

ACREAGE:

67.05 Acres, m/l
Stanton County, NE

DATE:

Bid Deadline:
August 15, 2022
5:00 p.m., CST

RETURN BIDS TO:

**Hertz Farm
Management**
Norfolk, NE



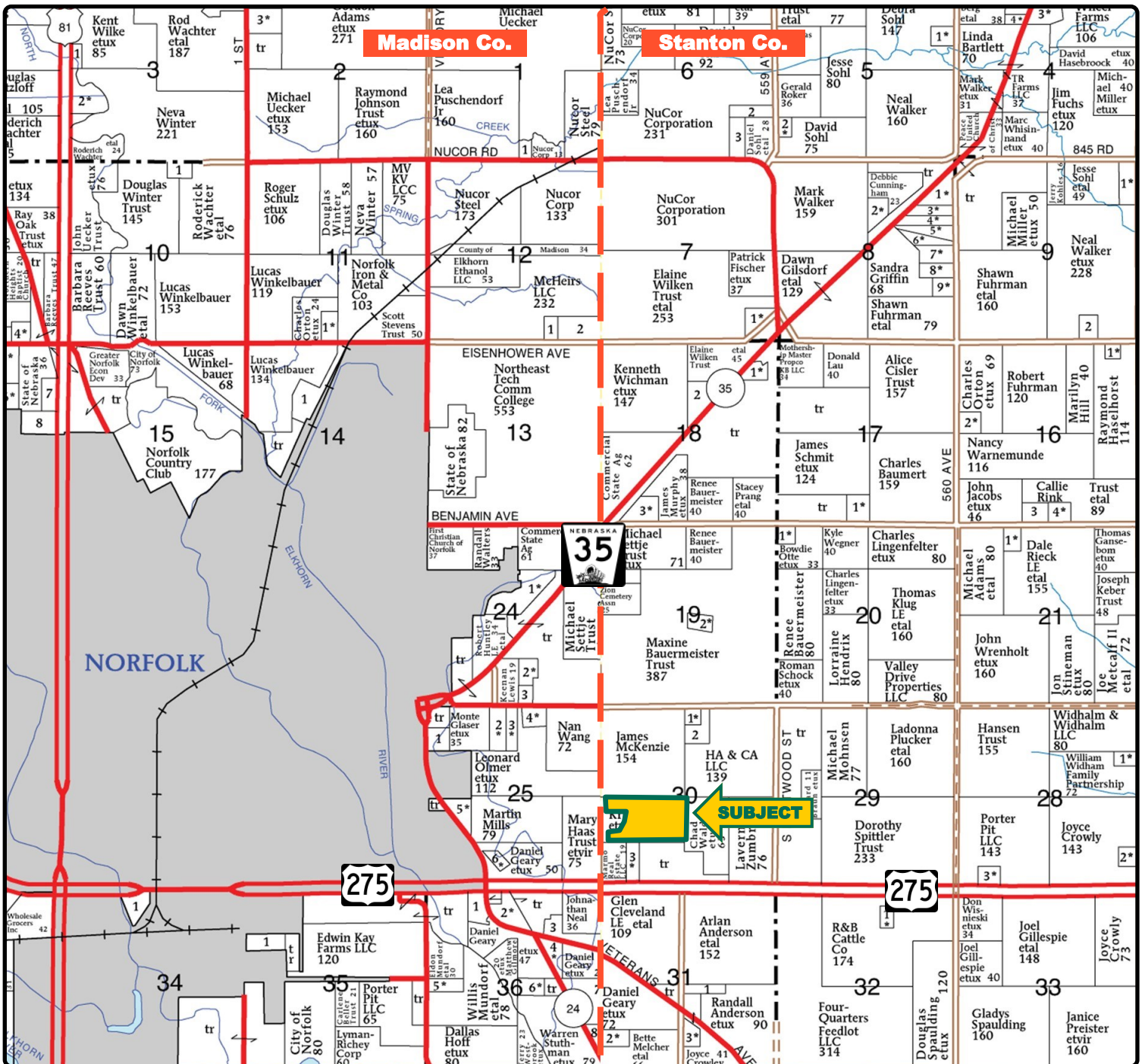
Property Key Features

- Located Just Outside Norfolk, Nebraska
- Pasture Land with Recreational Opportunities
- Excellent Development Potential

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Pasture Acres: 67.05*

Soil Productivity: 51.40 SRPG

**Acres are estimated.*

Property Information

67.05 Acres, m/l

Location

From Norfolk: east ¾ mile on Hwy 275 to N Grandview Dr., then ¼ mile north to the pasture entrance.

Legal Description

Part of N½ SW¼, Section 30, Township 24 North, Range 1 East of the 6th P.M., Stanton Co., NE. (Spring Branch Twp.)

Real Estate Tax

2021 Taxes Payable 2022: \$957.47*
Net Taxable Acres: 67.05*
Tax per Net Taxable Acre: \$14.28*
Tax Parcel ID #: 0000188000
**Taxes are estimated pending recent survey. Stanton County Assessor will determine final tax figures.*

Lease Status

There is a pasture lease on this property that expires on November 1, 2022.

FSA Data

Farm Number 963, Tract 1211
Pasture Acres : 67.05*
**Acres are estimated pending reconstitution of farm by the Stanton County FSA office. All acres are in pasture. Currently no acres are in cropland production.*

Soil Types/Productivity

Main soil types are Clamo loam and Thurman loam. 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

Rolling hills.

Drainage

Natural.

Water & Well Information

There is one well on this property. Well ID# 202474. This property is in the Lower Elkhorn NRD.

Easement

There is an easement on this property that runs along N Grandview Dr. This easement transfers with sale of property.

Comments

This is a nice property located just outside of Norfolk, NE, north of ASPM Landscapes & residential acreages. Pasture land with development potential.

Scott Arens

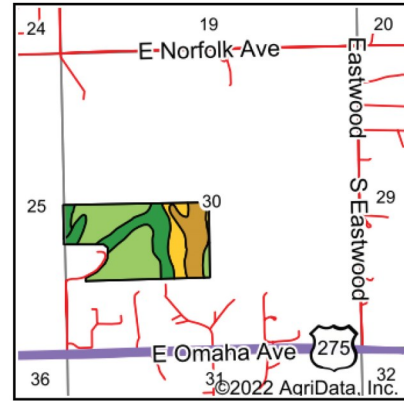
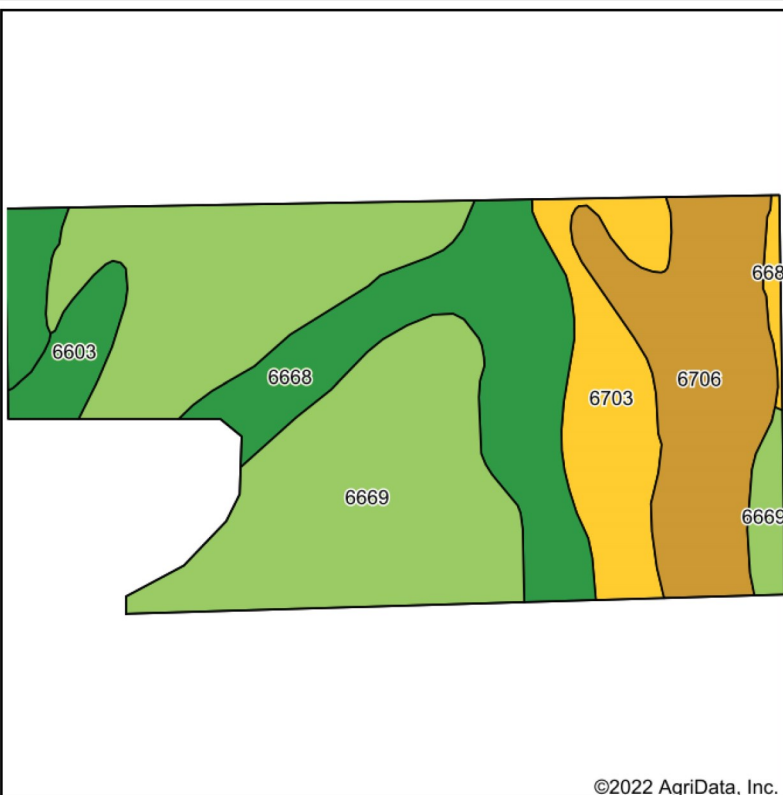
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State: **Nebraska**
 County: **Stanton**
 Location: **30-24N-1E**
 Township: **Spring Branch**
 Acres: **67.05**
 Date: **7/1/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: NE167, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
6669	Clarno loam, 6 to 11 percent slopes	31.56	45.9%		IIIe	IVe	57
6668	Clarno loam, 2 to 6 percent slopes	14.40	21.3%		IIe	IIIe	63
6706	Thurman loamy fine sand, 6 to 11 percent slopes	11.66	17.3%		VIe	IVe	30
6703	Thurman loamy fine sand, 2 to 6 percent slopes	7.47	11.1%		IVe	IVe	32
6603	Alcester silty clay loam, 2 to 6 percent slopes	2.37	3.5%		IIe	IIIe	73
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	0.59	0.9%		IVe	IVe	51
Weighted Average					3.39	3.75	51.4

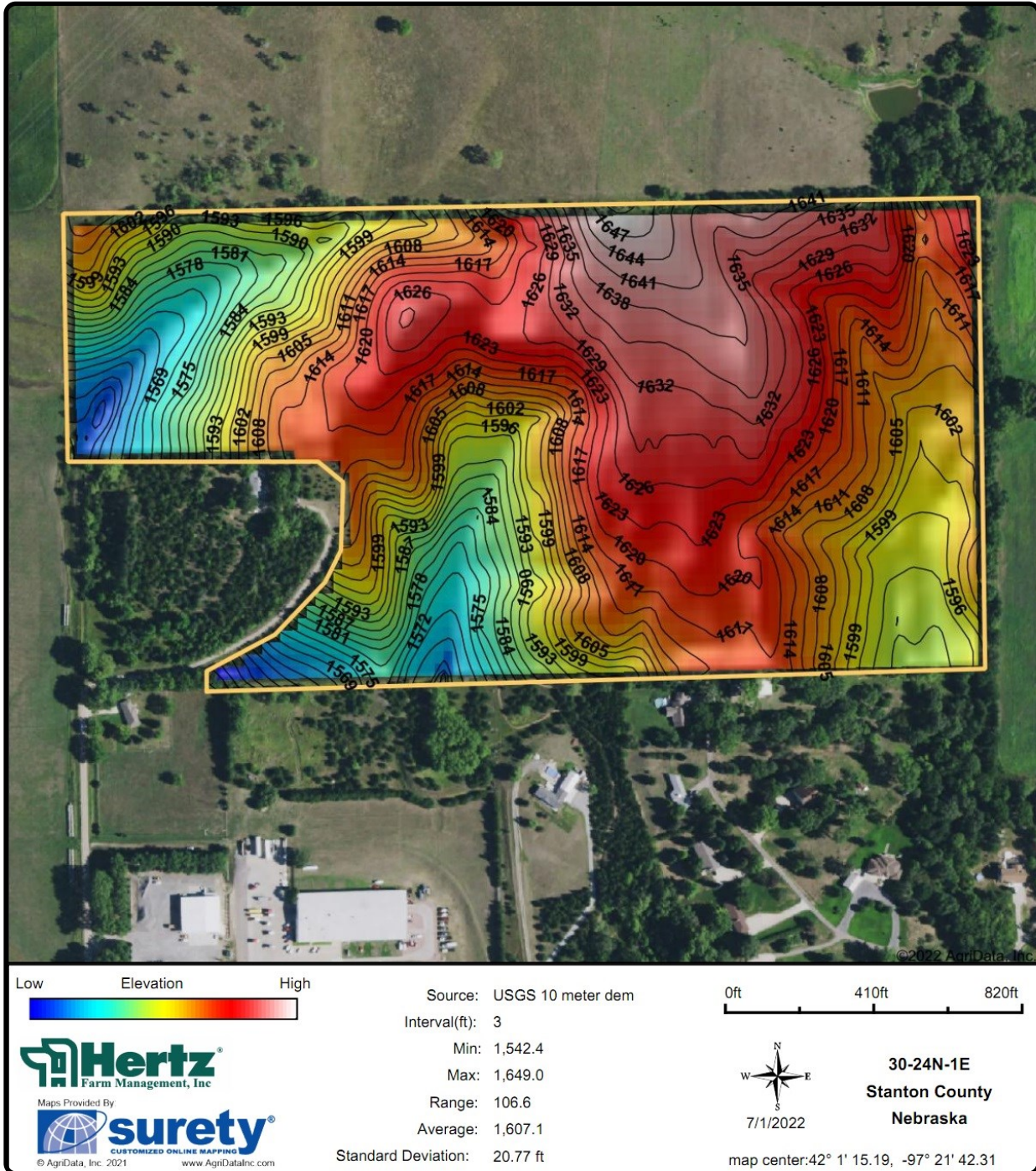
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

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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Looking East



Looking Northeast



Looking Northwest



Looking Southwest



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Bid Deadline: Mon., Aug. 15, 2022

Time: 5:00 p.m., CST

Mail To:

**Hertz Farm Management
Attn: Scott Arens
100 N 34th St., Ste. A
Norfolk, NE 68701**

Seller

Kurt Krueger
Regina Krueger

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 Real Estate Services 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 Managers, Scott Arens or David Krier at 402-371-9336.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Norfolk, NE Hertz office, on or before August 15, 2022 at 5:00 p.m., CST. The Seller will accept or reject all bids by 5:00 p.m., CST on August 17, 2022, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 1, 2022 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 November 1, 2022. The Seller will pay real estate taxes prorated to December 31, 2022.

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 equally shared by the Buyer and Seller.

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