

**ACREAGE:**

**152.56 Acres, m/l**  
Pierce County, NE

**DATE:**

Bid Deadline:  
**October 20, 2020**  
**12:00 Noon, CST**

**RETURN BIDS TO:**

**Hertz Farm  
Management**  
Omaha, NE



### Property Key Features

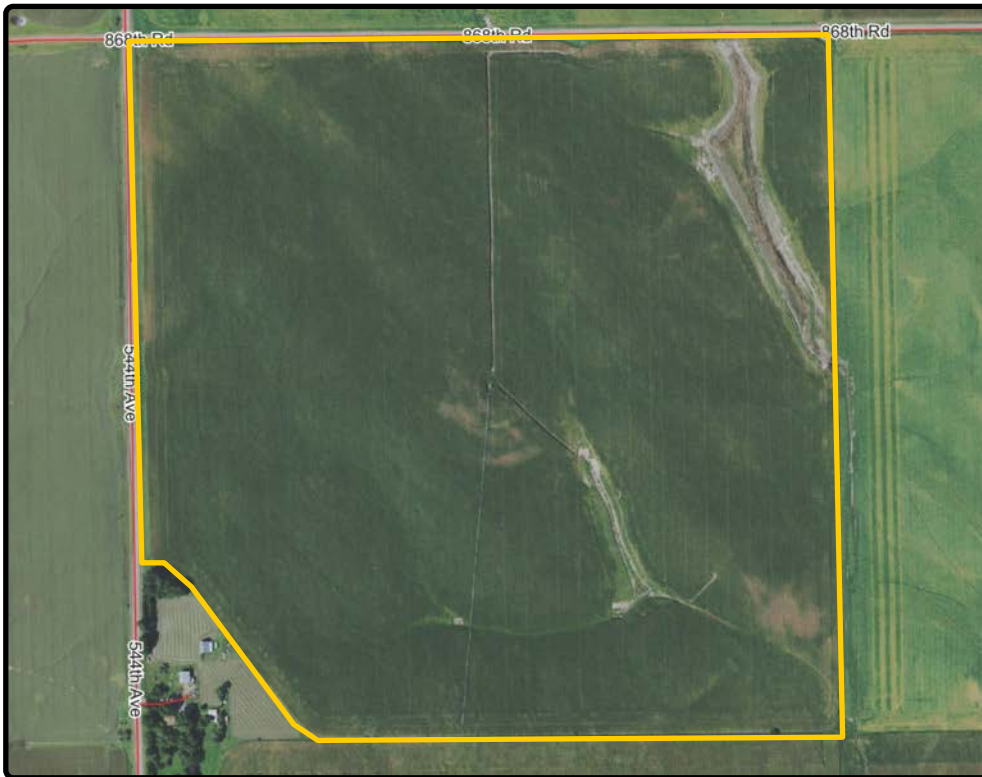
- High-Yielding Farm: 4-Year Avg. Corn Yield of 234.2 Bu./Ac., Beans 61.5 Bu./Ac.
- Located in a Strong Area Approximately 3½ Miles Northwest of Osmond
- 150.33 FSA/Eff. Crop Acres on a Hard-Surface Road.

**Scott Henrichsen, AFM**  
Licensed in Nebraska & Iowa  
**ScottH@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
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<b>FSA/Eff. Crop Acres:</b>	<b>150.33</b>
<b>Corn Base Acres:</b>	<b>85.20</b>
<b>Bean Base Acres:</b>	<b>58.30</b>
<b>Soil Productivity:</b>	<b>62.20 SRPG</b>

## Property Information

**152.56 Acres, m/l**

### Location

From Osmond: Go 2 miles west on Highway 20, then 3½ miles north on Bloomfield Rd./544th Ave. Property is on the east side of the road.

### Legal Description

NW¼, less 5 acres in SW¼ NW¼ of Section 14, Township 28 North, Range 3 West of the 6th p.m. (Thompson Twp.)

### Real Estate Tax

2019 Taxes Payable 2020: \$7,186.88  
Net Taxable Acres: 152.56  
Tax per Net Taxable Acre: \$47.11

### Lease Status

Lease through the 2020 Crop Year.

### FSA Data

Farm Number 4537, Tract 6714  
FSA/Eff. Crop Acres: 150.33  
Corn Base Acres: 85.20  
Corn PLC Yield: 174.00 Bu.  
Bean Base Acres: 58.30  
Bean PLC Yield: 54.00 Bu.

### Wetland Determination

There is 0.4 of an acre in the northeast corner of farm that has linear wetland determination. Minimal effect offered by NRCS for landowner to dig a ditch no more than 2' deep x 20' wide to drain area.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Soil Types/Productivity

Main soil types are Crofton-Nora complex, Moody silty clay loam and Hord-Hobbs Silt loams. SRPG rating on the FSA Eff./Crop acres is 62.20. See soil map for details.

### Buildings/Improvements

None

### Land Description

Gently rolling.

### Drainage

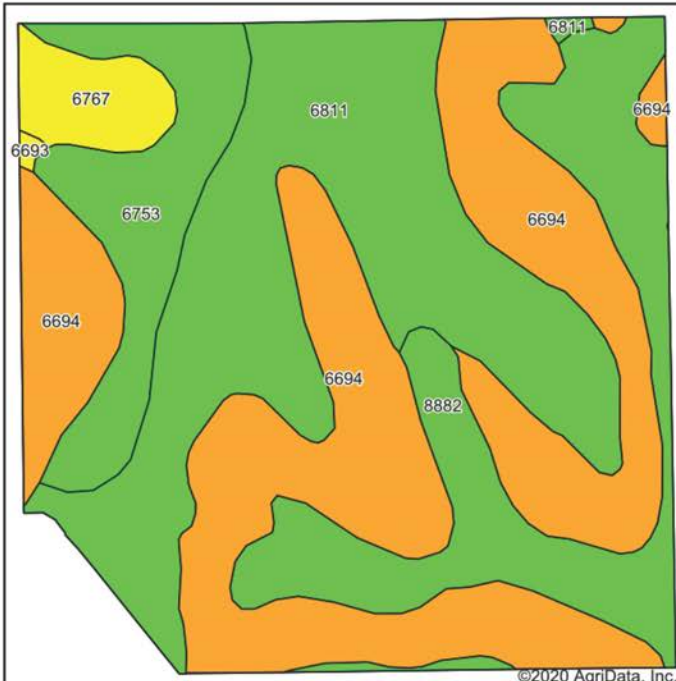
Natural

### Water & Well Information

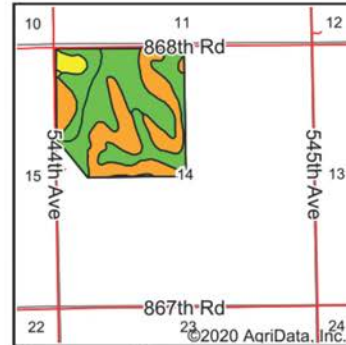
Well located in the NE¼ NW¼.

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Soils data provided by USDA and NRCS.



State: **Nebraska**  
County: **Pierce**  
Location: **14-28N-3W**  
Township: **Thompson**  
Acres: **150.33**  
Date: **8/31/2020**



Area Symbol: NE139, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	57.98	38.6%		IVe	IVe	53
6811	Moody silty clay loam, 2 to 6 percent slopes	45.51	30.3%		IIe	IIe	71
8882	Hord-Hobbs silt loams, 0 to 6 percent slopes	26.17	17.4%		IIe	IIe	64
6753	Nora silt loam, 2 to 6 percent slopes	15.21	10.1%		IIe	IIe	68
6767	Nora silty clay loam, 6 to 11 percent slopes	5.20	3.5%		IIIe	IVe	63
6693	Crofton-Nora complex, 2 to 6 percent slopes, eroded	0.26	0.2%		IIIe	IIIe	58
<b>Weighted Average</b>							<b>62.2</b>

Soils data provided by USDA and NRCS.

## Yield History (Bu./Ac.)

Year	Corn	Beans
2012	-	59
2013	231	-
2014	-	60
2015	239	-
2016	224	-
2017	-	61
2018	243	-
2019	-	66

Yield information is reported by crop insurance records.

## Irrigation Information

Farm has Zimmatic, 8-Tower 1,000 G.P.M. pivot. Purchased in 2005. John Deere diesel engine. Well depth is 280' and was drilled in 2005. There were 134.92 acres reported under irrigation in 2020.

## Comments

Opportunity to pick up a well-maintained short-quarter section located in northwest Pierce County with a strong yield history.

*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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Power Unit, Well, Diesel Tank



Zimmatic Pivot



View looking Northeast



View looking North





Bid Deadline: **Tuesday,  
October 20, 2020**

Time: **12:00 Noon, CST**

Mail To:

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

### **Seller**

Dorothy L. Krohn Estate

### **Agency**

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

### **Attorney**

W. Bert Lammler  
Lammler, Locke & Beaudette

### **Seller Disclosure**

The Representative of the Estate is a licensed Real Estate Broker in NE and SD.

### **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 contact 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 Tuesday, October 20, 2020 by 12:00 Noon, CST. The Seller will accept or reject all bids by 3:00 p.m., CST on Friday, October 23, 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 December 9, 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 02/28/2021. The Seller will credit the successful bidder at closing for the 2020 real estate taxes, payable in 2021.

### **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.