

BCJP Lyons Property — Parcel 3
Hayes County, Nebraska

Legal Description

Township 5 North, Range 35, West of the 6th P.M.

Section 3 All

Section 4 E1/2

Section 9 N1/2NE1/4

Township 6 North, Range 35, West of the 6th P.M.

Section 34 S1/2, S1/2NE1/4

Land Use

464.4 acres dry cropland

939.8 acres pasture

80.0 acres off-season grazing

5.0 acres site

1,489.2 acres total

The cropland is predominantly Class 2 Blackwood loam soils. Approximately 20 acres cropland are presently planted to cane, with the balance planted to milo.

There is an irrigation well on the parcel which was once utilized to apply irrigation water to the cropland acres via a gravity flow system. It is no longer in use, but retains NRD irrigated certification on 42.0 acres.

FSA Program Information

	<u>Base Acres</u>	<u>PLC Yield</u>
Wheat	155.6	40 bushels
Corn	114.6	124 bushels
Oats	8.3	44 bushels
Sunflowers	6.8	686 pounds

Real Estate Taxes

The 2017 real estate taxes on the parcel were \$14,370.⁸²

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

\$ 1,495,000

The preceding information has been furnished to Johnston Real Estate by independent sources (e.g. owner, County Assessor). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the premises, and to verify all information to their satisfaction, prior to entering into an agreement to purchase.

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