

Land For Sale

ACREAGE:

954.48 Acres, m/l

LOCATION:

Jefferson County, NE



Property *Key Features*

- Large, Contiguous Multi-Use Property with Row Crops & Livestock Facilities
- 80% of Tillable Acres Under Pivot
- Highly Productive Farm

Scott Henrichsen, AFM

Licensed in NE and IA

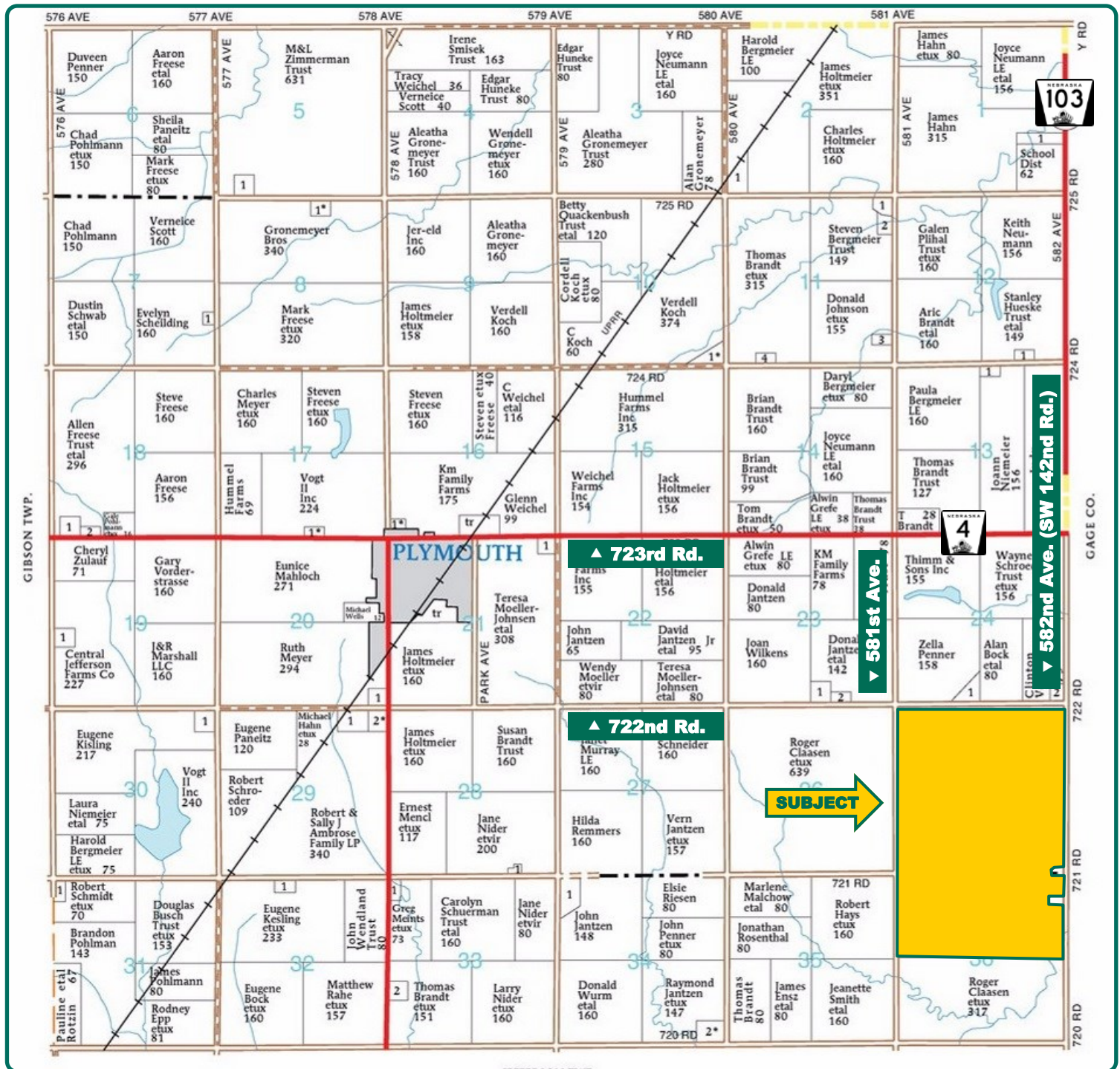
ScottH@Hertz.ag

402-697-7500

11717 M Circle

Omaha, NE 68137

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FSA/Eff. Crop Acres:	809.53
Irrigated Acres:	643.49
Cert. Grass Acres:	21.87
Corn Base Acres:	509.90
Bean Base Acres:	23.30
Sorghum Base Acres:	20.70
Soil Productivity:	66.50 SRPG

Property Information

954.48 Acres, m/l

Location

From Plymouth 5 miles east on Hwy 4 and 2 miles south at the intersection of 723rd Rd. and 581st Ave. Tract is located on the east side of 581st Ave.

Legal Description

The N 1/2, SW 1/4 and SE 1/4 Ex Fr in SE Corner in Section 25 and the N 1/2 Ex Fr of Section 36, all in Township 4 North, Range 4 East (Plymouth Township).

Price & Terms

- \$4,775,000
- \$5,002.72/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing, subject to the 2020 Lease. Farm is under lease for 2020, buyer will receive 2020 rent and pay all 2020 real estate taxes if closed before June 30, 2020. If closed after July 1, 2020, taxes will be prorated to date of closing.

Net Real Estate Tax

2019 Net Taxes Payable 2020 \$45,025.86
Net Taxable Acres: 954.48

FSA Data

Farm Number 5544, Tract 3931
FSA/Eff. Crop Acres: 809.53
Irrigated Acres: 643.49
Cert. Grass Acres: 21.87
Corn Base Acres: 509.90
Corn PLC Yield: 149 Bu.
Bean Base Acres: 23.30

Bean PLC Yield: 47 Bu.
Sorghum Base Acres: 20.70
Sorghum PLC Yield: 80 Bu.

Soil Types/Productivity

Primary soils are Geary, Crete and Wymore. See soil map for details.

Drainage

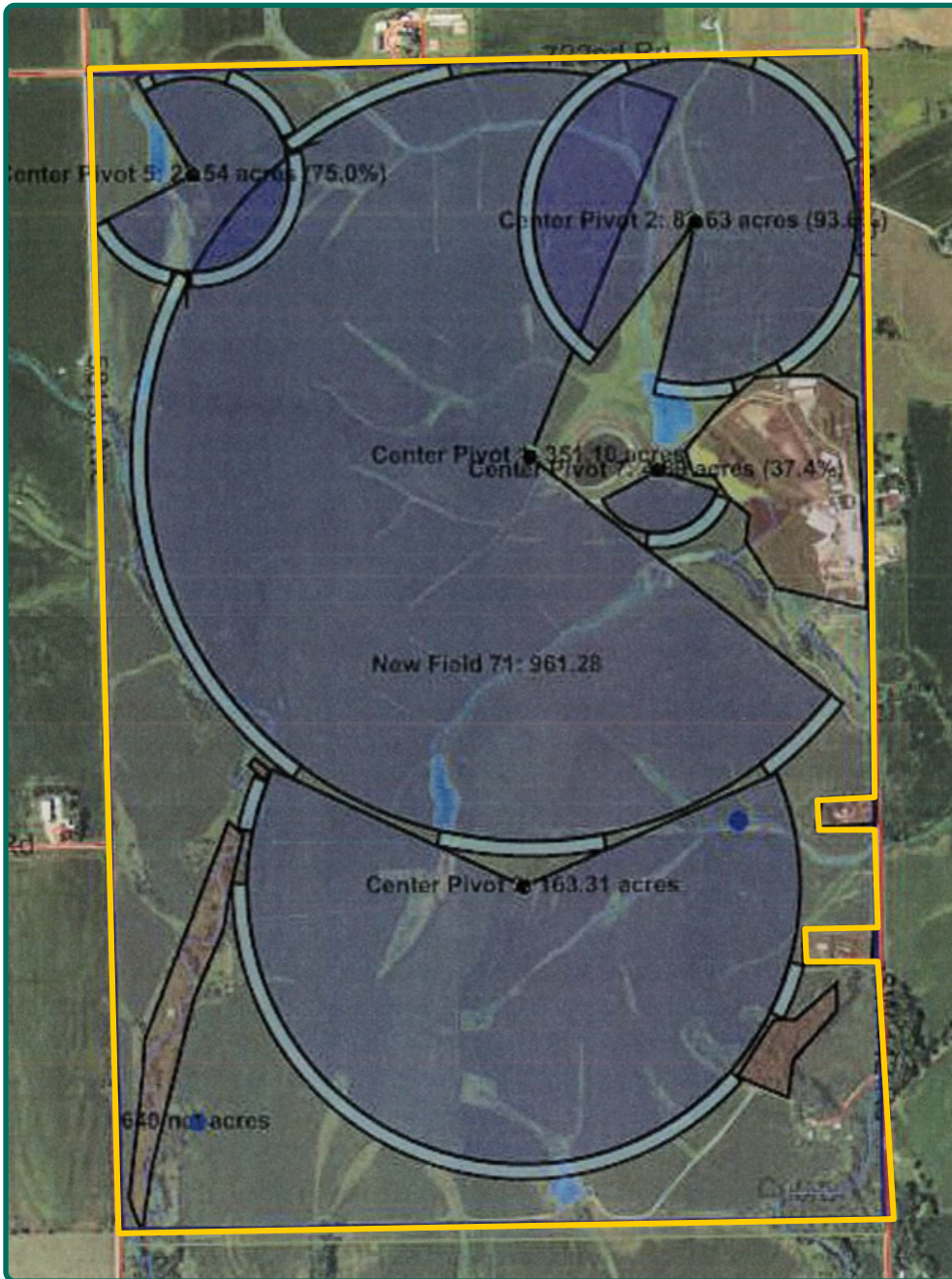
Natural and tile drainage.

Buildings/Improvements

- The buildings were originally erected in support of a large dairy operation last used for milking in 2014, and still capable of housing a large cattle/livestock operation. Facilities include very functional machine shops, cattle barns, feed lots, silage pits, lagoon and four Blue Silos. (See Building Layout map).

Pivot Layout

809.53 FSA/Eff. Crop Acres



- Also includes a ranch-style home with 2 BR, 2 BA, with 1,720 SF. Home built in 1974. Two-car attached garage.

Water, Well & Irrigation Information

- 1997 Reinke 19 Tower Pivot powered by Generator - plumbed to well & reservoir
- 1999 Reinke 13 Tower Pivot powered by Generator
- 1998 Reinke 3 Tower Pivot powered by electric
- 1980's Reinke 3 Tower Pivot powered by generator - plumbed to well in NW corner
- 2005 Reinke 7 Towner Pivot powered by electric plumbed to well
- 3 Irrigation Wells

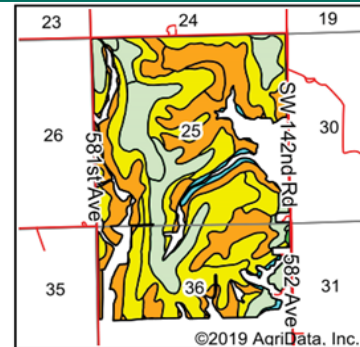
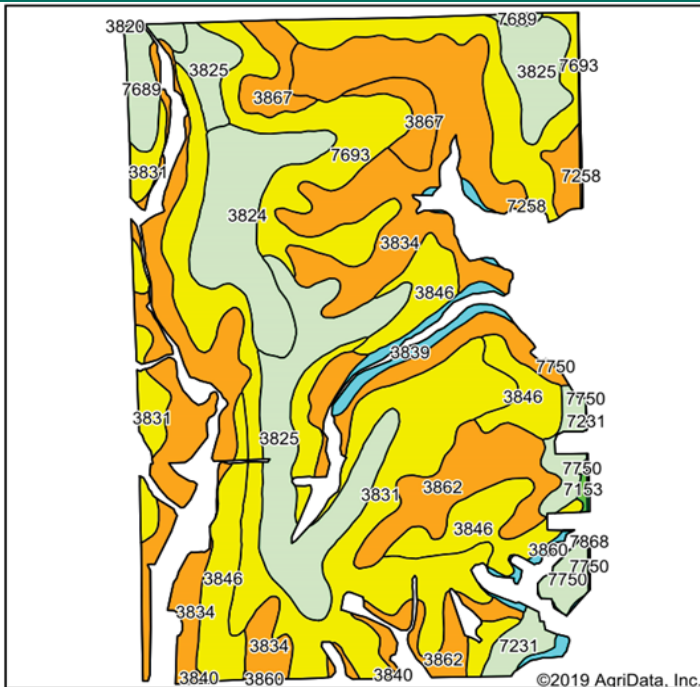
Comments

Unique opportunity to pick up a large, contiguous, highly-improved, multi-use farmstead with irrigation pivots and livestock facilities.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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State: **Nebraska**
County: **Jefferson**
Location: **25/36-4N-4E**
Township: **Plymouth**
Acres: **809.53**
Date: **1/22/2020**



Area Symbol: NE067, Soil Area Version: 22							
Area Symbol: NE095, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG
3834	Geary silty clay loam, 3 to 11 percent slopes, severely eroded	191.79	23.7%		IVe	IVe	70
3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	159.62	19.7%		IIIe	IIIe	61
3825	Crete silt loam, 1 to 3 percent slopes	94.91	11.7%		Ile	Ile	65
7693	Wymore silty clay loam, 2 to 6 percent slopes	93.67	11.6%		IIIe	IIIe	69
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	76.06	9.4%		IIIe	IIIe	74
3862	Geary and Jansen soils, 7 to 11 percent slopes, severely eroded	51.49	6.4%		IVe	IVe	56
3824	Crete silt loam, 0 to 1 percent slopes	47.62	5.9%		IIIs	IIIs	66
3867	Hastings silty clay loam, 3 to 11 percent slopes, severely eroded	22.69	2.8%		IVe	IVe	68
7231	Judson silt loam, 2 to 6 percent slopes	17.18	2.1%		Ile	IIIe	80
7689	Wymore silty clay loam, 0 to 2 percent slopes	14.95	1.8%		IIIs	IIIs	72
3839	Geary silty clay loam, 11 to 30 percent slopes	12.16	1.5%		Vle		45
7750	Nodaway silt loam, occasionally flooded	7.52	0.9%		IIw	IIw	74
7258	Deroin silty clay loam, 6 to 11 percent slopes, eroded	7.02	0.9%		IVe	IVe	71
7228	Burchard clay loam, 6 to 11 percent slopes, eroded	4.44	0.5%		IIIe	IVe	67
3860	Geary and Jansen soils, 11 to 30 percent slopes	2.45	0.3%		Vle		36
7868	Nodaway silt loam, channeled, occasionally flooded	1.84	0.2%		VIw		74
7153	Kennebec silt loam, rarely flooded	0.91	0.1%		Iw		77
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	0.72	0.1%		IVe	IVe	69
7258	Deroin silty clay loam, 6 to 11 percent slopes, eroded	0.52	0.1%		IVe	IVe	71
7693	Wymore silty clay loam, 2 to 6 percent slopes	0.39	0.0%		IIIe	IIIe	69
7750	Nodaway silt loam, occasionally flooded	0.38	0.0%		IIw	IIw	74
7153	Kennebec silt loam, rarely flooded	0.30	0.0%		Iw		77
7231	Judson silt loam, 2 to 6 percent slopes	0.09	0.0%		Ile		80
Weighted Average							66.5

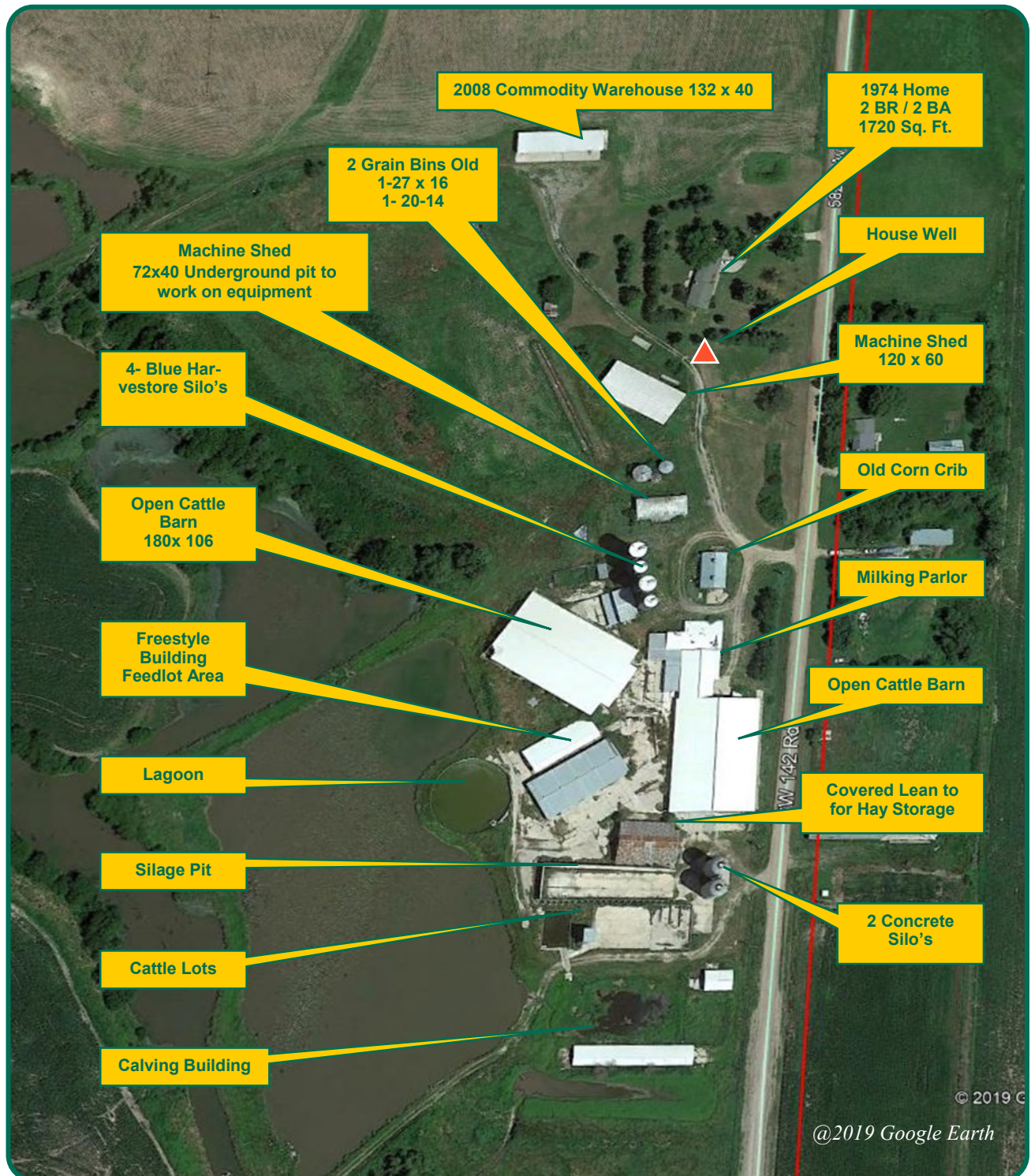
Soils data provided by USDA and NRCS.

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Building Layout

Plymouth Township, Jefferson County, NE



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