

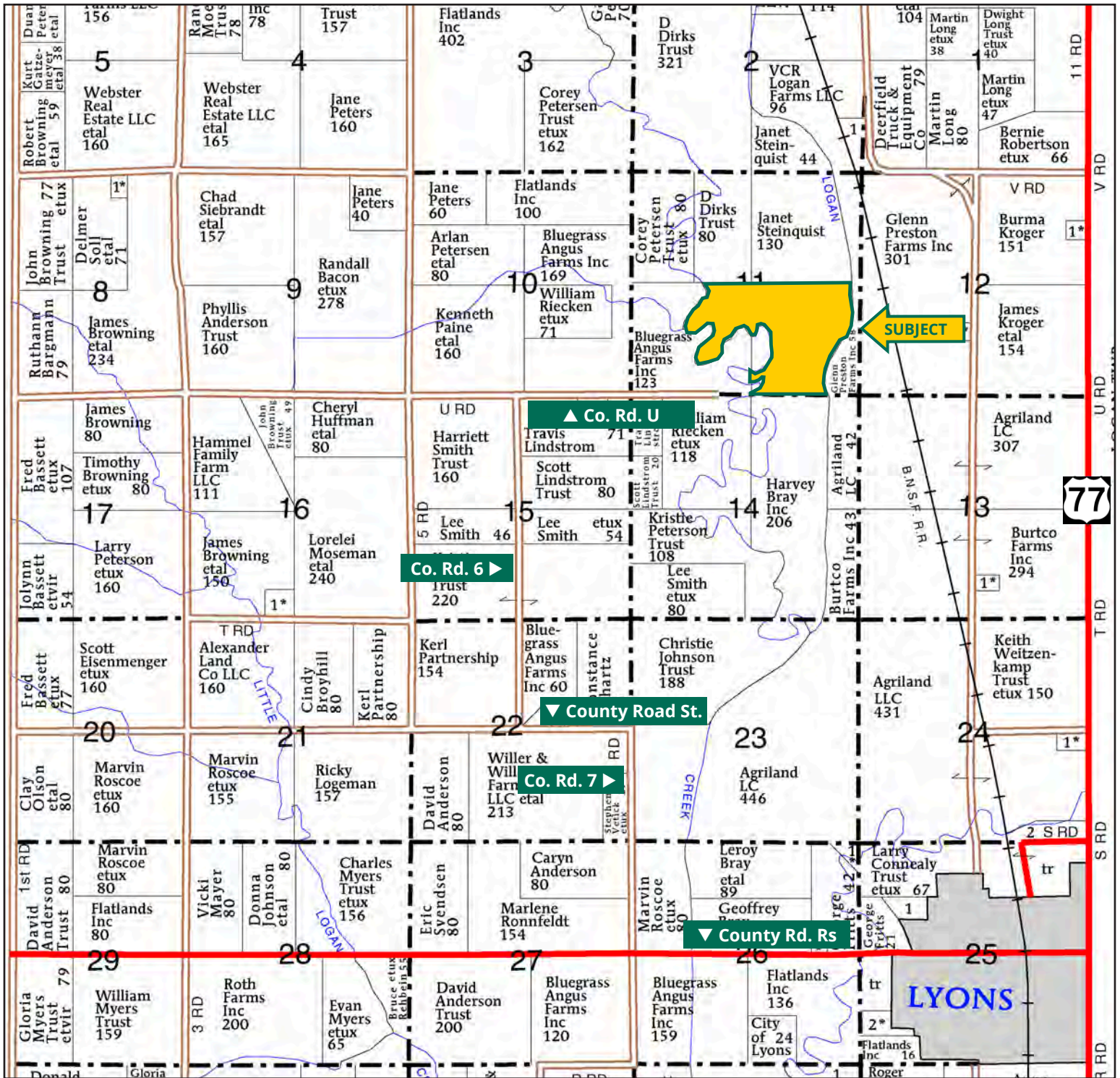
Buhl Farm



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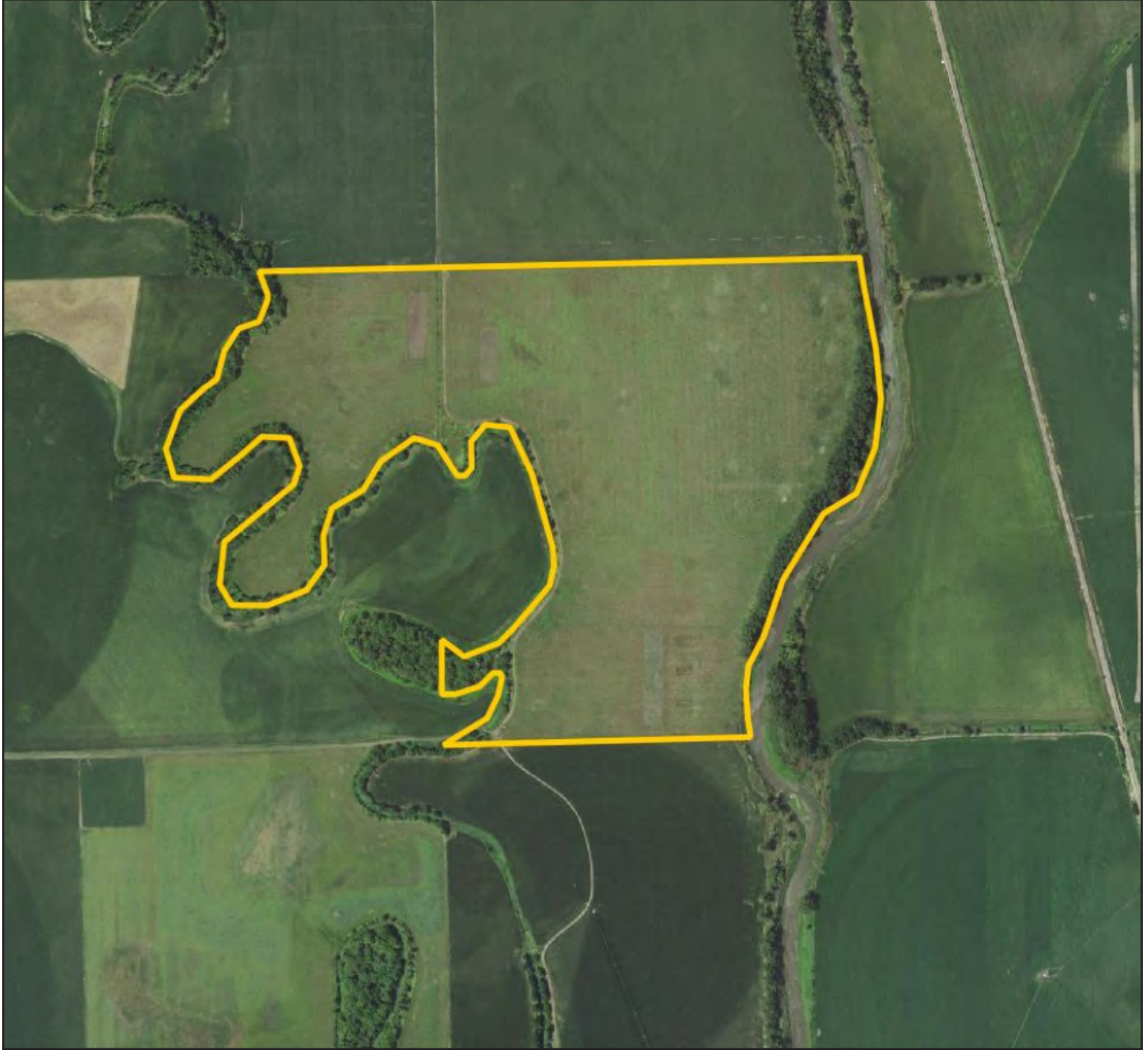
402.371.9336 | 100 N. 34th St., Suite A
Norfolk, NE 68701 | www.Hertz.ag

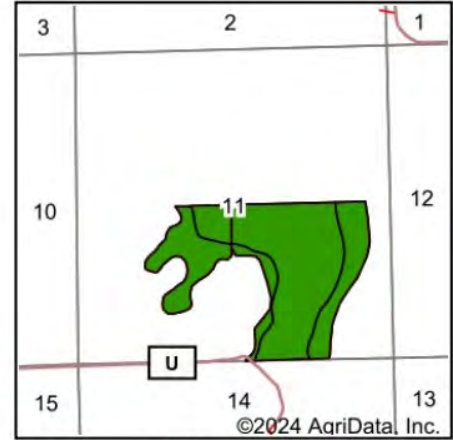
155.10 Acres, m/l
Burt County, NE



Map reproduced with permission of Farm & Home Publishers, Ltd.

CRP Acres: 134.10 | Soil Productivity: 71.30 NCCPI





State: **Nebraska**
 County: **Burt**
 Location: **11-23N-8E**
 Township: **Everett**
 Acres: **134.1**
 Date: **11/1/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: NE021, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	81.66	60.9%		IIw	IIw	68
7770	Colo silty clay loam, occasionally flooded	30.40	22.7%		IIw	IIw	82
7891	Zook silt loam, overwash, 0 to 2 percent slopes, occasionally flooded	22.04	16.4%		IIw	IIw	69
Weighted Average					2.00	2.00	*n 71.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Lyons: Go west on Co. Rd. Rs for 1.2 miles, then north on Co. Rd. 7 for 1 mile, continue on County Road St. for ½ mile, then north on Co. Rd. 6 for 1½ miles, and then east on Co. Rd. U for 1.1 miles. Property is located on the north side of the road.

Simple Legal

Part of the SE¼ and part of the SW¼ of Section 11, Township 23 North, Range 8 East of the 6th P.M., Burt Co., NE. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,124,475
- \$7,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

2024 Taxes Payable 2025: \$5,513.16*
Surveyed Acres: 155.10
Net Taxable Acres: 155.10*
Tax per Net Taxable Acre: \$35.55*
**Taxes estimated due to recent survey of property and pending tax parcel split. Burt County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 451, Tract 298
CRP Acres: 134.10

NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a wetland or farmed wetland.

CRP Contracts

There are 134.10 acres enrolled in a CP-23 contract that pays \$43,287.00 annually and expires 9/30/2027.

Soil Types/Productivity

Main soil type is Zook. See soil map for details.

Land Description

Level to nearly level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

Logan Creek Dredge is located along the eastern boundary line.

Easement

There is an easement in place allowing access to the property. Contact agent for details.

Hunting & Trapping Contract

There is an Open Fields and Waters contract for hunting and trapping in place. Upon 30 days written notice the contract maybe terminated. Contact agent for details.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

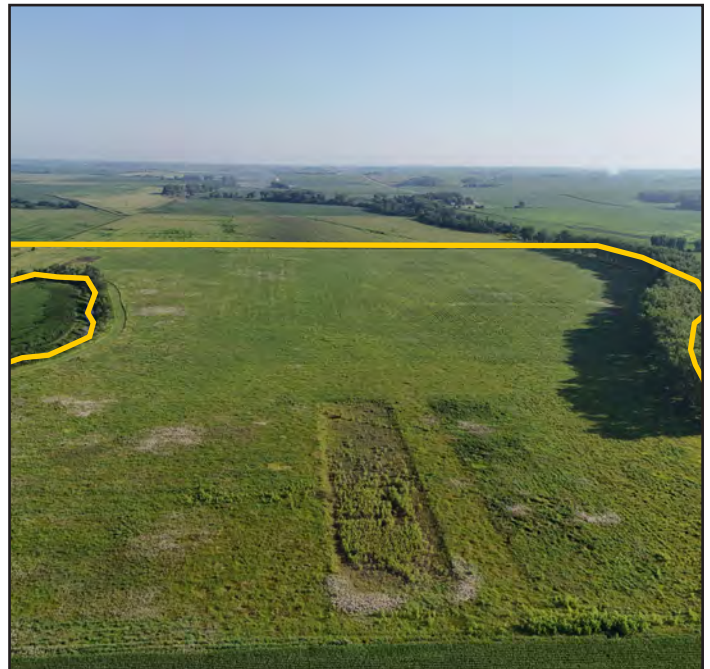
Southeast looking Northwest



North looking South



South looking North



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