

# Land Auction

**ACREAGE:**

**483.34 Acres, m/l**  
In 2 parcels  
Cedar & Dixon Counties, NE

**DATE:**

Friday  
**October 22, 2021**  
**10:00 a.m.**

**LOCATION:**

**Virtual Live Auction**  
**Online Only**  
[www.Hertz.ag](http://www.Hertz.ag)



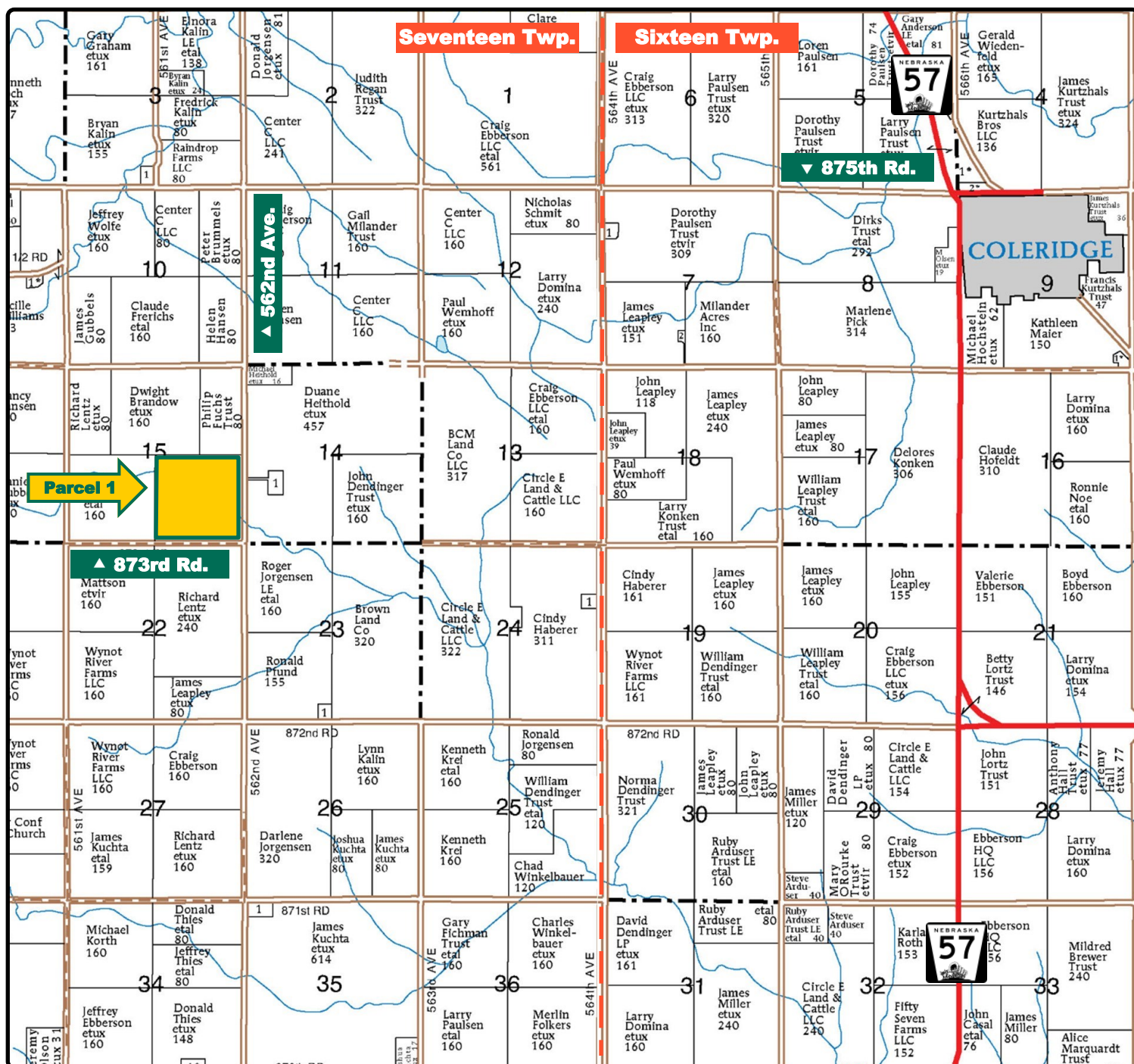
## Property Key Features

- Parcel 1 - Cedar County: Very Nice Rain-Fed Farm in a Productive Area
- Parcel 2 - Dixon County: Two Gently Rolling Pivot-Irrigated Quarters
- Diesel Motor and Well Recently Rebuilt on Parcel 2, Dixon County.

**Stan Lierz, AFM, ALC**  
Licensed in IA, NE & KS  
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## Parcel 1

FSA/Eff. Crop Acres:	156.68
Corn Base Acres:	77.60
Bean Base Acres:	43.50
Soil Productivity:	56.20 SRPG

### Parcel 1 Property Information 160.00 Acres, m/l

#### Location

From Coleridge: 4 miles west on 875th Rd. to 562nd Ave., then south 1½ miles to 873rd. Rd. The property is on the west side of 562nd Ave. and north side of 873rd Rd.

#### Legal Description

SE¼, Section 15, Township 29 North, Range 1 East of the 6th P.M., Cedar Co., NE.

#### Real Estate Tax

2020 Taxes Payable 2021: \$7,309.20  
Net Taxable Acres: 160.00  
Tax per Net Taxable Acre: \$45.68

#### Lease Status

Open lease for the 2022 crop year.

#### FSA Data

Farm Number 4704, Tract 1862  
FSA/Eff. Crop Acres: 156.68  
Corn Base Acres: 77.60  
Corn PLC Yield: 150 Bu.  
Bean Base Acres: 43.50  
Bean PLC Yield: 45 Bu.

#### Soil Types/Productivity

Main soil types are Crofton-Nora, Hobbs and Alcester. The SRPG soil productivity rating on the FSA/Eff. Crop acres is 56.20. See soil map for details.

#### Mineral Rights

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

#### Land Description

Gently rolling.

#### Drainage

Natural.

#### Water & Well Information

None.

#### Comments

This farm has good soil quality for the area.

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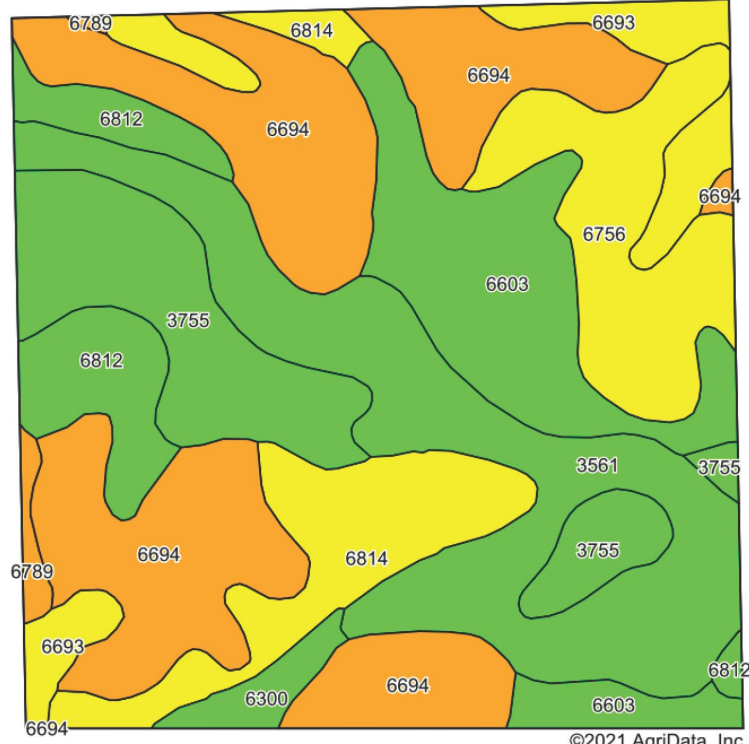
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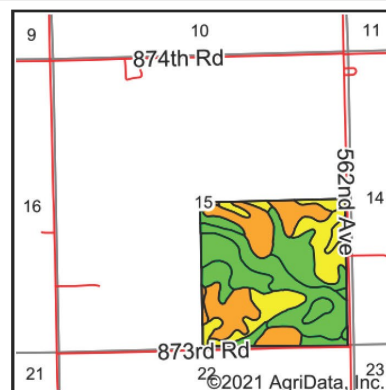
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Soils data provided by USDA and NRCS.



State: **Nebraska**  
County: **Cedar**  
Location: **15-29N-1E**  
Township: **Precinct 17**  
Acres: **156.68**  
Date: **8/5/2021**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: NE027, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Overall
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	41.21	26.3%		IVe	IVe	57	66
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	29.07	18.6%		IIw	IIw	67	79
6603	Alcester silty clay loam, 2 to 6 percent slopes	19.36	12.4%		IIe	IIIe		75
3755	Hord silt loam, 0 to 2 percent slopes, rarely flooded	17.79	11.4%		IIe	IIe	73	81
6756	Nora silt loam, 6 to 11 percent slopes, eroded	14.34	9.2%		IIIe	IVe	64	69
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	13.14	8.4%		IIIe	IVe	67	64
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	9.59	6.1%		IIe	IIIe	71	65
6693	Crofton-Nora complex, 2 to 6 percent slopes, eroded	8.73	5.6%		IIIe	IIIe	61	69
6300	Aowa silt loam, occasionally flooded	2.30	1.5%		IIw	IIw	58	70
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	1.15	0.7%		IVe		52	63
Weighted Average							56.2	*n 71.5



**Parcel 1** - Looking North



**Parcel 1** - Looking West



**Parcel 1** - Corn



**Parcel 1** - Soybeans



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## Parcel 2

**FSA/Eff. Crop Acres:** 311.03  
**Corn Base Acres:** 194.40  
**Bean Base Acres:** 116.50  
**Soil Productivity:** 54.10 SRPG

### Parcel 2 Property Information 323.34 Acres, m/l

#### Location

From Dixon: head north on Hwy 116/577th Ave. approximately 7 miles to 876th Rd. The farm is on the east side of 577th Ave. on the north and south sides of 876th Rd.

#### Legal Description

NW¼, Section 5, Township 29 North, Range 4 East of the 6th P.M. AND SW¼, Section 32, Township 30 North, Range 4 East of the 6th P.M., Dixon Co., NE

#### Lease Status

Open lease for the 2022 crop year.

#### Real Estate Tax

2020 Taxes Payable 2021: \$15,660.28  
Net Taxable Acres: 323.34  
Tax per Net Taxable Acre: \$48.43

#### FSA Data

Farm Number 270, Tract 263  
FSA/Eff. Crop Acres: 311.03  
Corn Base Acres: 194.40  
Corn PLC Yield: 167 Bu.  
Bean Base Acres: 116.50  
Bean PLC Yield: 49 Bu.

#### Soil Types/Productivity

Main soil types are Moody, Crofton and Thurman. The SRPG soil productivity rating on the FSA/Eff. Crop acres is 54.10. See soil map for details.

#### Mineral Rights

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

#### Land Description

Gently rolling.

#### Drainage

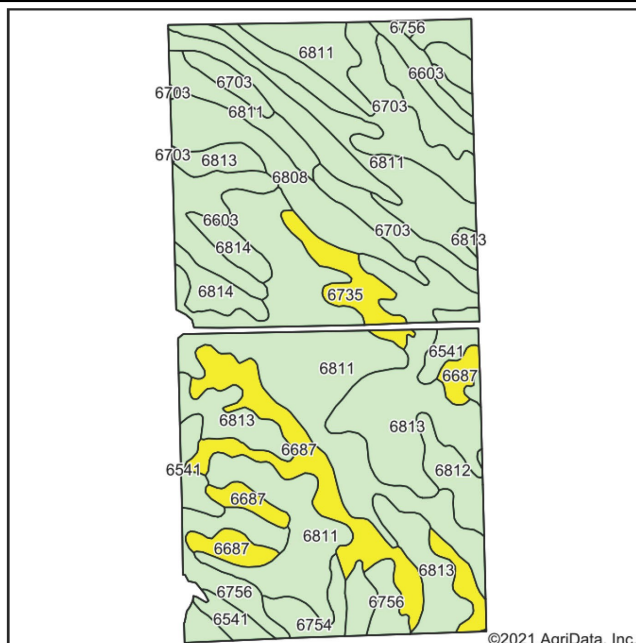
Natural.

#### Buildings/Improvements

There is a 25,000 bushel capacity grain bin on this property with a drying floor and fan.

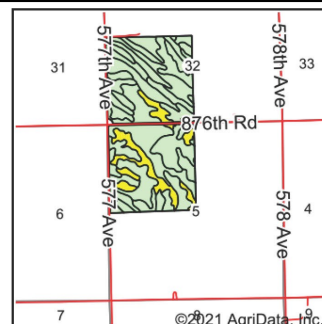
#### Water & Well Information

There is a well located in Section 32.



Soils data provided by USDA and NRCS.

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State: **Nebraska**

County: **Dixon**

Location: **5-29N-4E**

Township: **Clark**

Acres: **311.03**

Date: **8/15/2021**



Maps Provided By:



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Area Symbol: NE051, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Overall
6811	Moody silty clay loam, 2 to 6 percent slopes	97.02	31.2%		Ile	IIIe	74	76
6813	Moody silty clay loam, 6 to 11 percent slopes	60.29	19.4%		IIIe	IVe	67	75
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	31.51	10.1%		IVe	IVe	51	68
6703	Thurman loamy fine sand, 2 to 6 percent slopes	27.37	8.8%		IVe	IVe		52
6603	Alcester silty clay loam, 2 to 6 percent slopes	23.13	7.4%		Ile	IIIe		75
6808	Moody silty clay loam, 0 to 2 percent slopes	16.10	5.2%		Ile	Ile	77	72
6756	Nora silt loam, 6 to 11 percent slopes, eroded	15.08	4.8%		IIIe	IVe	64	69
6541	Maskell loam, 2 to 6 percent slopes	10.30	3.3%		Ile	IIIe	63	81
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	8.38	2.7%		IIIe	IVe	67	64
6735	Thurman-Leisy complex, 6 to 11 percent slopes	7.86	2.5%		Vle	IVe	52	54
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	6.67	2.1%		Ile	IIIe		65
6754	Nora silt loam, 2 to 6 percent slopes, eroded	4.98	1.6%		Ile	IIIe		70
6734	Thurman-Leisy complex, 2 to 6 percent slopes	2.34	0.8%		IVe	IVe	72	53
Weighted Average							54.1	*n 71

## Irrigation Information

In Section 32, there is an 8-tower, Valley, 6-cylinder diesel motor with 800 GPM pump capacity and a well depth of 170 feet. In Section 5, there is an 8-tower Valley 2009, water supplied by the well across the road in Section 32.

## Comments

The 6-cylinder diesel motor was overhauled in Spring 2021. The well was rebuilt in January 2020. Both pivots are supplied by one well in Section 32.

*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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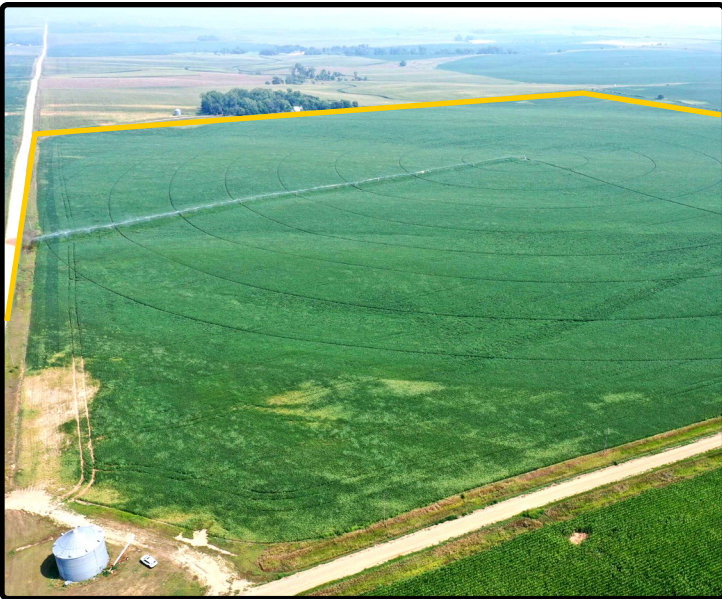
**Parcel 2** - Looking NE



**Parcel 2** - N $\frac{1}{4}$  - SE Looking W



**Parcel 2** - N $\frac{1}{4}$  - Looking North



**Parcel 2** - S $\frac{1}{4}$  - SW Looking NE





**Parcel 2 - North, 8-Tower Pivot**



**Parcel 2 - South, 8-Tower Pivot**



**Parcel 2 - Well, Motor & Diesel Tank**



**Parcel 2 - Grain Bin**



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Date: **Fri., October 22, 2021**

Time: **10:00 a.m.**

Site: **Virtual Live Auction  
\*\*Online Only\*\*  
[www.Hertz.ag](http://www.Hertz.ag)**

### Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on screen as he guides the process.
- Go to [www.Hertz.ag](http://www.Hertz.ag). Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Cedar/Dixon County auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Manager, Stan Lierz at 402-697-7500 with questions.

### Method of Sale

- Parcels will be offered individually and not combined in any way.
- Seller reserves the right to refuse any and all bids.

### Seller

Brown Land Company, LLC

### Agency

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

### Auctioneer

Doug Hensley

### Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

### Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 23, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2022. Taxes will be prorated to December 31, 2021. Seller reserves the right to the use of the grain bin on Parcel 2 in Dixon County through May 1, 2022.

### Contract & Title

Immediately upon conclusion of the auction, the high 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.

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