

FARMLAND AVAILABLE

Burt County

NEBRASKA

315.14
ACRES M/L

Listing #16273

Michael Gustafson
605.400.1909 | Mike.Gustafson@PeoplesCompany.com

 **PEOPLES**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



ABOUT THE PROPERTY

Peoples Company is pleased to offer this Burt County highly productive farm ground consisting of 315.14 dryland acres m/l located 2.5 miles from Lyons, NE. The farm has been in the family for three generations and was one of the first farms in the area to implement soil conservation practices in the 1950's, continued to this day. The farm consists of 296.60 FSA cropland acres with the remainder in beautiful, wooded draws along streams and ponds. The farm carries a NCCPI overall rating of 67.9 with primary soil types of Crofton silt loam, Nora silt loam, and Alcester silty clay loam. A corn and soybean rotation has been used across this farm with minimum/no-till farming approach. A five year terrace reconstruction upgrade was completed in the spring of 2022. This investment provided an upgrade to the soil conservation effort that began in the 1950's on this farm. The project also provided improved farming accessibility for today's farm equipment.

the assistance and direction of the Burt County NRCS. Terrace drainage tile to the watershed provides water control and allows for the operation of today's farm equipment. The terraces vary in height from 3' to 6' and are populated with perennial grasses. The terrace grasses provide coverage for soils but also encourage bird and wildlife habitat. The ponds have not been stocked with fish but provide local wildlife a haven and refuge for numerous animal species. One of the streams has never stopped flowing from an underground source (to the owner's memory) even in the coldest of weather or during dry spells, a truly spectacular natural resource flowing north! The farm has seen significant wildlife including turkey, deer, and coyotes but has not been hunted by the current owner. But if you enjoy hunting after the crops are harvested, this property is for you!

The beautiful, wooded streams and three ponds have been preserved over time and serve as a watershed for the conservation practices during the farm's history. Surety identifies 5.61 acres of wetlands consisting of ponds, streams, and surrounding areas (NRCS wetlands designated acres may/may not match Surety identified wetlands). The five (5) year terrace project was conducted with

The farm has a current lease for the 2022 crop season and will become available for farming in the 2023 crop year. The opportunity for additional 2022 income from this year's crop is due to a flex lease addition to the cash rent portion of the contract. While the flex lease bonus is not guaranteed, a Dec 1, 2022, payout is possible if the flex lease requirements are met. The current lease officially ends on February 28, 2023.



Code	Soil Description	Acres	% of Field	*n NCCPI Overall
6860	Crofton silt loam	90.66	28.9%	61 ■
6750	Nora silt loam	74.12	23.6%	65 ■
6603	Alcester silty clay loam	64.97	20.7%	75 ■
6758	Nora silty clay	63.68	20.3%	71 ■
6628	Belfore silty clay	6.73	2.1%	79 ■
6811	Moody silty clay	4.85	1.5%	76 ■
6767	Nora silty clay	4.78	1.5%	75 ■
7771	Colo silt loam	4.09	1.3%	77 ■

Weighted Average 67.9



DIRECTIONS

Travel two miles east from Lyons, NE on hardtop County Road RS. Travel 0.5 miles north on County Road 15. You will arrive at the SW corner of the farm.



FSA Farm Land Acres: 313.88

FSA Cropland Acres: 296.60

Corn: 102.09 Base Acres with a PLC Yield of 134 (per FSA)

Soybeans: 91.81 Base Acres with a PLC Yield of 41 (per FSA)

315.14
ACRES M/L

Burt County
NEBRASKA

Listing #16273

Location Description: S2EXTR
21-T23N-R9E, Logan Township



101 S. Reid St, STE 307
Sioux Falls, SD 57103



PeoplesCompany.com

HEADQUARTERS

12119 Stratford Drive, Suite B
Clive, IA 50325



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

Burt County
NEBRASKA

Michael Gustafson | 605.400.1909 | Mike.Gustafson@PeoplesCompany.com

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.