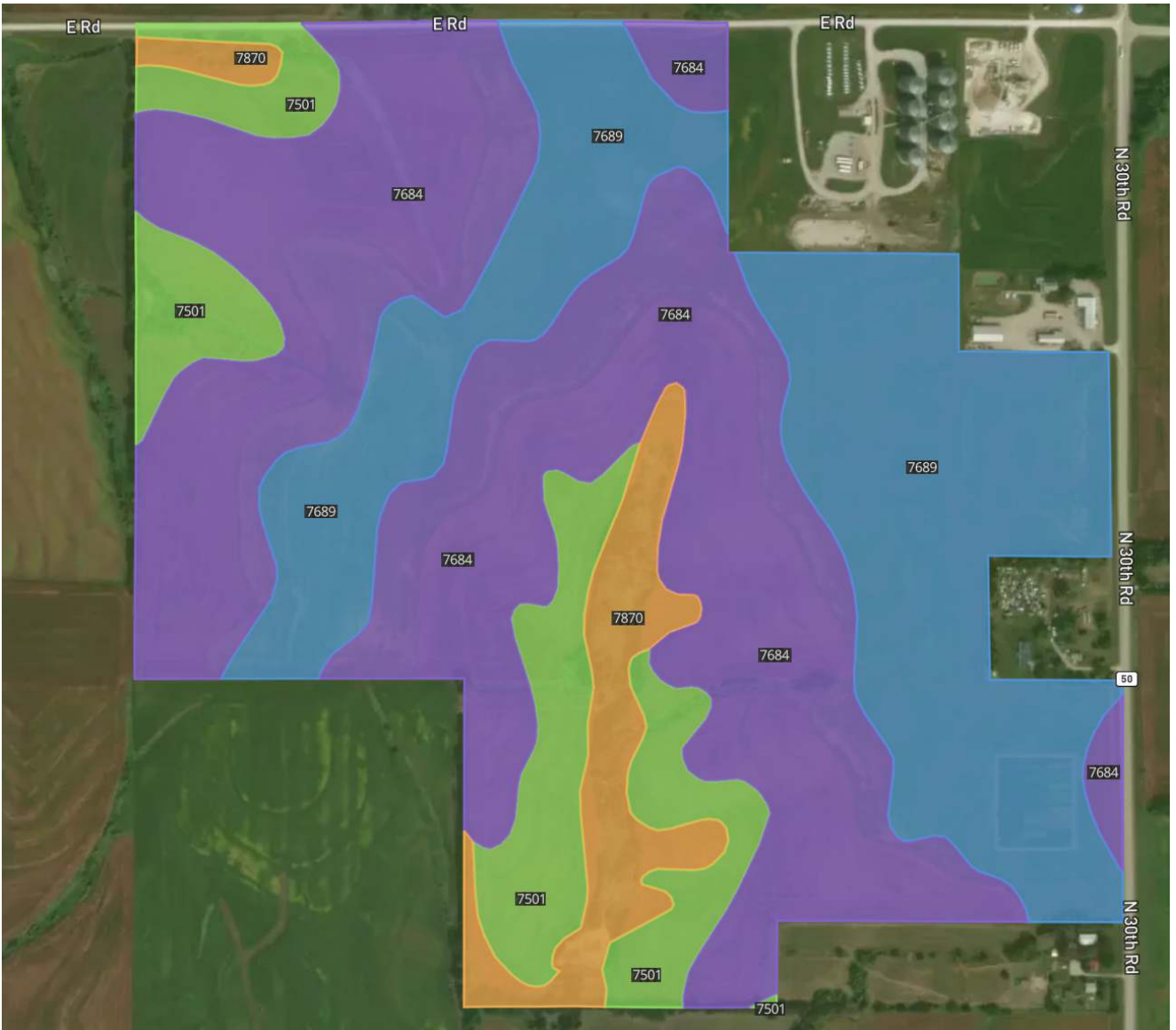
**Online Listing:** <https://tinyurl.com/Otoe260>





\*Information was obtained from sources deemed reliable, but broker and agent make no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own expert conclusion.

**Unmatched, Unrivaled & Unequaled Power for Land Sellers**

**BigIron**  
REALTY  
| EXPERTS IN SELLING LAND |

## Figure 2: Soils Map



Map Color	Soil Code	Soil Description	% of Map	Acres	Soil Rating
	7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	47.90%	126.24	57.2
	7689	Wymore silty clay loam, 0 to 2 percent slopes	32.20%	85.17	63.5
	7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	13.10%	34.69	35
	7870	Nodaway-Colo complex, occasionally flooded	6.90%	18.08	89.4

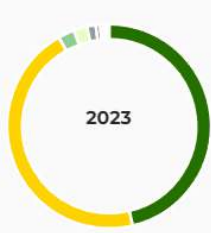
Total productivity index: 58.6

**Unmatched, Unrivaled & Unequaled Power for Land Sellers**

**BigIron**  
REALTY  
| EXPERTS IN SELLING LAND |



# Figure 3: Crop History



Description	Percentage	Acreage
Soybeans	46.3%	120.38
Corn	45.5%	118.3
Deciduous Forest	2.6%	6.76
Grassland/Pasture	2.1%	5.46
Developed/Low Intensity	1.4%	3.64



Description	Percentage	Acreage
Soybeans	46.3%	120.38
Corn	45.2%	117.52
Deciduous Forest	2.6%	6.76
Grassland/Pasture	2.5%	6.5
Developed/Low Intensity	1.4%	3.64



Description	Percentage	Acreage
Corn	48.9%	127.14
Soybeans	45.6%	118.56
Deciduous Forest	3.4%	8.84
Grassland/Pasture	1.4%	3.64
Developed/Low Intensity	0.4%	1.04



Description	Percentage	Acreage
Soybeans	48%	124.8
Corn	43.9%	114.14
Grassland/Pasture	2.9%	7.54
Deciduous Forest	2.6%	6.76
Developed/Low Intensity	1.7%	4.42



Description	Percentage	Acreage
Soybeans	46.5%	120.9
Corn	46.2%	120.12
Deciduous Forest	2.5%	6.5
Grassland/Pasture	1.9%	4.94
Developed/Low Intensity	1.5%	3.9

Crop history is provided using the NASS Cropland Data Layer (CDL). The Cropland Data Layer (CDL) provides a raster, geo-referenced, crop-specific land cover map for the continental United States. The data is created annually using moderate resolution satellite imagery and extensive agricultural ground truth.

**Unmatched, Unrivaled & Unequaled Power for Land Sellers**



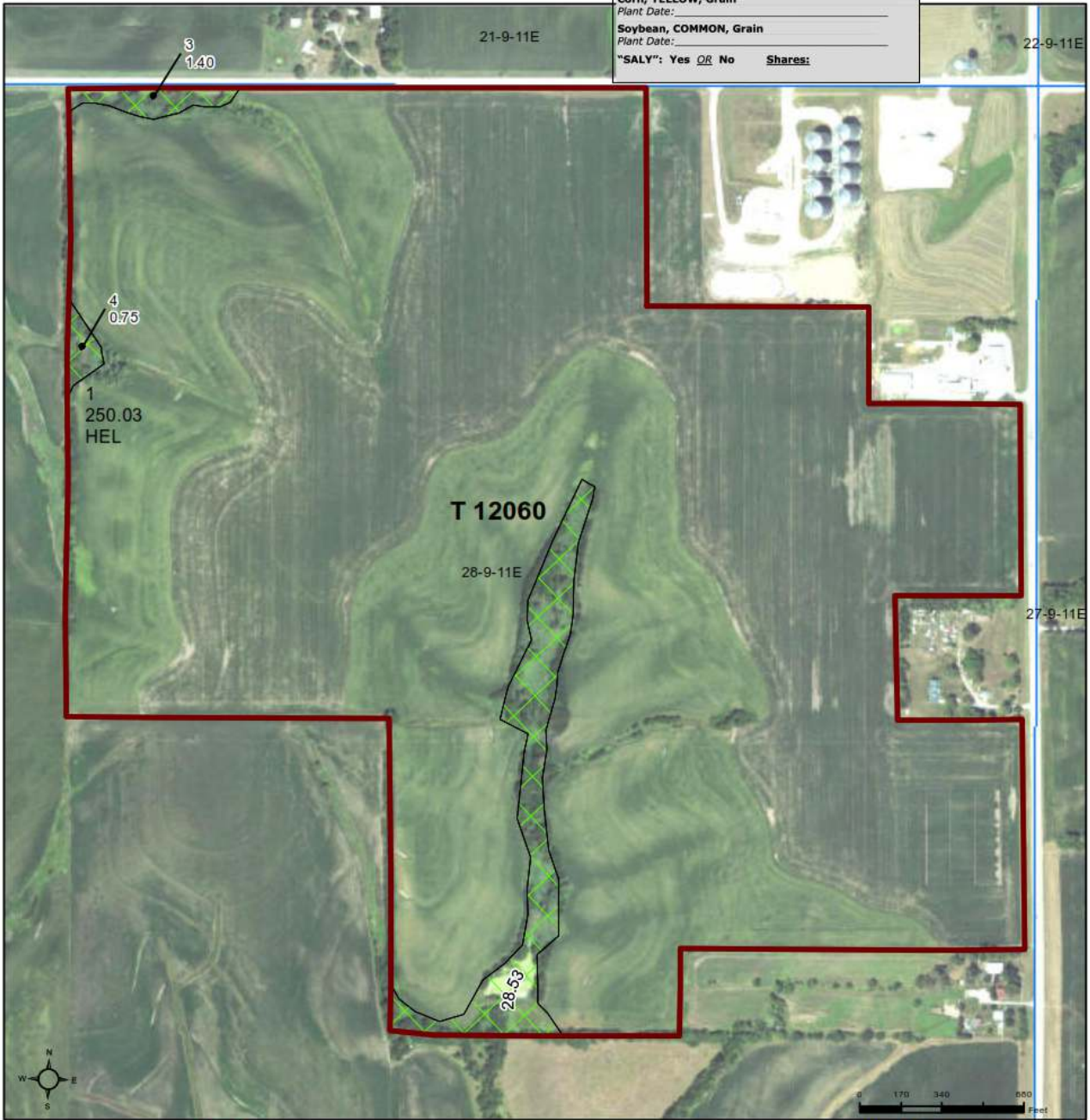
# Figure 4: FSA Map



Otoe County, Nebraska

2024: All acres will be certified as Non-Irrigated, grass will be certified as Smooth Brome, and row crops will be certified as intended for grain, unless otherwise noted.

Corn, YELLOW, Grain  
Plant Date: \_\_\_\_\_  
Soybean, COMMON, Grain  
Plant Date: \_\_\_\_\_  
"SALY": Yes OR No Shares: \_\_\_\_\_



**Common Land Unit**  
  Tract Boundary  
  PLSS  
  Non-Cropland  
  Cropland

2022 NAIP Ortho Imagery

2024 Program Year  
Map Created March 19, 2024

**Farm 5282**  
**Tract 12060**

**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Wetland Provisions

Tract Cropland Total: 250.03 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

**Unmatched, Unrivaled & Unequaled Power for Land Sellers**



# Figure 5: FSA-156EZ

<b>NEBRASKA</b> <b>OTOE</b> <b>Form: FSA-156EZ</b>	 <b>United States Department of Agriculture</b> <b>Farm Service Agency</b> <b>Abbreviated 156 Farm Record</b>	<b>FARM : 5282</b> <b>Prepared : 8/20/24 1:02 PM CST</b> <b>Crop Year : 2024</b>
--	--	--

**Tract 12060 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	250.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	124.95	0.00	104
Soybeans	124.95	0.00	36
<b>TOTAL</b>	<b>249.90</b>	<b>0.00</b>	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.