

Land Auction

ACREAGE:

166.04 Acres, m/l
Hamilton County, NE

DATE:

Friday
November 18, 2022
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



Property Key Features

- Located in a Syngenta Seed Corn Block; Growing Seed Corn since 2009
- The Southwest and Southeast Corners of Farm Can Be Gravity Irrigated
- 7-Tower, T & L Pivot, 8-Cylinder & 4-Cylinder Gas Engines & 2 Gearheads

Stan Lierz, AFM, ALC

Licensed Salesperson in NE, IA, & KS

402-618-4114

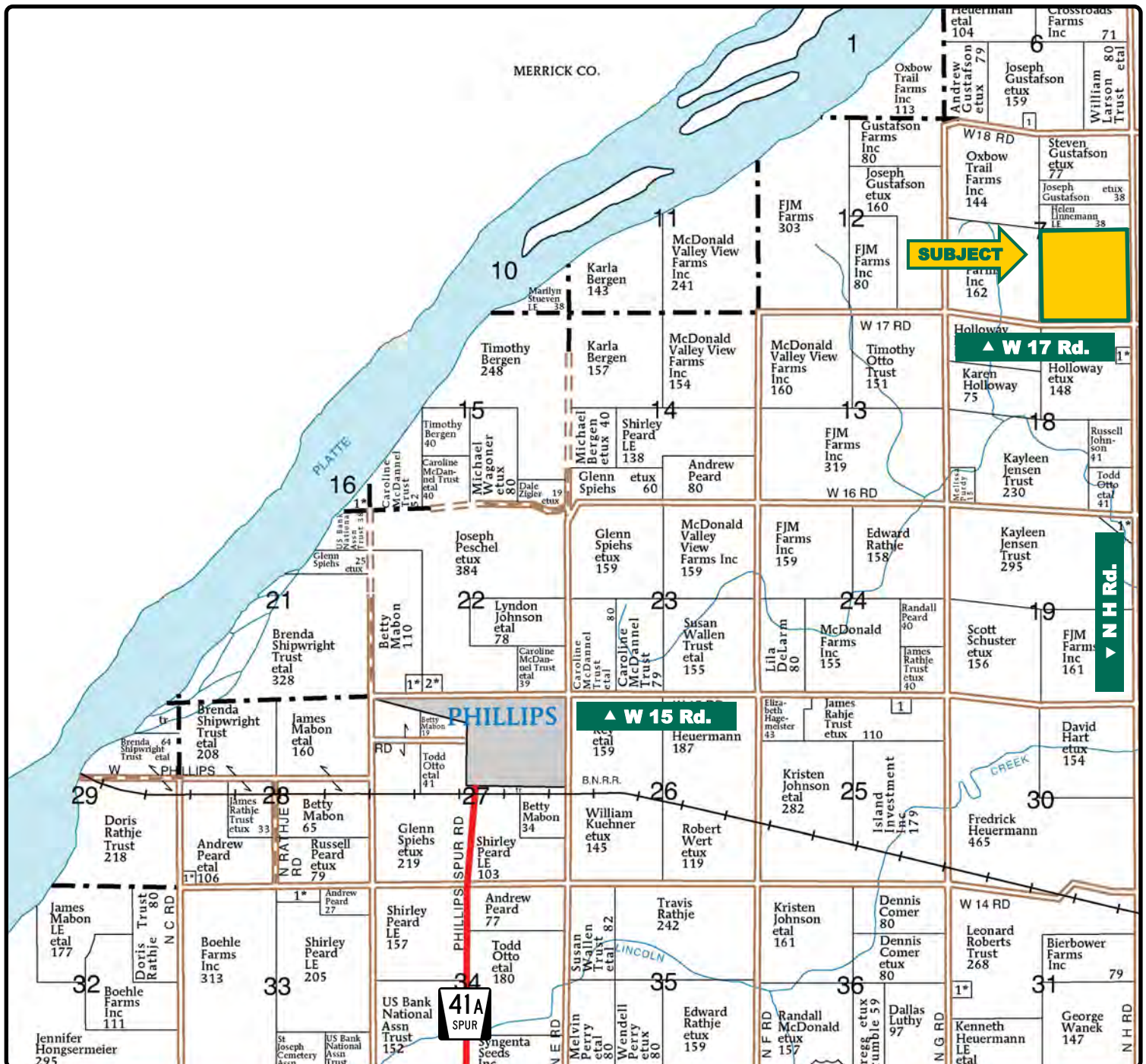
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11717 M Circle

Omaha, NE 68137

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FSA/Eff. Crop Acres: 161.54

Corn Base Acres: 137.40

Bean Base Acres: 23.70

Soil Productivity: 76.90 NCCPI

Property Information

166.04 Acres, m/l

Location

From Phillips: go east on W 15 Rd. for 3 miles, then north on N H Rd. for 2 miles. The property is on the west side of N H Rd.

Legal Description

SE¼, Section 7, Township 11 North, Range 7 West of the 6th P.M., Hamilton Co., NE. (Phillips Twp.)

Real Estate Tax

2021 Taxes Payable 2022: \$10,948.02
Net Taxable Acres: 166.04
Tax per Net Taxable Acre: \$65.94
Tax Parcel ID#: 0410031720

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 3899, Tract 2181
FSA/Eff. Crop Acres: 161.54
Corn Base Acres: 137.40
Corn PLC Yield: 208 Bu.
Bean Base Acres: 23.70
Bean PLC Yield: 62 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Uly silt 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

Nearly level.

Drainage

Natural.

Water & Well Information

There are 2 wells on this property. Well# G-060254 is located in the middle of farm. Well# G-019321 is located near the west farm boundary.

Irrigation Information

There is a 7-tower, T & L pivot system, powered by 8-cylinder and 4-cylinder natural gas engines with 2 gearheads.

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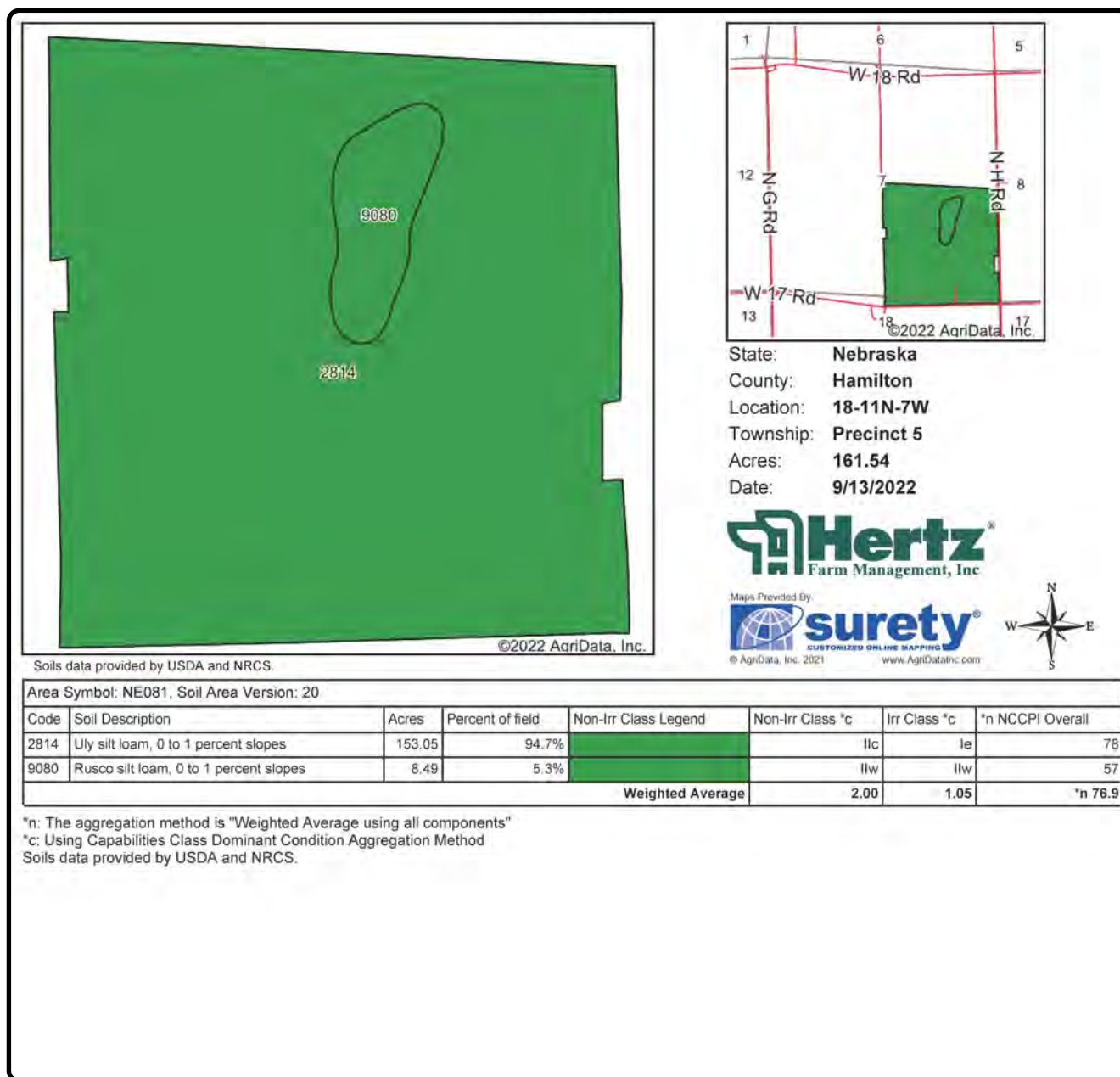
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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Southwest Corner Looking East



Southwest Corner Looking North



T & L 7-Tower Pivot



Male Seed Corn; Rows Destroyed



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Center of Farm Looking Southwest



West Irrigation Motor



Pivot Motor



Pivot Motor



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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

Midwest Farming Properties III, LLC

Agency

Hertz Farm Management, Inc. 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 on or before January 05, 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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