

**BCJP Lyons Property — Parcel 2**  
**Hayes County, Nebraska**

**Legal Description**

Township 7 North, Range 35, West of the 6th P.M.  
Section 8 W1/2

**Land Use**

122.0 acres pivot irrigated cropland  
179.4 acres dry cropland  
301.4 acres total

The cropland is predominantly Class 2 Blackwood and Keith loam soils. The irrigated acres are presently planted to corn. 85.0 acres dry cropland are planted to wheat, with the balance of the dry cropland acres in wheat stubble.

**Irrigation Well and Equipment**

Well registration number: G039714  
NRD certified irrigated acres: 122.0  
NRD 2018–2022 Allocation: 72.0 inches  
Motor: 150hp General Electric  
Pivot: 7 tower Zimmatic

**FSA Program Information**

	<u>Base Acres</u>	<u>PLC Yield</u>
Wheat	104.0	52 bushels
Corn	140.6	113 bushels

**Real Estate Taxes**

The 2017 real estate taxes on the parcel were \$7,372.<sup>72</sup>

**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**

\$ 990,000

