

One-Chance Sealed Bid Sale

ACREAGE:

119.44 Acres, m/l
Cass County, NE

DATE:

Bid Deadline:
January 14, 2021
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Farm
Management**
Omaha, NE

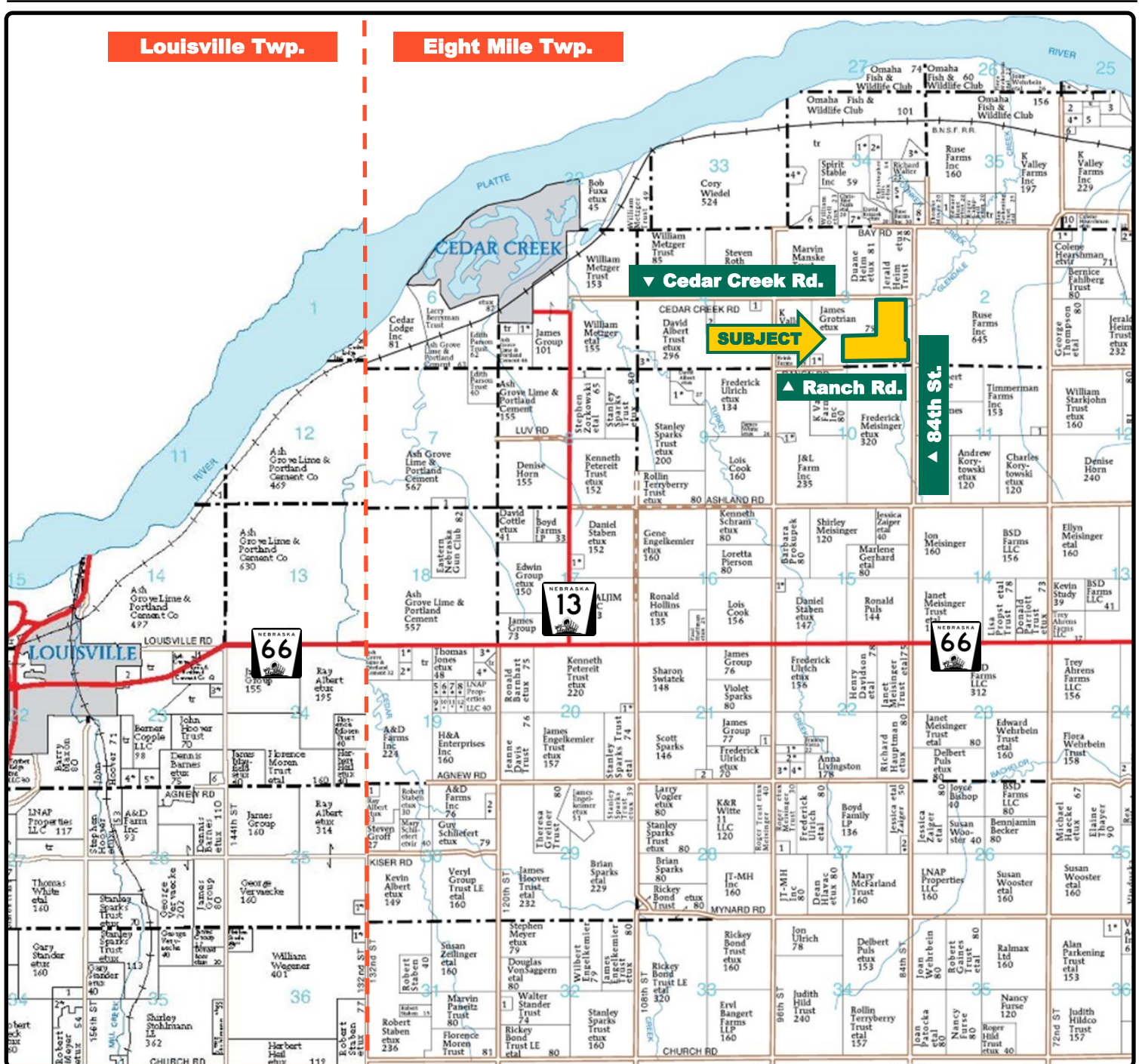


Property Key Features

- **Multi-Use Property – Farm Income, Recreation, Future Homestead Potential**
- **Located Approximately 2.7 Miles East of Cedar Creek**
- **25 Minutes from Omaha**

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

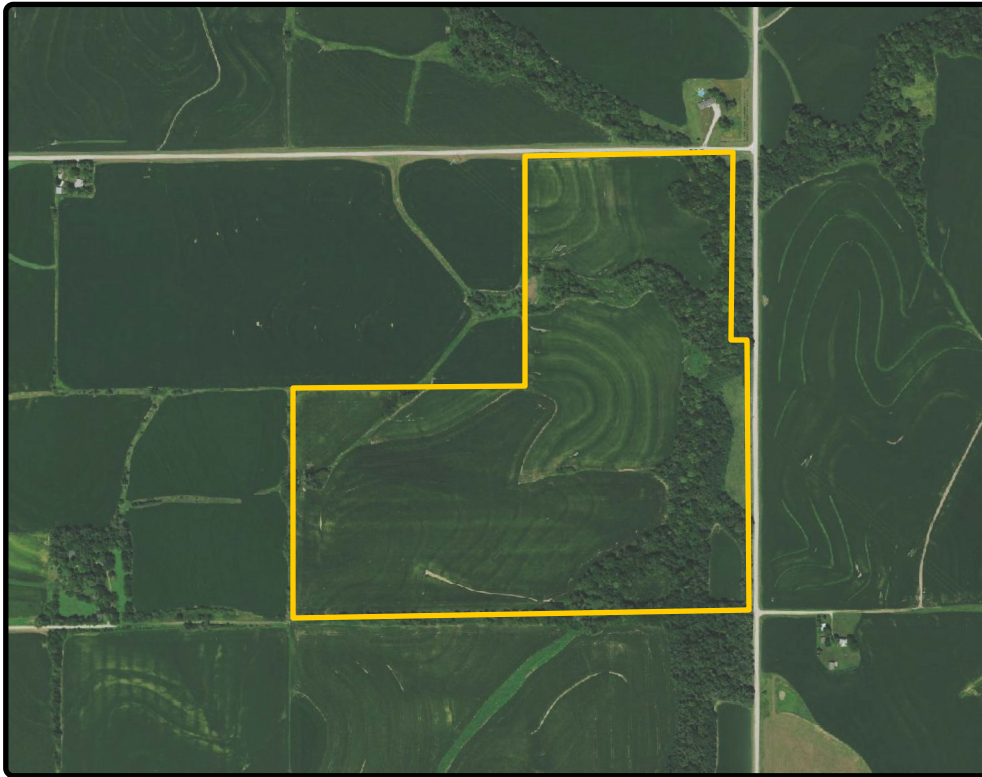
402-697-7500
11717 M Circle
Omaha, NE 68137
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FSA/Eff. Crop Acres:	87.52
Corn Base Acres:	42.40
Bean Base Acres:	42.40
Soil Productivity:	73.60 SRPG

Property Information

119.44 Acres, m/l

Location

From Louisville: Approximately 5½ miles east to 84th St., then north 2½ miles to Cedar Creek Rd. Property is on the west side of 84th St. and south of Cedar Creek Rd.

Legal Description

SW¼, SE¼, E½ SE¼, excluding .56 acres., all in Section 3, Township 12 North, Range 12 East of the 6th p.m. (Exact legal to be taken from title.)

Real Estate Tax

2019 Taxes Payable 2020: \$6,969.18
Net Taxable Acres: 119.44
Tax per Net Taxable Acre: \$58.34

Lease Status

Open lease for the 2021 Crop Year.

FSA Data

Farm Number 342, Tract 421
FSA/Eff. Crop Acres: 87.52
Corn Base Acres: 42.40
Corn PLC Yield: 137 Bu.
Bean Base Acres: 42.40
Bean PLC Yield: 44 Bu.

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 Marshall and Judson.
SRPG rating on the FSA Eff./Crop acres is 73.60. See soil map for details.

Buildings/Improvements

None.

Land Description

Gently rolling.

Drainage

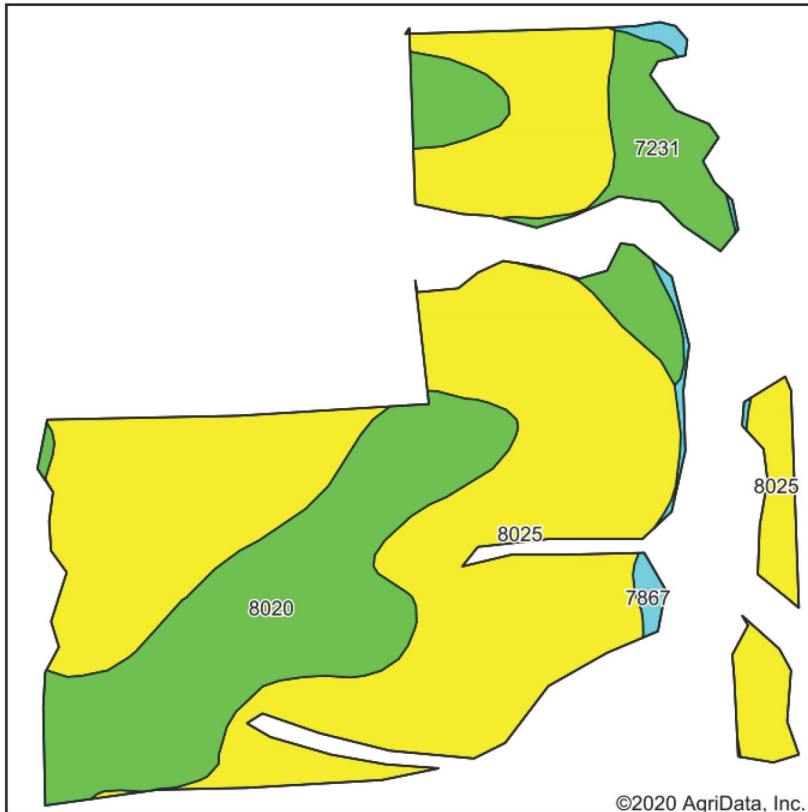
Natural.

Water & Well Information

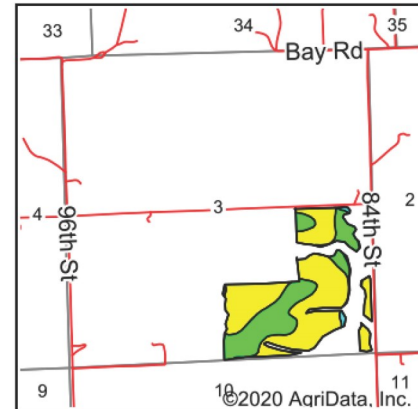
None.

Comments

Nice Cass County, multi-use farm with recreational opportunities and potential future homestead.



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Cass**
Location: **3-12N-12E**
Township: **Eight Mile Grove**
Acres: **87.52**
Date: **12/1/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG
8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	59.56	68.0%		IIIe	IVe	72
8020	Marshall silty clay loam, 2 to 6 percent slopes, eroded	20.85	24.0%		Ile	IIIe	77
7231	Judson silt loam, 2 to 6 percent slopes	5.90	6.5%		Ile		79
7867	Nodaway silt loam, channeled, frequently flooded	1.21	1.5%		VIw		59
Weighted Average							73.6

Soils data provided by USDA and NRCS.

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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Northwest Looking West



Northeast Looking Southwest



Looking West



Looking Northeast



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Bid Deadline: **Thursday,
January 14, 2021**

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

Mail To:

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

Seller

Mary S Pickney Trust

Agency

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

Attorney

Tom Malicki
Abrahams, Kaslow & Cassman, LLP

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 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 Thursday, January 14, 2021 by 12:00 Noon, CST. The Seller will accept or reject all bids by 2:00 p.m., CST on Monday, January 18, 2021, 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 February 23, 2021 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. Sellers agrees to pay prorated taxes to day of closing that will be delinquent if not paid in the calendar year 2021, as well as any delinquent taxes for prior years.

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.