

BCJP Lyons Property — Parcel 1
Hayes County, Nebraska

Legal Description

Township 8 North, Range 35, West of the 6th P.M.
Section 29 NW1/4

Land Use

156.6 acres dry cropland

The cropland is comprised of McCash very fine sandy loam and Sarben loamy very fine sand, approximately 31% Class 2 soils, and 69% Class 4 soils. The parcel is presently in wheat stubble.

FSA Program Information

	<u>Base Acres</u>	<u>PLC Yield</u>
Wheat	54.0	52 bushels
Corn	73.0	113 bushels

Real Estate Taxes

The 2017 real estate taxes on the parcel were \$2,260.³²

Possession and Minerals

Buyer will receive landlord's possession at closing, subject to the rights of the present farm tenant under the terms of the existing farm lease.

Seller will retain no mineral interest in the property, and will transfer to Buyer all mineral interest owned by the Seller, if any.

Suggested Contribution to Total Price

\$ 215,000

