

Land Auction

ACREAGE:

74.24 Acres, m/l
Cass County, NE

DATE:

Thursday
November 3, 2022
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



Property Key Features

- Located Along Highway 63, Close to Lincoln & Omaha
- Farm is 3 Miles South of Exit 420 on I-80
- Quality Farmland Close to Grain Markets

Stan Lierz, AFM, ALC

Licensed Salesperson in NE, IA, & KS

402-618-4114

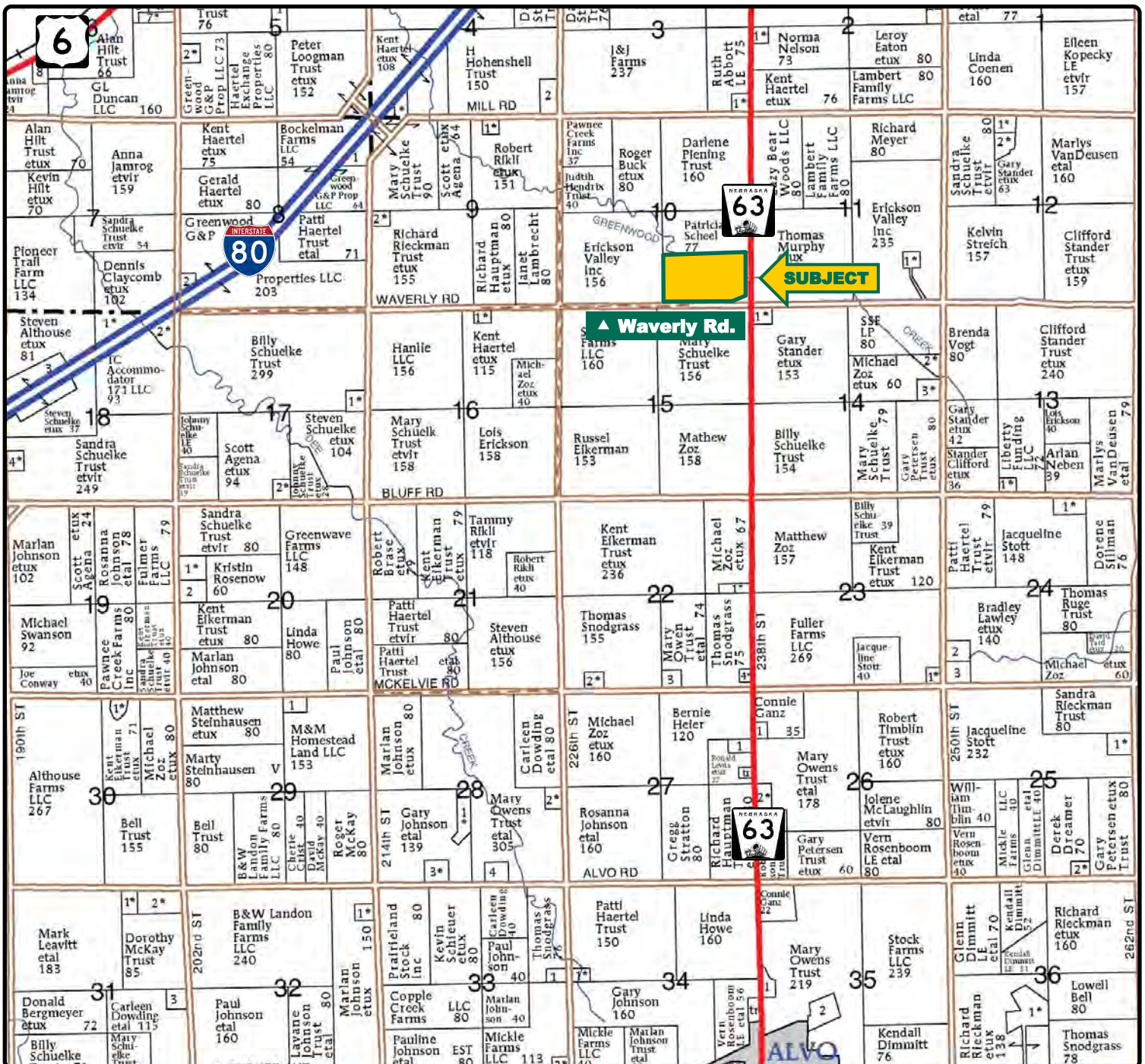
StanL@Hertz.ag

402-697-7500

11717 M Circle

Omaha, NE 68137

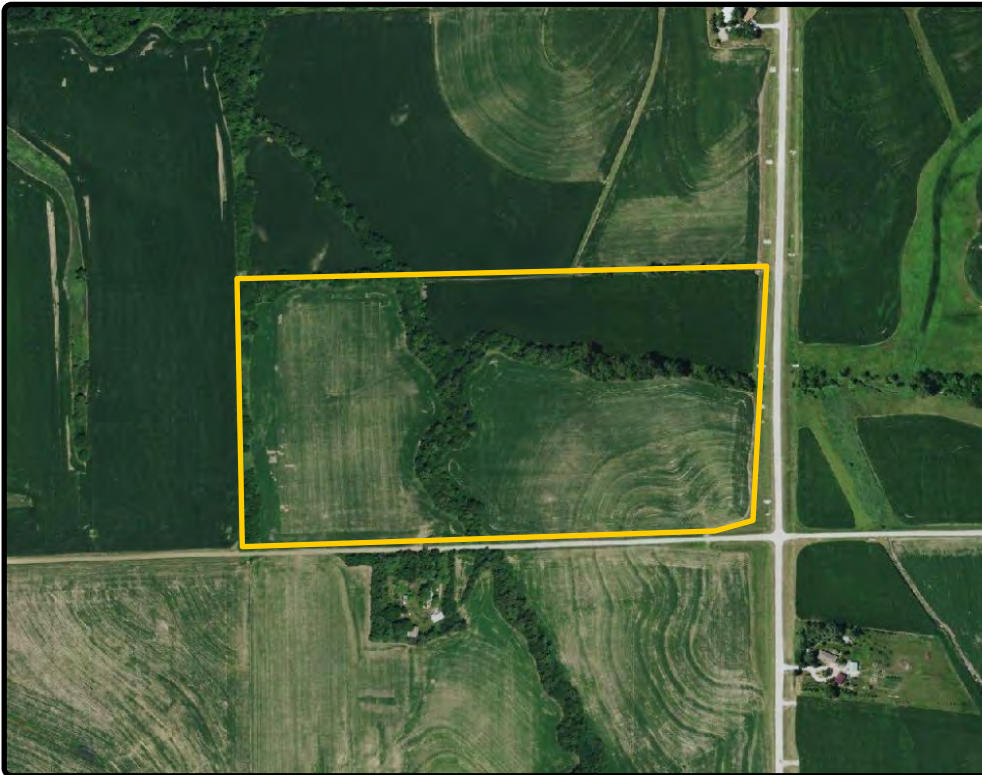
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FSA/Eff. Crop Acres:	65.85
Milo Base Acres:	46.20
Bean Base Acres:	13.20
Wheat Base Acres:	6.45
Soil Productivity:	72.40 NCCPI

Property Information

74.24 Acres, m/l

Location

From Alvo: Go 4 miles north on Hwy. 63. The farm will be on the west side of the road.

Legal Description

S½ SE¼, except acres deeded to Nebraska Highway 63, Section 10, Township 11 North, Range 9 East of the 6th P.M., Cass Co., NE.

Real Estate Tax

2021 Taxes Payable 2022: \$4,479.18
Net Taxable Acres: 74.24
Tax per Net Taxable Acre: \$60.33
Tax Parcel ID#: 0130097713

Lease Status

Open lease for 2023 crop year.

FSA Data

Farm Number 595, Tract 792
FSA/Eff. Crop Acres: 65.85
Milo Base Acres: 46.20
Milo PLC Yield: 77 Bu.
Bean Base Acres: 13.20
Bean PLC Yield: 43 Bu.
Wheat Base Acres: 6.45
Wheat PLC Yield: 37 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil types are Yutan, Kennebec, and Judson. 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

Moderately sloped to nearly level farmland.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

Greenwood Creek runs through the farm.

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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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South looking North



Southeast Corner looking Northwest



Southeast Corner looking North



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Southwest Corner looking Northeast



Southwest Corner looking Northeast



Southwest Corner looking East



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

Site: **Virtual Live Auction
Online Only
bid.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 they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use “www.” when typing the website address. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Stan Lierz at 402-618-4114 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Anna Marie Morin Revocable Trust

Agency

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

Auctioneer

Kyle Hansen

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. Closing of the west 40.00-acres will occur on or before December 29, 2022, or after any objections to title have been cleared. Closing of the east 34.24-acres will occur on or before January 5, 2023, 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, 2023. Taxes will be prorated to December 31, 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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Make the Most of Your Farmland Investment

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