

# Land For Sale

**ACREAGE:**

**63.64 Acres, m/l**

**LOCATION:**

**Sarpy County, NE**



## Property Key Features

- Development Property Along Highway 50, Adjacent to Springfield, Nebraska
- Springfield Platteview Community School District
- Currently Zoned Agricultural-Residential and Mixed Use

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

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

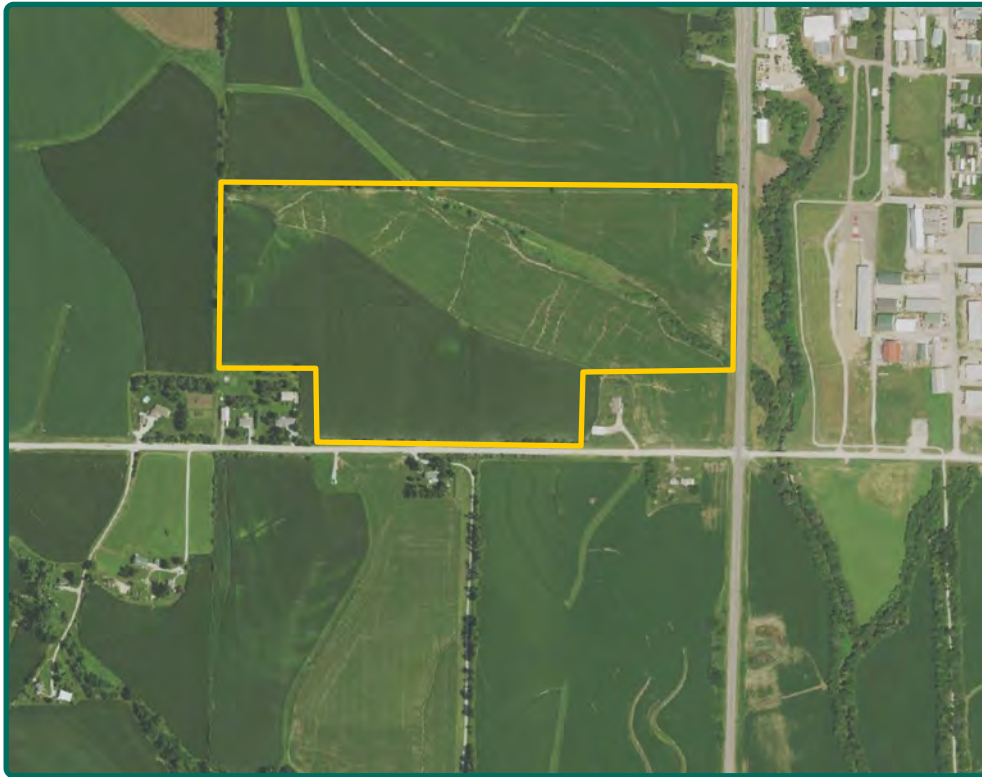




©2020 Google—Imagery Date: 7/15/20

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

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



**FSA/Eff. Crop Acres:** 58.80\*  
**Corn Base Acres:** 35.90\*  
**Bean Base Acres:** 15.30\*  
**Soil Productivity:** 68.40 SRPG

*\*Acres are estimated.*

**Total Living SF:** 1,908  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Year Built:** 1966

**ADDRESS:**  
 16106 S. 144th St.  
 Springfield, NE 68059

## Property Information

**63.64 Acres, m/l**

### Location

Located at the intersection of Highway 50 and Pflug Rd. on the southwest edge of the Springfield City Limits.

### Legal Description

Part of SE¼, except building site in the SW corner of SW¼ SE¼ and 9.32 acres legally described as Tax Lot 4A1B, Section 23, Township 13 North, Range 11 East of the 6th P.M.

### Price & Terms

- \$2,545,000
- \$39,990.57/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

2020 Taxes Payable 2021: \$6,045.20  
 Net Taxable Acres: 63.64

### Lease Status

Lease through the 2021 crop year.

### FSA Data

Part of Farm Number 6637, Tract 20936  
 FSA/Eff. Crop Acres: 58.80\*  
 Corn Base Acres: 35.90\*  
 Corn PLC Yield: 145 Bu.  
 Bean Base Acres: 15.30\*  
 Bean PLC Yield: 47 Bu.

*\*Acres are estimated pending reconstitution of the farm by the Sarpy County FSA Office.*

### Soil Types/Productivity

Main soil types are Contrary-Marshall silty clay loam and Marshall-Contrary silty clay loam. See soil map for details.

### Land Description

Rolling.

### Drainage

Natural.

### Buildings/Improvements

There is a three bedroom, one bath, split-level house with 1,908 total square feet built in 1966.

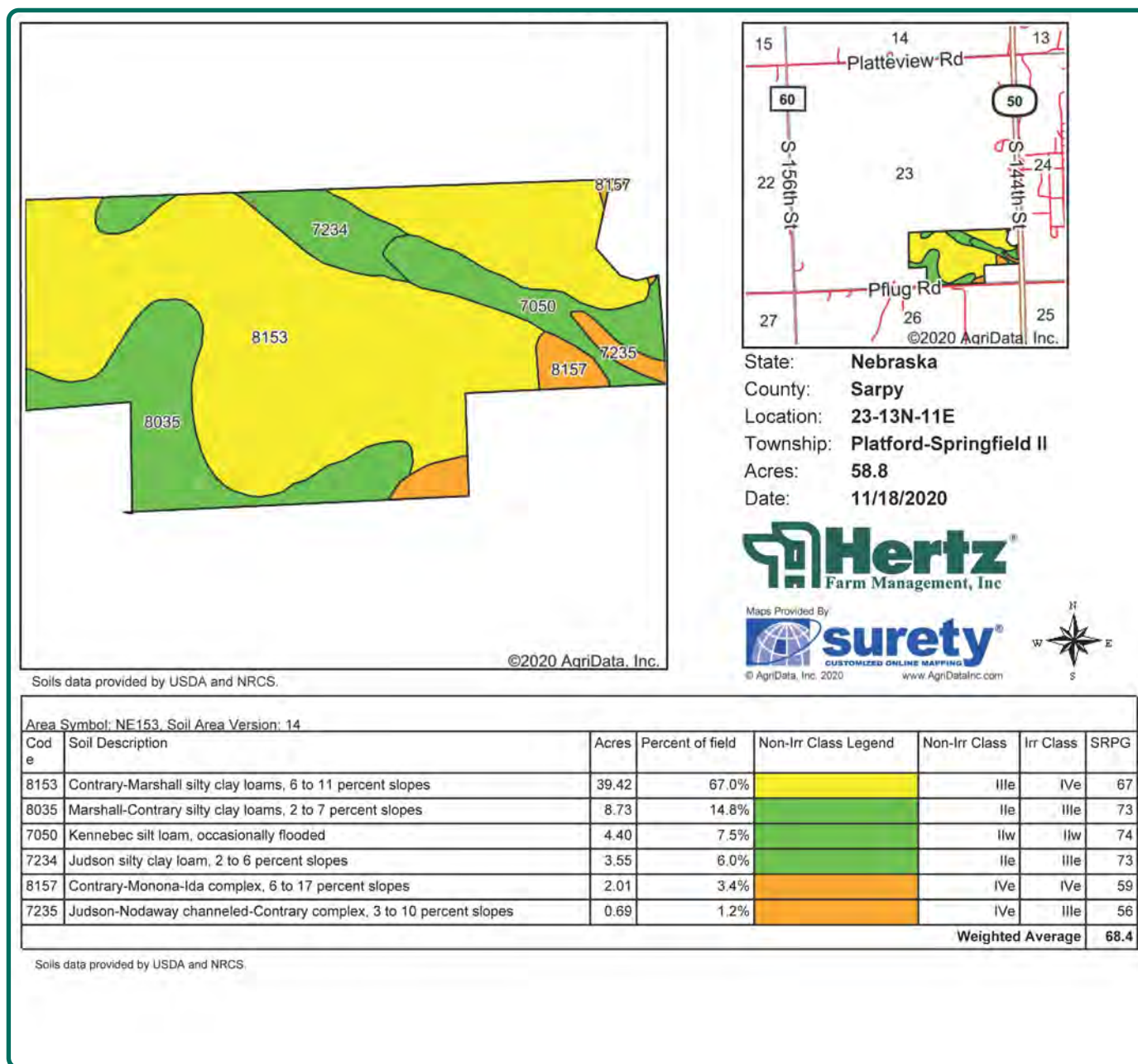
### Water & Well Information

There is one well and a septic system located on the property.

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

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





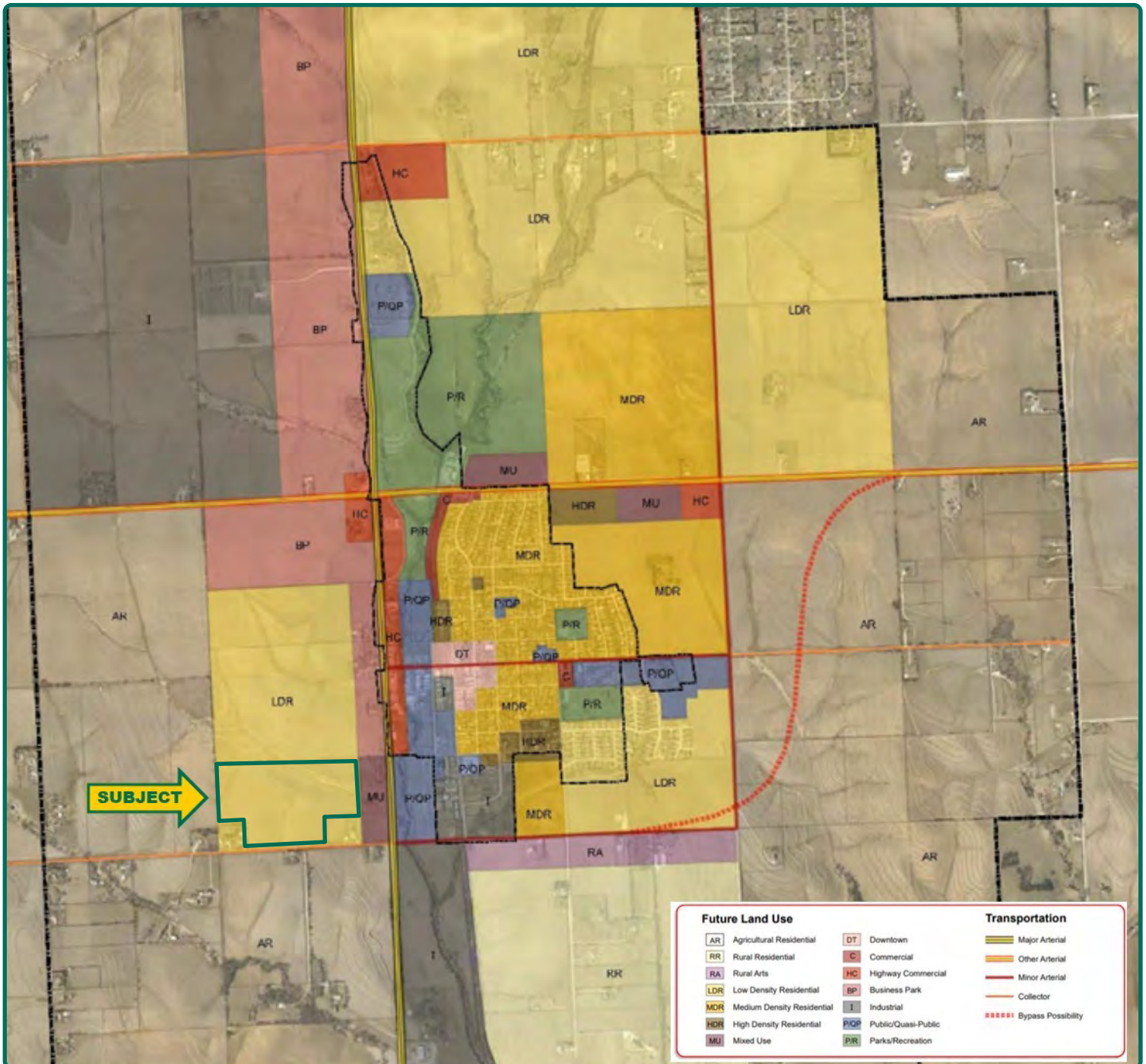
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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

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

# Future Land Use Map

**Platford-Springfield II Township, Sarpy County, NE**



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

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



Looking east toward the City of Springfield



Looking West



North Looking South



Looking West



16106 S. 144th St.– Built in 1966



Front View



Side View



Back View



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

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



## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

---

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

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