



111.77 +/- Deeded Acres

**located Appox. 3 miles East of
Lynch, NE in Boyd County, NE**

www.LandMarketers.com



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Location: Approximately 3 miles East of Lynch to 505th Ave., which runs along the western edge of the property.

Deeded Acres: 111.77+/-

Farm Service Agency: Cropland: 76.09

Base Acres: 53.8 @ 76 Bu. PLC Yield (corn)

Real Estate Taxes: \$1,780.94 (2021)

Broker Comments

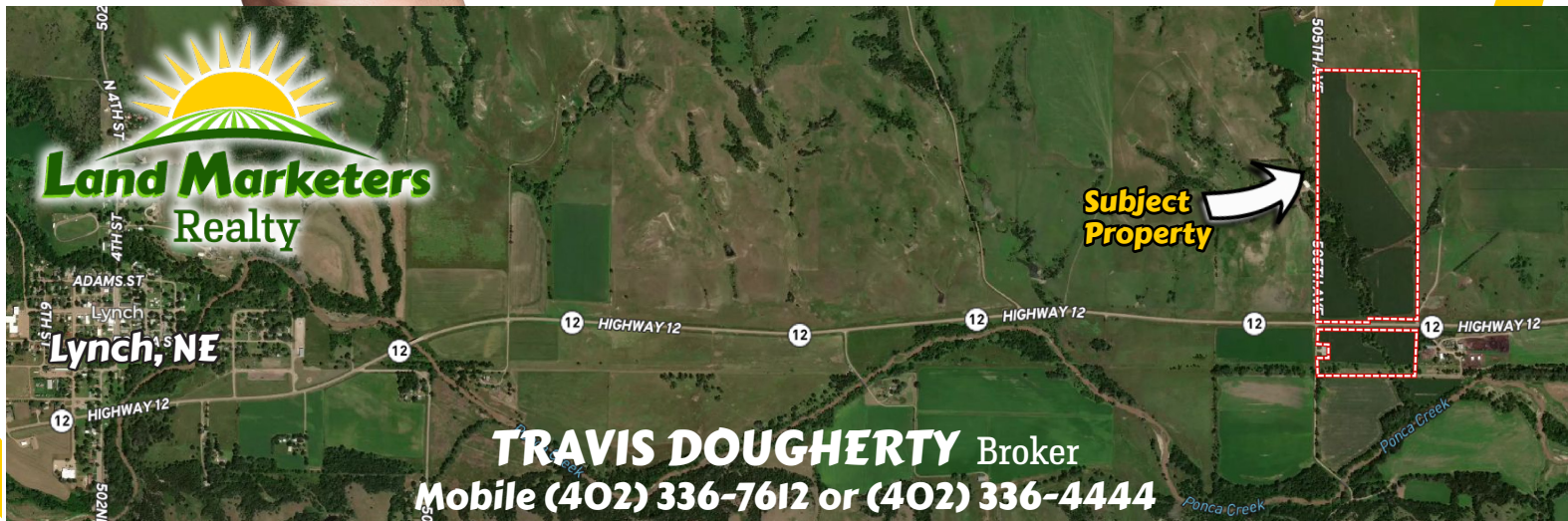
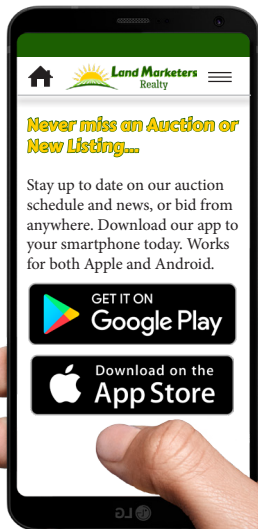
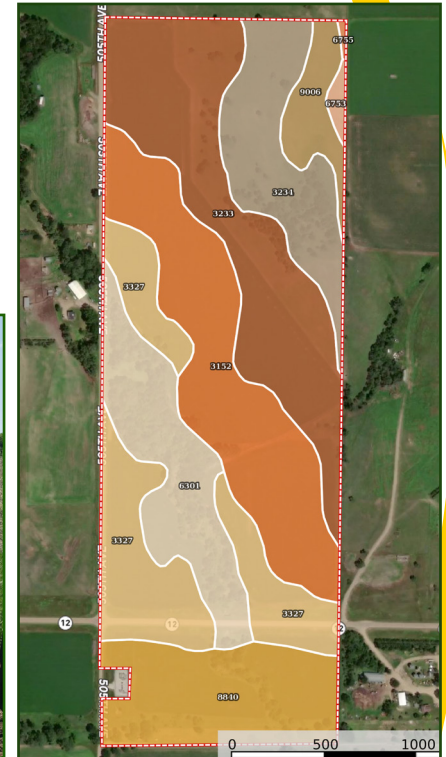
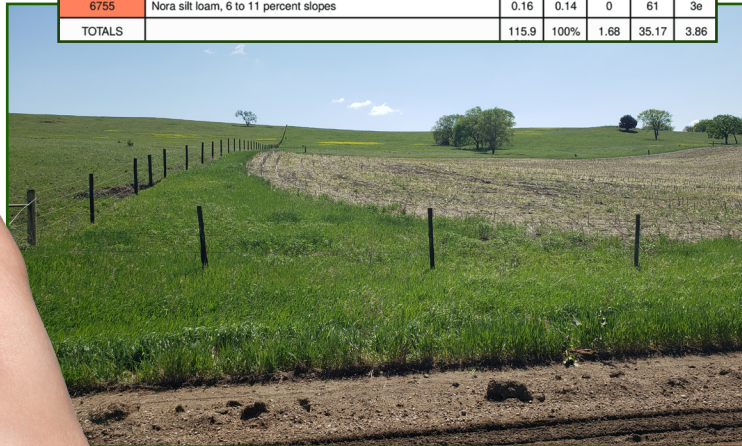
With State Highway 12 and Gravel Road Access on your way to Sunshine Bottom, here is a very accessible property for your enjoyment. The topography on this property slopes from the higher elevations on the north end down through the heavily timbered draw to the south which is very close to the Ponca Creek. The non-irrigated cropland portion is currently in Alfalfa, Corn & Soybean production. The combination of rural water, electricity and fiber makes this one a go to for your new construction project!

Seller: Estate of Jeaninne J. Spencer

Listing Price: \$395,000



SOIL CODE	SOIL DESCRIPTION	ACRES	%	GPI	NCCPI	CAP
3233	Lynch-Bristow silty clays, 6 to 11 percent slopes	25.99	22.42	0	23	4e
3152	Boyd silty clay, 6 to 11 percent slopes	23.44	20.22	0	26	4e
3327	Verdel silty clay, 0 to 2 percent slopes	19.2	16.56	0	42	2s
8840	Hall silt loam, 0 to 1 percent slopes	15.07	13.0	0	70	2c
6301	Aowa silt loam, channeled, frequently flooded	14.26	12.3	0	42	6w
3234	Lynch-Bristow silty clays, 11 to 30 percent slopes	12.8	11.04	0	16	6e
9006	Anselmo fine sandy loam, 6 to 11 percent slopes	4.33	3.74	45	35	4e
6753	Nora silt loam, 2 to 6 percent slopes	0.68	0.59	0	63	2e
6755	Nora silt loam, 6 to 11 percent slopes	0.16	0.14	0	61	3e
TOTALS		115.9	100%	1.68	35.17	3.86



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