

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Cass County, NE**



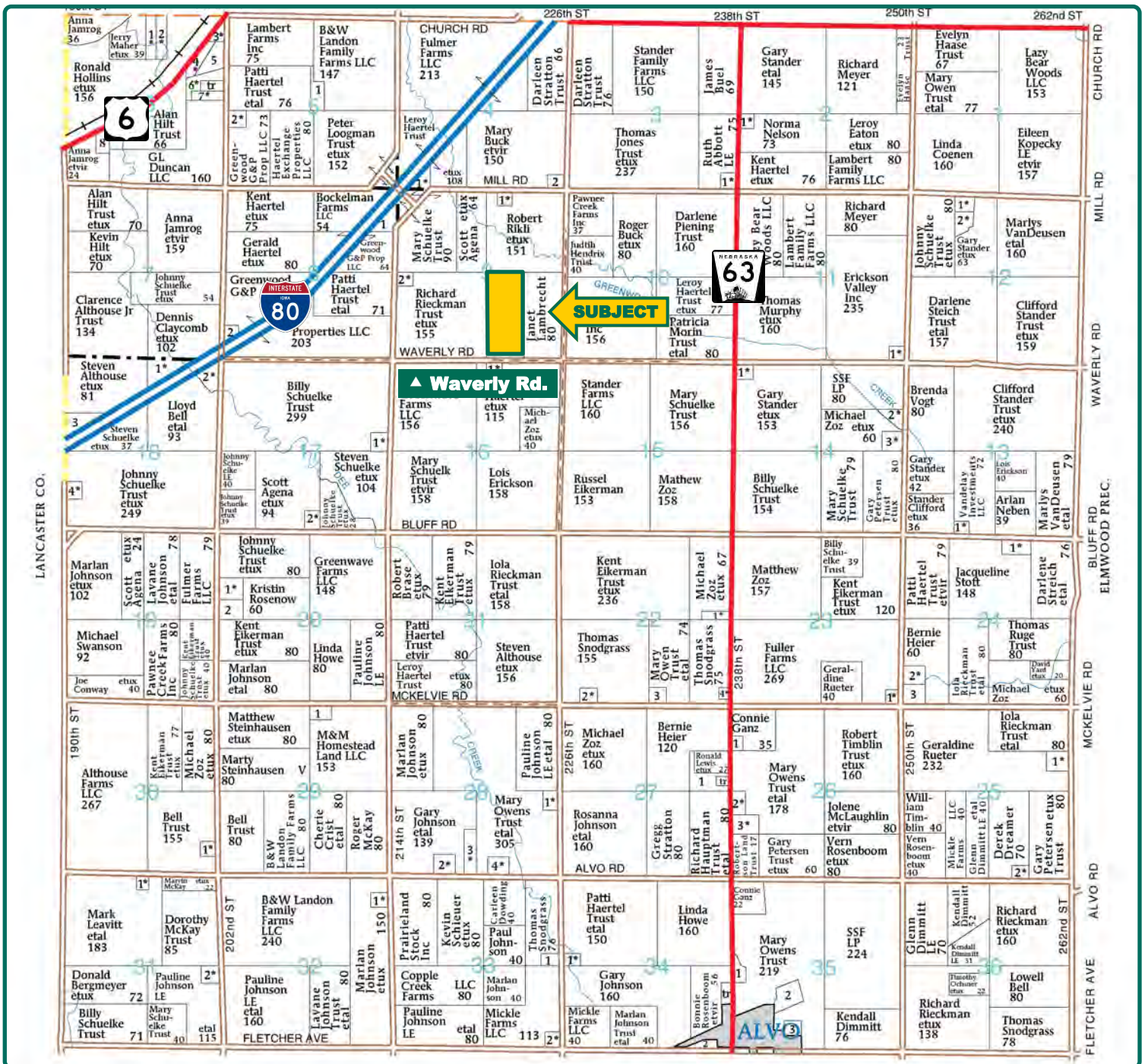
## Property Key Features

- Located 2 Miles Southeast of Greenwood
- 94% Tillable with 75.18 FSA/Eff. Crop Acres
- Very Well-Maintained Cass County Farm

**Scott Henrichsen, AFM**  
Licensed in NE & IA  
**ScottH@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
**www.Hertz.ag**



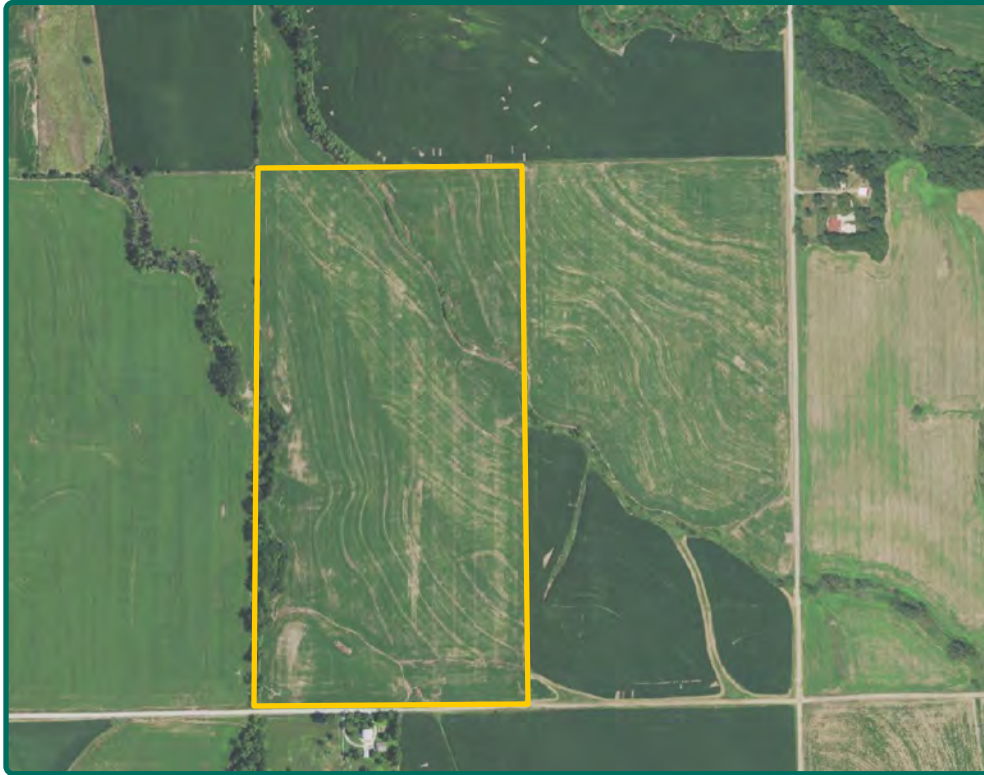


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|                             |                   |
|-----------------------------|-------------------|
| <b>FSA/Eff. Crop Acres:</b> | <b>75.18</b>      |
| <b>Corn Base Acres:</b>     | <b>36.30</b>      |
| <b>Bean Base Acres:</b>     | <b>36.30</b>      |
| <b>Soil Productivity:</b>   | <b>67.50 SRPG</b> |

## Property Information

**80.00 Acres, m/l**

### Location

From Alvo: 4 miles north on Hwy 63 to Waverly Rd., then west 1¼ miles. The farm is on the north side of Waverly Rd.

### Legal Description

W½ SE¼ of Section 9, Township 11 North, Range 9 East of the 6th P.M., less an undivided one-half interest in and to all minerals on said real estate excluding water.

### Price & Terms

- \$590,000
- \$7,375/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As agreed upon.

### Real Estate Tax

2019 Taxes Payable 2020: \$5,194.90  
Net Taxable Acres: 80.00  
Tax per Net Taxable Acre: \$64.94

### Lease Status

Open lease for 2021 crop year.

### FSA Data

Farm Number 6759, Tract 20619  
FSA/Eff. Crop Acres: 75.18  
Corn Base Acres: 36.30  
Corn PLC Yield: 138.00 Bu.  
Bean Base Acres: 36.30  
Bean PLC Yield: 43.00 Bu.

### Soil Types/Productivity

Mail soil types are Yutan Silty Clay Loam and Judson Silt Loam. See soil map for details.

### Mineral Rights

See legal description.

### Land Description

Gently rolling.

### Drainage

Natural.

### Water & Well Information

None.

### Comments

A great opportunity to purchase a nice 80-acre Cass County farm.

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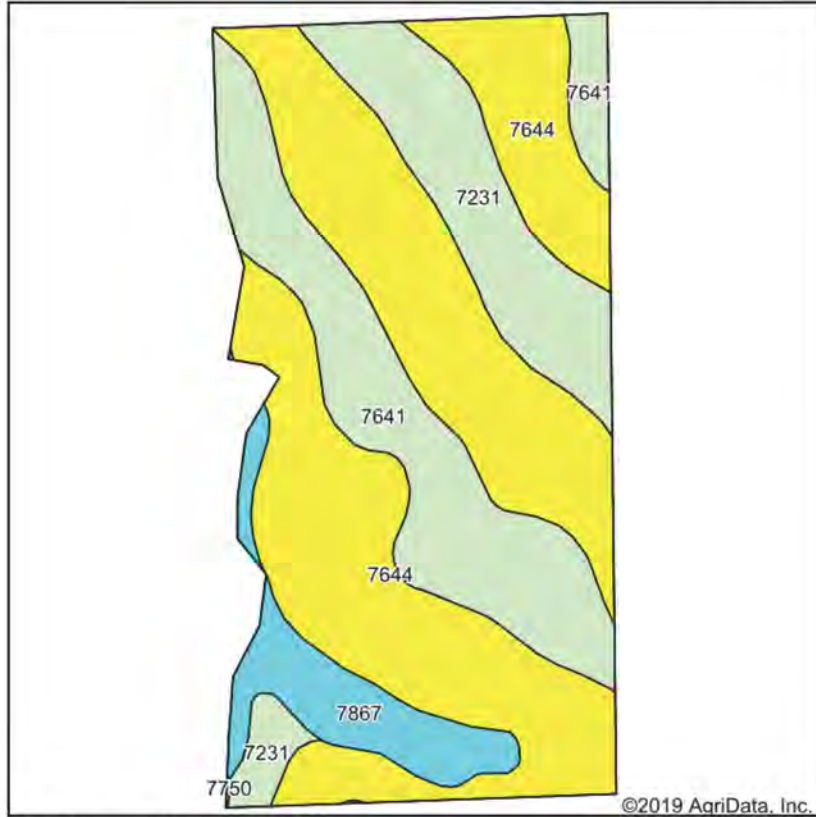
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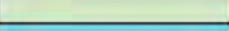

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State: **Nebraska**  
 County: **Cass**  
 Location: **9-11N-9E**  
 Township: **Greenwood**  
 Acres: **75.18**  
 Date: **6/15/2020**



Area Symbol: NE025, Soil Area Version: 19

| Code                    | Soil Description                                      | Acres | Percent of field | Non-Irr Class Legend   | Non-Irr Class | Irr Class | SRPG        |
|-------------------------|---|-------|------------------|--|---------------|-----------|-------------|
| 7644                    | Yutan silty clay loam, 6 to 11 percent slopes, eroded | 41.75 | 55.5%            |  | IIIe          | IVe       | 65          |
| 7641                    | Yutan silty clay loam, 2 to 6 percent slopes, eroded  | 16.32 | 21.7%            |  | IIe           | IIIe      | 69          |
| 7231                    | Judson silt loam, 2 to 6 percent slopes               | 11.15 | 14.8%            |  | IIe           |           | 79          |
| 7867                    | Nodaway silt loam, channeled, frequently flooded      | 5.96  | 7.9%             |  | VIw           |           | 59          |
| <b>Weighted Average</b> |   |       |                  |  |               |           | <b>67.5</b> |

Soils data provided by USDA and NRCS.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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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