

ACREAGE:

75.00 Acres, m/l
Dakota County, NE

DATE:

Bid Deadline:
August 13, 2020
12:00 noon, CST

RETURN BIDS TO:

**Hertz Farm
Management, Inc.**
Omaha, NE

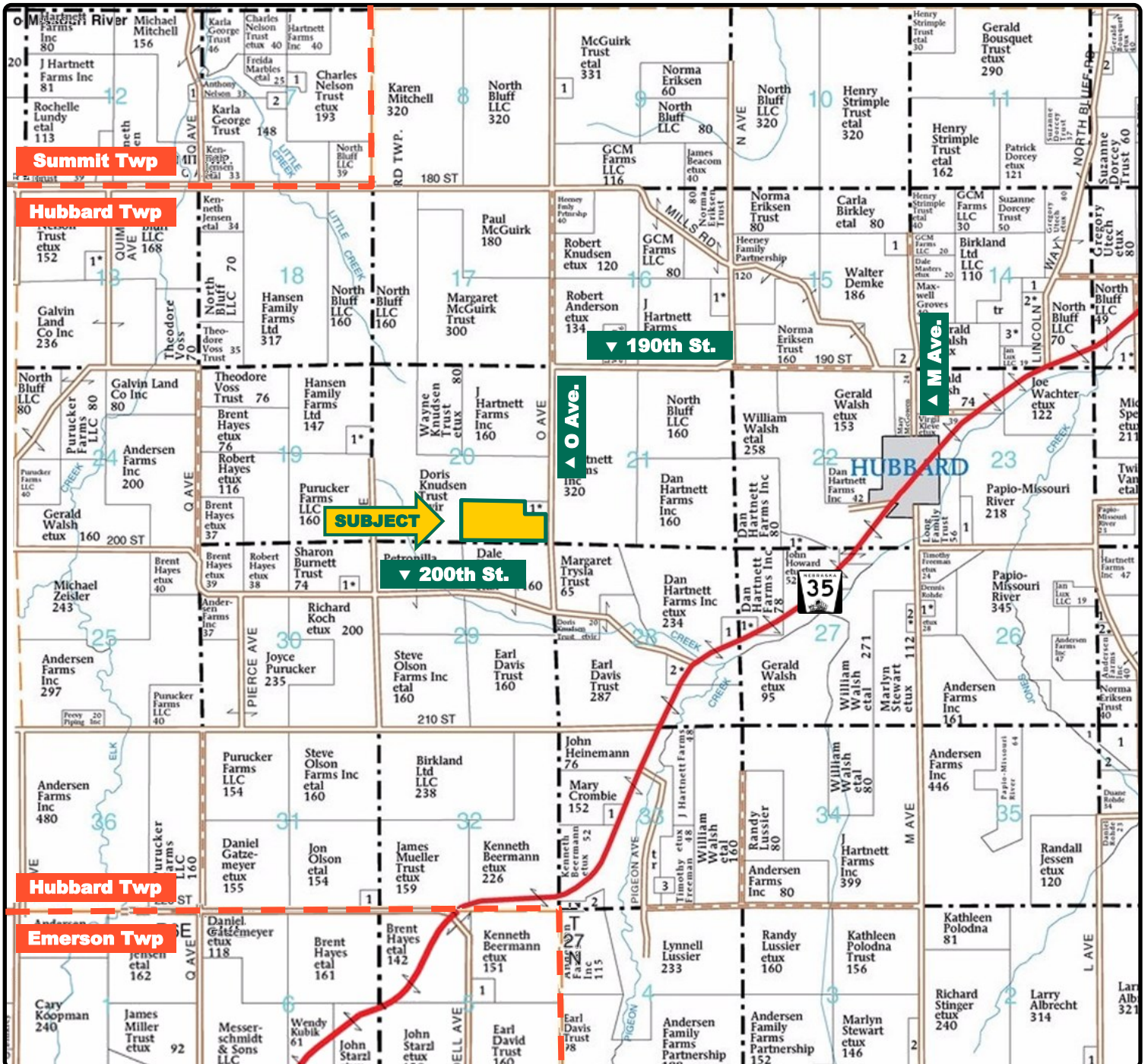


Property Key Features

- Located 2½ Miles West of Hubbard
- 98% Tillable with 73.85 FSA/Eff. Crop Acres
- Close to Sioux City-Area Terminals

Scott Henrichsen, AFM
Licensed in Nebraska & Iowa
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FSA/Eff. Crop Acres:	73.85
Corn Base Acres:	31.30
Bean Base Acres:	28.80
Soil Productivity:	53.70 NCCPI

Property Information

75.00 Acres, m/l

Location

From Hubbard, go ½ mile north on M Ave. to 190th St., then west 2 miles to O Ave., then south 1 mile. Property is on the west side of O Ave.

Legal Description

S½ SE¼, Except the North 330' of the East 660', all in Section 20, Township 28 North, Range 7 East of the 6th p.m.

Real Estate Tax

2019 Taxes Payable in 2020: \$3,089.12
Net Taxable Acres: 75.00
Tax per Net Taxable Acre: \$41.19

Lease Status

Leased through the 2020 crop year.

FSA Data

Farm Number 218, Tract 212
FSA/Eff. Crop Acres: 73.85
Corn Base Acres: 31.30
Corn PLC Yield: 142.00 Bu.
Bean Base Acres: 28.80
Bean PLC Yield: 39.00 Bu.

Soil Types/Productivity

Main soil types are Crofton Silt Loam and Nora Silt Loam. with a weighted NCCPI rating of 53.70. See soil map for details.

Land Description

Rolling.

Drainage

Natural.

Buildings/Improvements

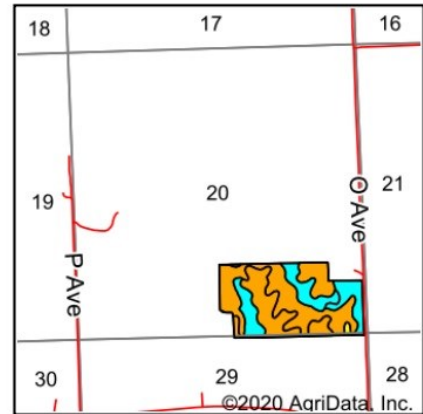
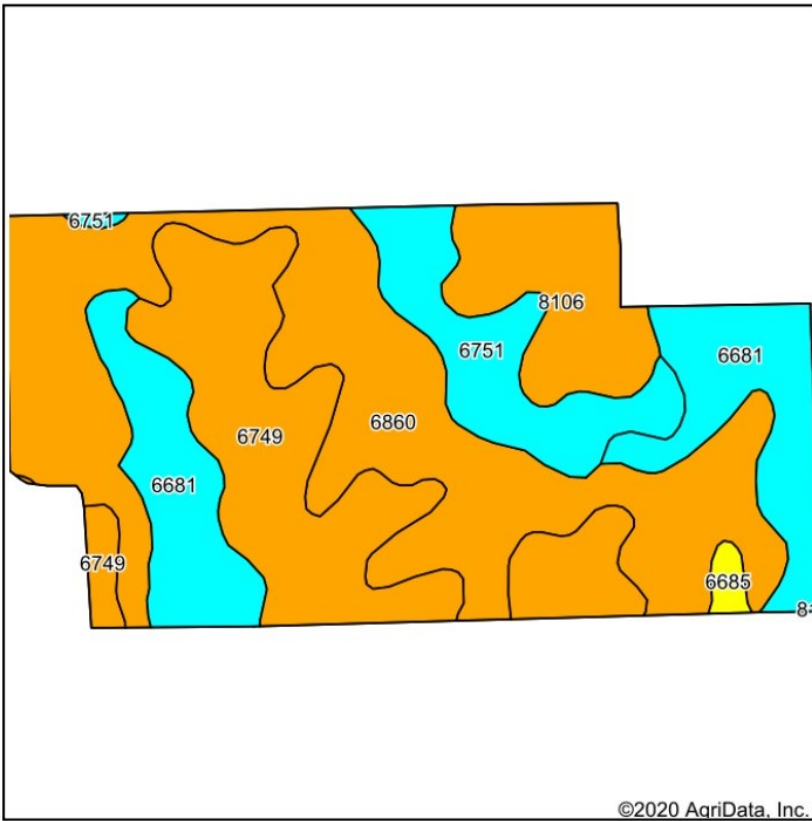
None.

Water & Well Information

None known.

Comments

Chance to pick up an inside parcel with few non-crop acres.



State: **Nebraska**
 County: **Dakota**
 Location: **20-28N-7E**
 Township: **Hubbard**
 Acres: **73.85**
 Date: **7/9/2020**









Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE043, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	*n NCCPI Overall
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	28.39	38.4%		IVe	50
6749	Nora silt loam, 11 to 17 percent slopes	17.36	23.5%		IVe	72
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	13.28	18.0%		VIe	34
6751	Nora silt loam, 17 to 30 percent slopes	7.31	9.9%		VIe	42
8106	Napier silt loam, 11 to 17 percent slopes	6.96	9.4%		IVe	72
6685	Crofton silt loam, 2 to 6 percent slopes, eroded	0.55	0.7%		IIIe	65
Weighted Average						*n 53.7

*n: The aggregation method is "Weighted Average using major components"

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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August 13, 2020**

Time: **12:00 noon, CST**

Mail To:

Hertz Farm Management, Inc.
ATTN: Scott Henrichsen
11717 M Circle
Omaha, NE 68137

Seller

Adair Holdings, LLC

Agency

Hertz Farm Management and their representatives are Agents of the Seller.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an “As-Is, Where-Is, with All Faults” condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Scott Henrichsen, at 402-697-7500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, Nebraska Hertz office, on or before Thursday, August 13, 2020 by 12:00 noon, CST. The Seller will accept or reject all bids by 5:00 p.m., CST on Friday, August 21, 2020, and all bidders will be notified shortly thereafter.

Terms of Possession

A 10% down payment check is required with all Sealed Bids. If your offer is not accepted, the earnest money check will be voided and returned to you uncashed. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before October 1, 2020, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires February 28, 2021. Seller will pay the 2019 taxes payable in 2020.

Contract & Title

Upon acceptance of bid by Seller, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner’s title insurance policy in the amount of the contract price. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.