

ACREAGE:

DATE:

RETURN BIDS TO:

676.25 Acres, m/l
In 5 Parcels
Washington Co., NE

Bid Deadline:
October 05, 2022
2:00 p.m., CST

**Hertz Farm
Management**
Omaha, NE

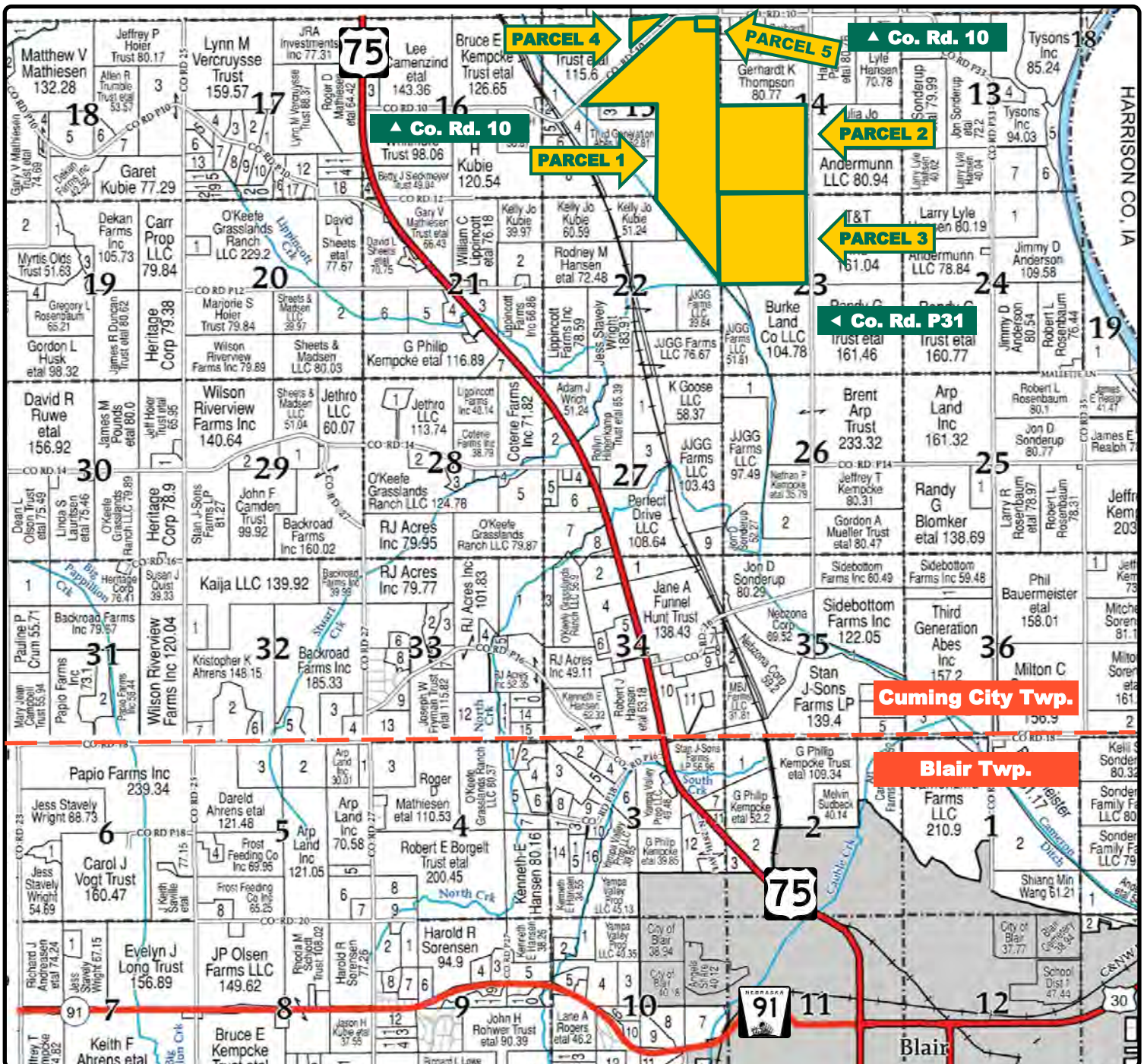


Property Key Features

- Rare Opportunity to Purchase a Turn-Key Farming Operation
- 97% Tillable, 3 Irrigation Pivots, 72,000 Bushel Storage & 3-Bedroom Home
- Located North of Blair Ethanol Plant

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Licensed Salesperson in NE, IA & MO
716-310-0466
ScottH@Hertz.ag

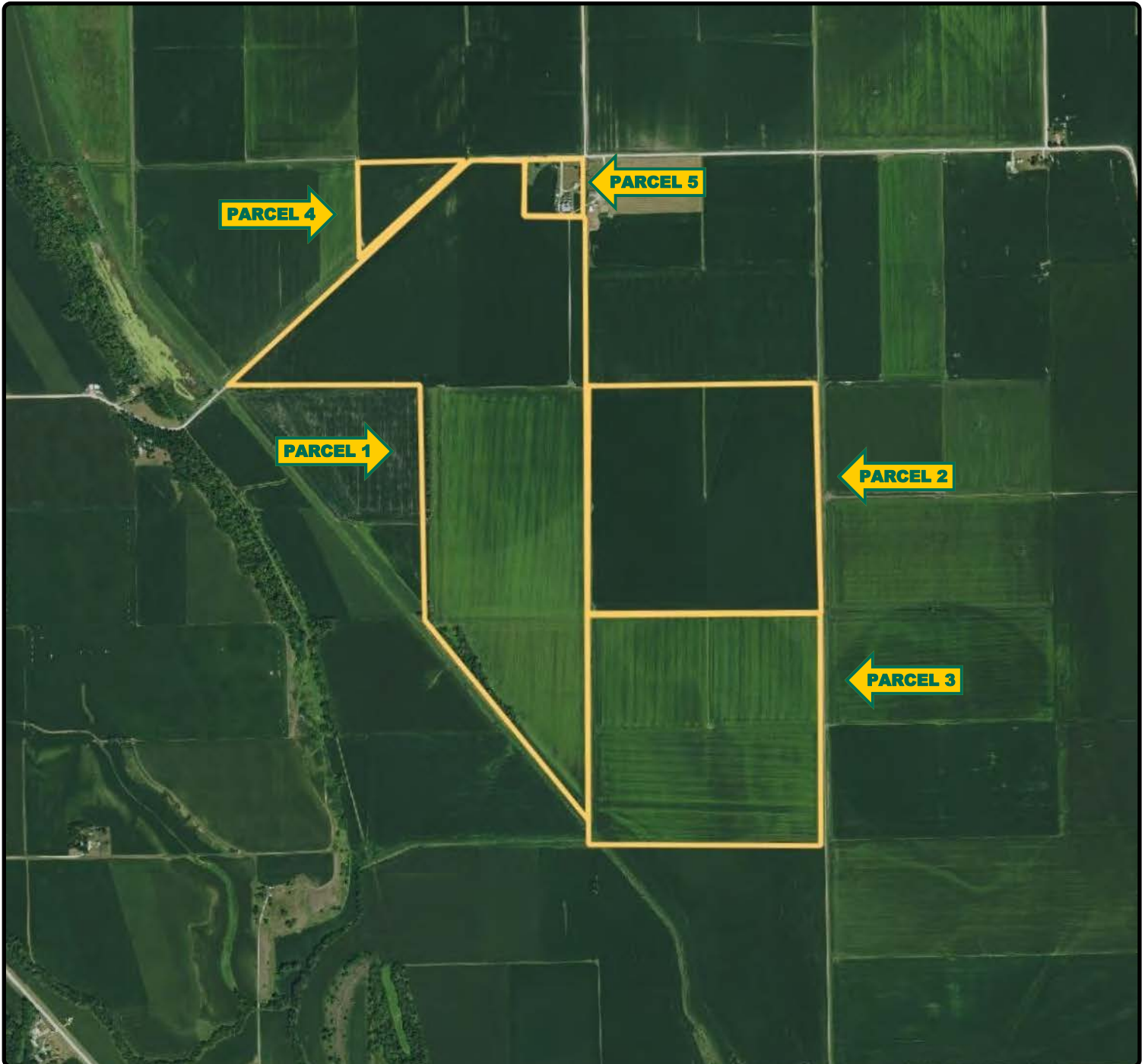
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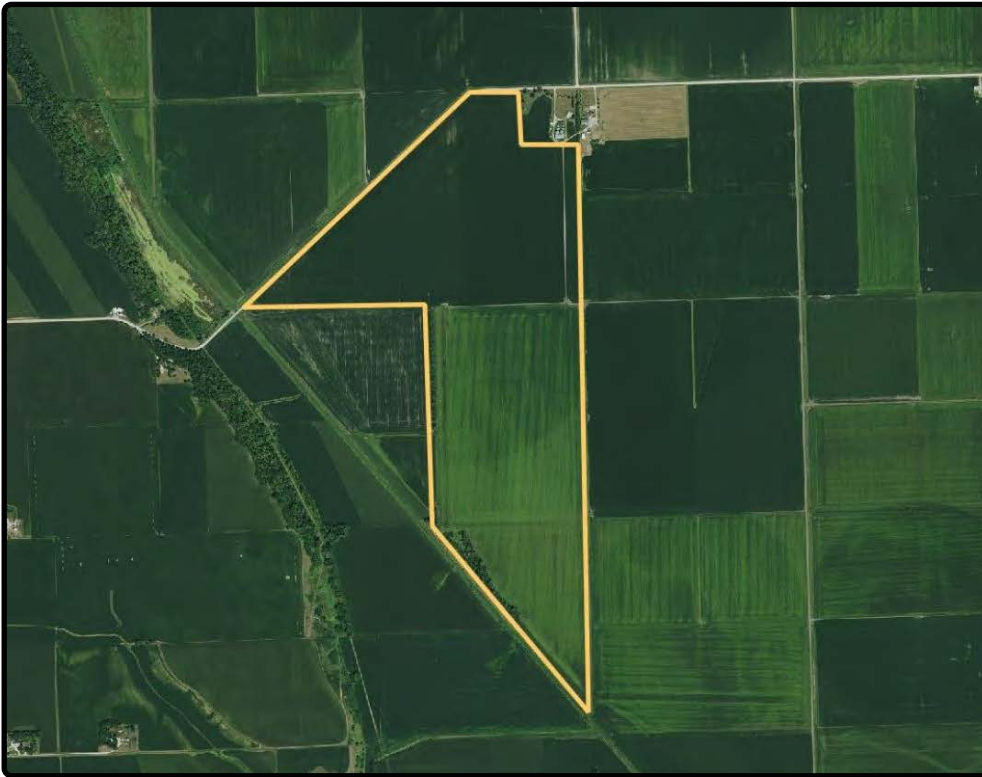
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Parcel 1

FSA/Eff. Crop Acres: 313.44*
Corn Base Acres: 145.80*
Bean Base Acres: 161.50*
Wheat Base Acres: 5.30*
Soil Productivity: 61.20 NCCPI

**Acres are estimated*

Parcel 1 Property Information 328.55 Acres, m/l

Location

From Blair: approximately 5.2 miles north on Hwy 75 to Co. Rd. 10, then east 1.8 miles. The farm is on the south side of the road.

Legal Description

Tax Lot 3 of Section 22, and part of NE¼, E½ SE¼, Tax Lots 16 & 18 and part of NW¼, east of Co. Rd. 10 in Section 15, all in Township 19 North, Range 11 East of the 6th P.M., Washington Co., NE.

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes & Assessments Payable 2022
 Real Estate Tax: \$23,760.00*
 Drainage Assessment: \$2,300.00*
 Total Taxes: \$26,060.00*
 Net Taxable Acres: 328.55*
 Tax per Net Taxable Acre: \$79.32*
 Tax Parcel ID #: 890029799 & Part of 890029071

**Taxes are estimated pending tax parcel split. Washington County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 3022, Tract T878
 FSA/Eff. Crop Acres: 313.44*
 Corn Base Acres: 145.80*
 Corn PLC Yield: 135 Bu.
 Bean Base Acres: 161.50*
 Bean PLC Yield: 37 Bu.

Wheat Base Acres: 5.30*

Wheat PLC Yield: 39 Bu.

**Acres are estimated pending reconstitution of farm by the Washington County FSA office.*

Soil Types/Productivity

Main soil types are Cooper and Luton. 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

Flat - 0-2% slope.

Drainage

Natural with ditches that drain into Cameron Drainage Ditch.

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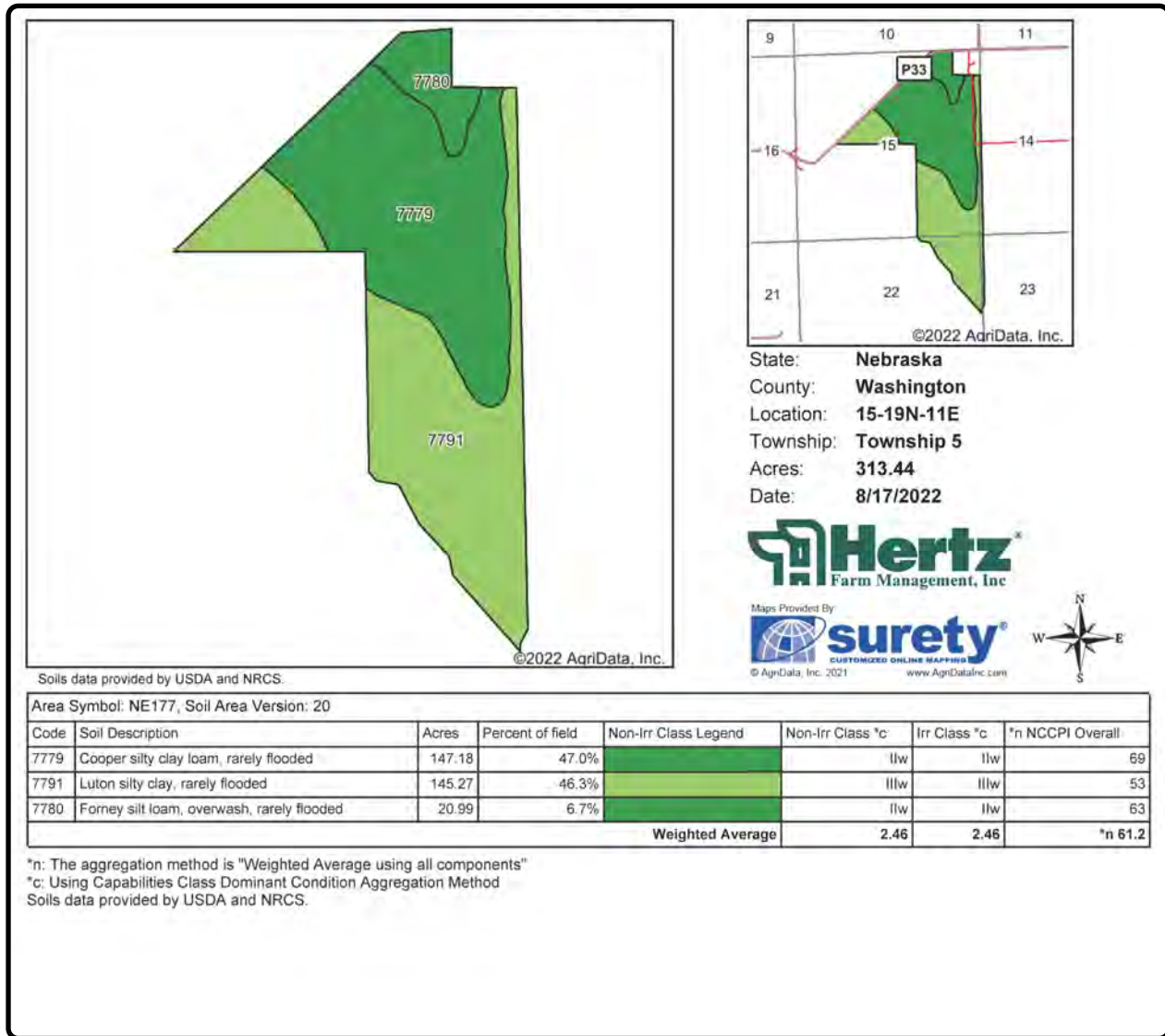
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Water & Well Information

There are two wells on this property.
 Well numbers: G-173756 & G-168717

Irrigation Information

There is a 2013 Reinke, 8-tower, corner arm irrigation system with a Cummins diesel motor, Lima generator and a 500-gallon fuel tank that powers both the well and irrigation unit. (Included in sale).

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Parcel 2

FSA/Eff. Crop Acres: 160.00*
Corn Base Acres: 97.30*
Bean Base Acres: 41.40*
Wheat Base Acres: 20.90*
Soil Productivity: 53.00 NCCPI

**Acres are estimated*

Parcel 2 Property Information 160.00 Acres, m/l

Location

From Blair: approximately 5.2 miles north on Hwy 75 to Co. Rd. 10, then east 2.4 miles to Co. Rd. P31, then south 1 mile. The farm is on the west side of the road.

Legal Description

SW¼, Section 14, Township 19 North, Range 11 East of the 6th P.M., Washington Co., NE.

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes & Assessments Payable 2022
 Real Estate Tax: \$13,633.54
 Drainage Assessment: \$1,029.84
 Total Taxes: \$14,663.38
 Net Taxable Acres: 160.00
 Tax per Net Taxable Acre: \$91.65
 Tax Parcel ID #: 890029008

FSA Data

Part of Farm Number 3022, Tract T897
 FSA/Eff. Crop Acres: 160.00*
 Corn Base Acres: 97.30*
 Corn PLC Yield: 135 Bu.
 Bean Base Acres: 41.40*
 Bean PLC Yield: 37 Bu.
 Wheat Base Acres: 20.90*
 Wheat PLC Yield: 36 Bu.

**Acres are estimated pending reconstitution of farm by the Washington County FSA office.*

Soil Types/Productivity

Main soil type is Luton. 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

Flat - 0-2% slope.

Drainage

Natural with ditches that drain into Cameron Drainage Ditch.

Water & Well Information

There is one well on this property.
 Well number: G-168612

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Irrigation Information

There is a 2013 Reinke, 7-tower irrigation system with a Cummins diesel motor, Lima generator and a 500-gallon fuel tank that powers both the well and irrigation unit. (Included in sale).

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Parcel 3

FSA/Eff. Crop Acres: 162.28*
Corn Base Acres: 98.60*
Bean Base Acres: 42.00*
Wheat Base Acres: 21.20*
Soil Productivity: 54.60 NCCPI

**Acres are estimated*

Parcel 3 Property Information 160.00 Acres, m/l

Location

From Blair: approximately 5.2 miles north on Hwy 75 to Co. Rd. 10, then east 2.4 miles to Co. Rd. P31, then south 1.5 miles. The farm is on the west side of the road.

Legal Description

NW¼, Section 23, Township 19 North, Range 11 East of the 6th P.M., Washington Co., NE.

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes & Assessments Payable 2022
 Real Estate Tax: \$9,183.88
 Drainage Assessment: \$1,015.56
 Total Taxes: \$10,199.44
 Net Taxable Acres: 160.00
 Tax per Net Taxable Acre: \$63.75
 Tax Parcel ID #: 890029841

FSA Data

Part of Farm Number 3022, Tract T897
 FSA/Eff. Crop Acres: 162.28*
 Corn Base Acres: 98.60*
 Corn PLC Yield: 135 Bu.
 Bean Base Acres: 42.00*
 Bean PLC Yield: 37 Bu.
 Wheat Base Acres: 21.20*
 Wheat PLC Yield: 36 bu.

**Acres are estimated pending reconstitution of farm by the Washington County FSA office.*

Soil Types/Productivity

Main soil type is Luton. 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

Flat - 0-2% slope.

Drainage

Natural with ditches that drain into Cameron Drainage Ditch.

Water & Well Information

There is one well on this property.
 Well number: G-168613

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Irrigation Information

There is a 2013 Reinke, 7-tower irrigation system with a Cummins diesel motor, Lima generator and a 500-gallon fuel tank that powers both the well and irrigation unit. (Included in sale).

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Parcel 4

FSA/Eff. Crop Acres: 16.92*
Corn Base Acres: 7.90*
Bean Base Acres: 8.70*
Wheat Base Acres: 0.30*
Soil Productivity: 64.50 NCCPI

**Acres are estimated*

Parcel 4 Property Information 17.20 Acres, m/l

Location

From Blair: approximately 5.2 miles north on Hwy 75 to Co. Rd. 10, then east 2.0 miles. The farm is on the north side of the road.

Legal Description

NW corner of NE¼ on the west side of Co. Rd. 10, Section 15, Township 19 North, Range 11 East of the 6th P.M., Washington Co., NE.

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2022: \$1,500.00*
 Net Taxable Acres: 17.20*
 Tax per Net Taxable Acre: \$87.21*
 Tax Parcel ID #s: Part of 890029071, on the north side of Co. Rd. 10.
**Taxes are estimated pending tax parcel split. Washington County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 3022, Tract T878
 FSA/Eff. Crop Acres: 16.92*
 Corn Base Acres: 7.90*
 Corn PLC Yield: 135 Bu.
 Bean Base Acres: 8.70*
 Bean PLC Yield: 37 Bu.
 Wheat Base Acres: 0.30*
 Wheat Base PLC Yield: 39
**Acres are estimated pending*

reconstitution of farm by the Washington County FSA office.

Soil Types/Productivity

Main soil types are Forney and Cooper. 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

Flat - 0-2% slope.

Drainage

Natural.

Water & Well Information

None.

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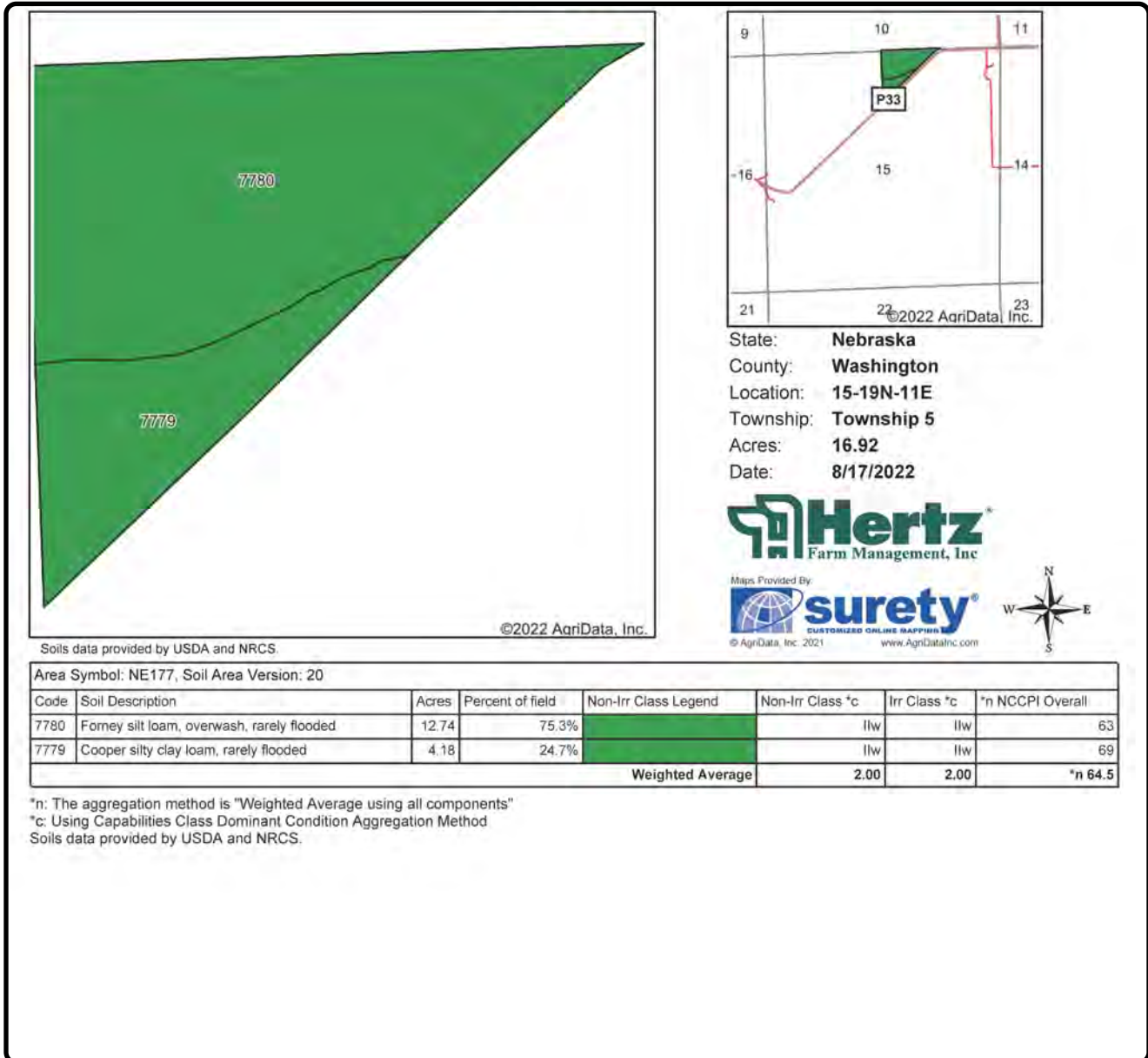
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Parcel 5

FSA/Eff. Crop Acres:	4.75*
Corn Base Acres:	2.12*
Bean Base Acres:	2.35*
Wheat Base Acres:	0.08*
Soil Productivity:	64.30 NCCPI

*Acres are estimated

Total Living SF:	1,680
Bedrooms:	3
Bathrooms:	1
Year Built:	1956

ADDRESS:

13047 Co. Rd. 10
Blair, NE 68008

Parcel 5 Property Information 10.50 Acres, m/l

Location

From Blair: approximately 5.2 miles north on Hwy 75 to Co. Rd. 10, then east 2.2 miles. The farm is on the south side of the road.

Legal Description

Approximately 10.50 acres in the NE corner of the NE¼, Section 15, Township 19 North, Range 11 East of the 6th P.M., Washington Co., NE.

Lease Status

Open land lease for 2023. Grain bins leased through July 31, 2023.

Real Estate Tax

Taxes Payable 2022: \$4,000.00*
Net Taxable Acres: 10.50*
Tax Parcel ID #s: Part of 890029071, in the northeast corner, lying south of Co. Rd. 10.

*Taxes are estimated pending tax parcel split. Washington County Assessor will determine final tax figures.

FSA Data

Part of Farm Number 3022, Tract T878
FSA/Eff. Crop Acres: 4.75*
Corn Base Acres: 2.12*
Corn PLC Yield: 135 Bu.
Bean Base Acres: 2.35*
Bean PLC Yield: 37 Bu.

Open Houses

Sun., Sept. 18 10 a.m. - 1 p.m.

Mon., Sept. 19 4 p.m. - 7 p.m.

Wheat Base Acres: 0.08*
Wheat Base PLC Yield: 39
*Acres are estimated pending reconstitution of farm by the Washington County FSA office.

Soil Types/Productivity

Main soil types are Forney and Cooper. 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

Flat - 0-2% slope.

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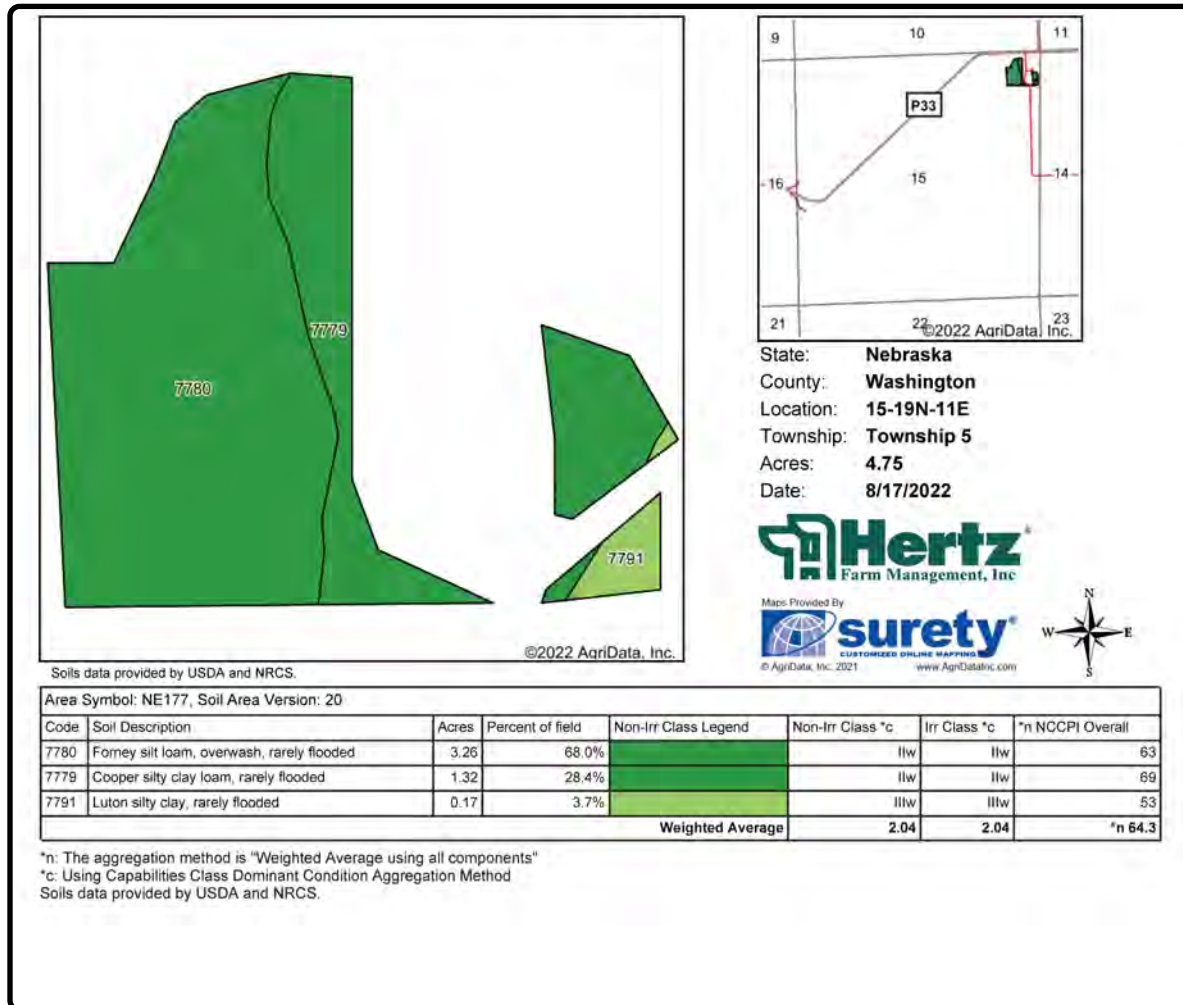
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Dwelling

1½ story house with 1,680 square feet that was built in 1956 and has 3 bedrooms, 1 bath and an attached 2-stall garage.

Buildings/Improvements

- 96'x 52' open-end pole machine shed
- 30'x 30' work shop w/ cement floor.
- 2014 Sukup grain bin w/ 36 x 8 rings, 27,000 bu. cap. w/ 8" power sweep, aerated floor, heater and newer electrical panel.

- 2002 MFS grain bin w/ 25,000 bu. cap. for soybeans w/ aerated floor, sweep and auger.
- 2 - 1980 Stormor bin w/ 4,400 bu. cap. for soybeans w/ aerated floor.
- 2 - 1980 Stormor bin w / 4,000 bu. cap. for soybeans w/ cement floor.
- 1980 small bin w/ 4,000 bu. cap. for soybeans w/ cement floor.

Water & Well Information

There are 2 wells on this property. The well south of the house is in use. The well north of work shop not being used.

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 1 - Looking Northwest



Parcels 1 & 5 - Looking Southwest



Parcels 2 & 3 - Looking South



Parcels 2 & 3 - Looking Southwest



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Parcels 1, 2 & 3 - Looking Southwest



Parcel 4 - Looking West



Parcel 5 - House



Parcel 5 - Grain Bins



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Parcel 5 - Grain Bins



Parcel 1 - Crop



Parcel 1 - Crop



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Bid Deadline: **Wed., Oct. 05, 2022**

Time: **2:00 p.m., CST**

Mail To:

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

Seller

W & D Armbrust Investments, LLC

Agency

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

Method of Sale

- Parcels will be offered individually and then in combination with the property being offered to the high bidder(s) in the manner resulting in the highest total sale price. Parcel 5 will be sold as a lot on a whole dollar basis.
- Combination offers will require allocations by parcel.
- 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 call Sale Manager, Scott Henrichsen at 716-310-0466.

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 Wed., October 05, 2022 by 2:00 p.m. The Seller will accept or reject all bids by 5:00 p.m., CST on October 07, 2022, and all bidders will be notified shortly thereafter.

Terms of Possession

Winning bidder(s) will be required to submit a 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 December 1, 2022 for Parcel 1 and Parcel 4, on or before January 05, 2023 for Parcels 2 & 3, and on or before November 15, 2022, for Parcel 5, 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 tenant lease for use of grain bins which expires July 31, 2023 on Parcel 5. Buyers of Parcel 5 can move into home as agreed upon closing with use of building. Cropland is available for fall tillage once crops have been harvested. Taxes will be prorated to December 31, 2022.

Survey

Parcels 1, 4 and 5 will be surveyed by Seller at their expense, if purchased by separate buyers. Final purchase price of Parcels 1 and 4 may be adjusted up or down based on final gross surveyed acres.

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 Midwest Title, escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price. Closing will be handled by Midwest Title, Omaha, Nebraska. Cost of Title Insurance will be split equally between the Seller and Buyer at time of closing. Cost of closing will be split equally between Seller and Buyer.

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