

Land Auction

ACREAGE:**239.39 Acres, m/l**

In 2 parcels

Webster County, NE

DATE:

Wednesday

November 30, 2022**2:00 p.m.****AUCTION TYPE:****Virtual-Online Only**

bid.hertz.ag

**Property Key Features**

- Good Mixed-Use Farm
- Great Addition to an Existing Farm Operation or Investment Portfolio
- Close Access to Highway 78

Kurt Van Norman, AFM

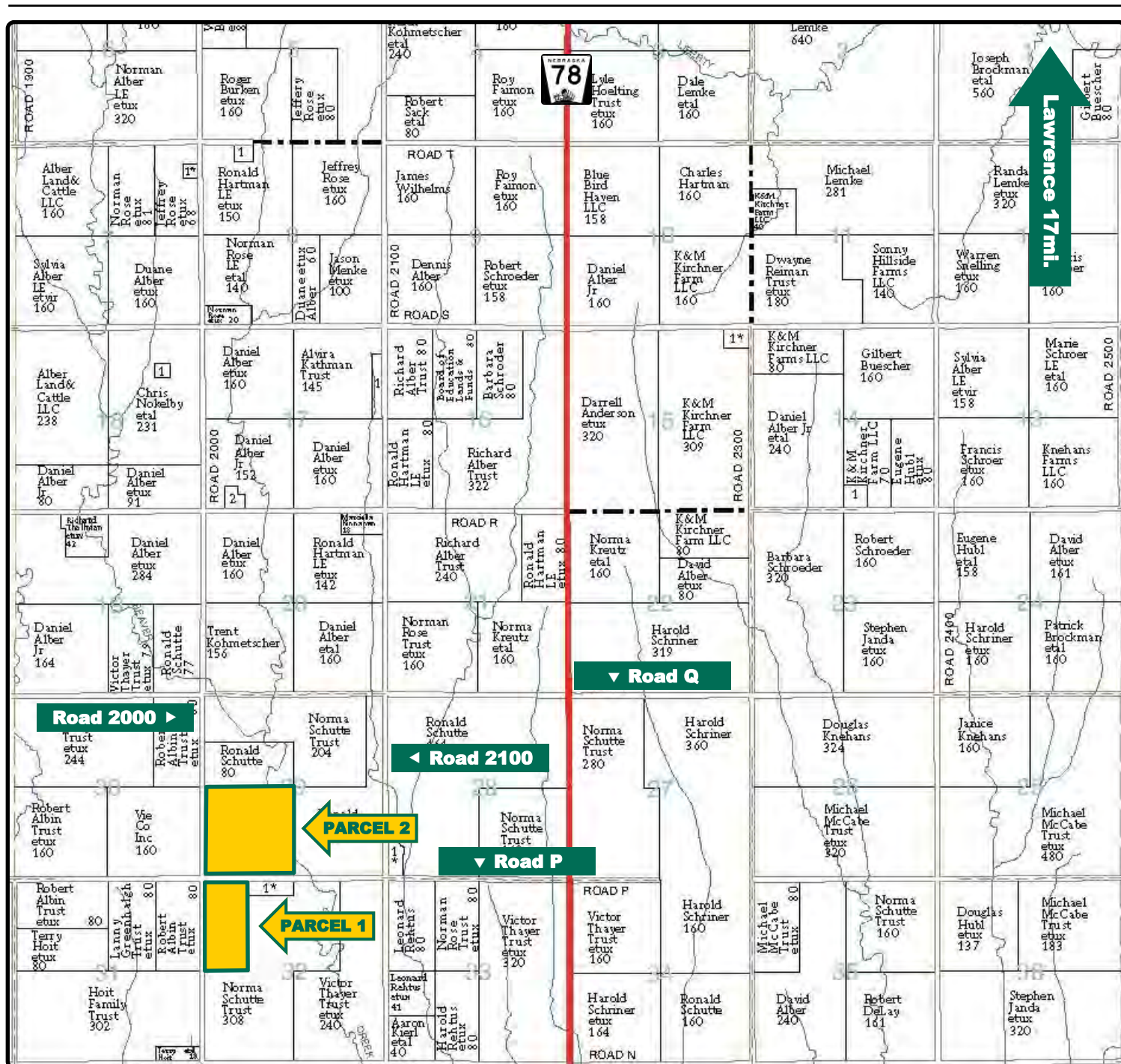
Licensed Broker in NE

402-366-9400**KurtV@Hertz.ag****402-697-7500**

11717 M Circle

Omaha, NE 68137

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Parcel 1

FSA/Eff. Crop Acres:	72.89
Wheat Base Acres:	31.11
Sorghum Base Acres:	32.99
Oat Base Acres:	2.56
Soil Productivity:	65.70 NCCPI

Parcel 1 Property Information 79.61 Acres, m/l

Location

From Lawrence: Go west on NE-4 for 4 miles, then south on NE-78 for 6 miles, then go west 1 mile on Rd. Q to Rd. 2100, go south 1 mile on Rd. 2100 to Rd. P, go west on Rd. P for ¾ of a mile. The farm is on the south side of Road P.

Legal Description

W½ NW¼, Section 32, Township 3 North, Range 9 West of the 6th P.M., Webster Co., NE.

Real Estate Tax

2021 Taxes Payable 2022: \$2,126.64
Net Taxable Acres: 79.61
Tax per Net Taxable Acre: \$26.71
Tax Parcel ID#s: 0001214600

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 881, Tract 5891
FSA/Eff. Crop Acres: 72.89
Wheat Base Acres: 31.11
Wheat PLC Yield: 38 Bu.
Sorghum Base Acres: 32.99
Sorghum PLC Yield: 63 Bu.
Oat Base Acres: 2.56
Oat PLC Yield: 43 Bu.

Soil Types/Productivity

Main soil types are Holdrege and Coly-Hobbs. 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

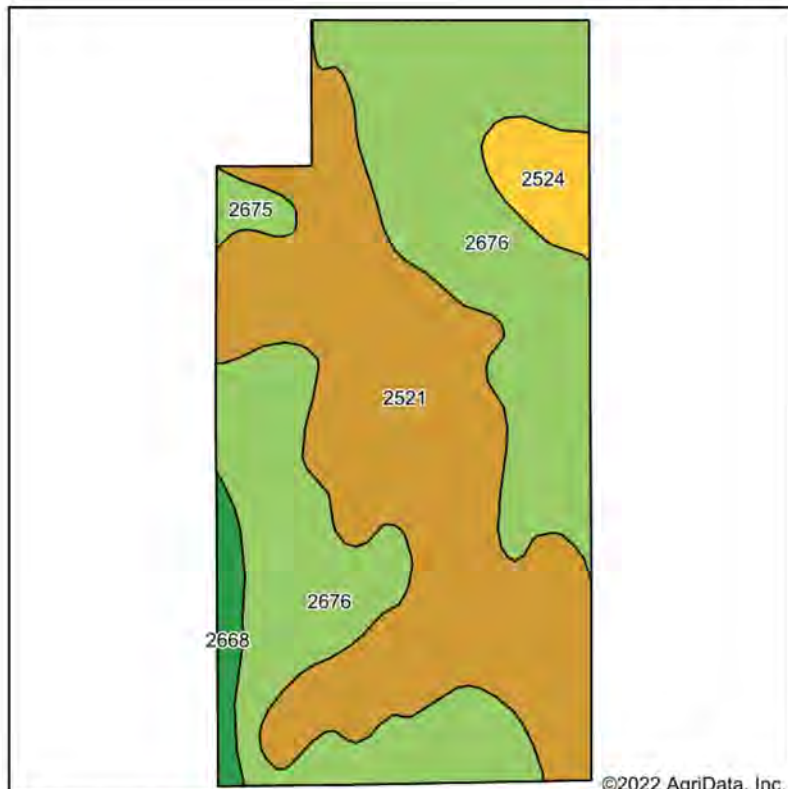
Gentle to moderately sloping.

Drainage

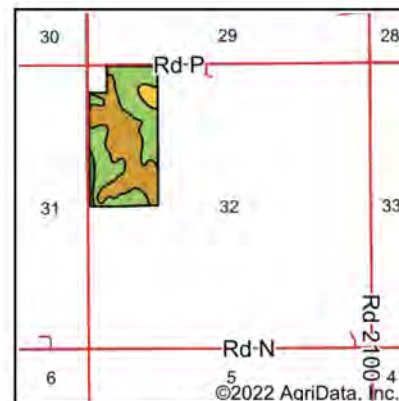
Natural with terraces.

Water & Well Information

None.



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Webster**
Location: **32-3N-9W**
Township: **Stillwater**
Acres: **72.89**
Date: **10/25/2022**



Maps Provided By:



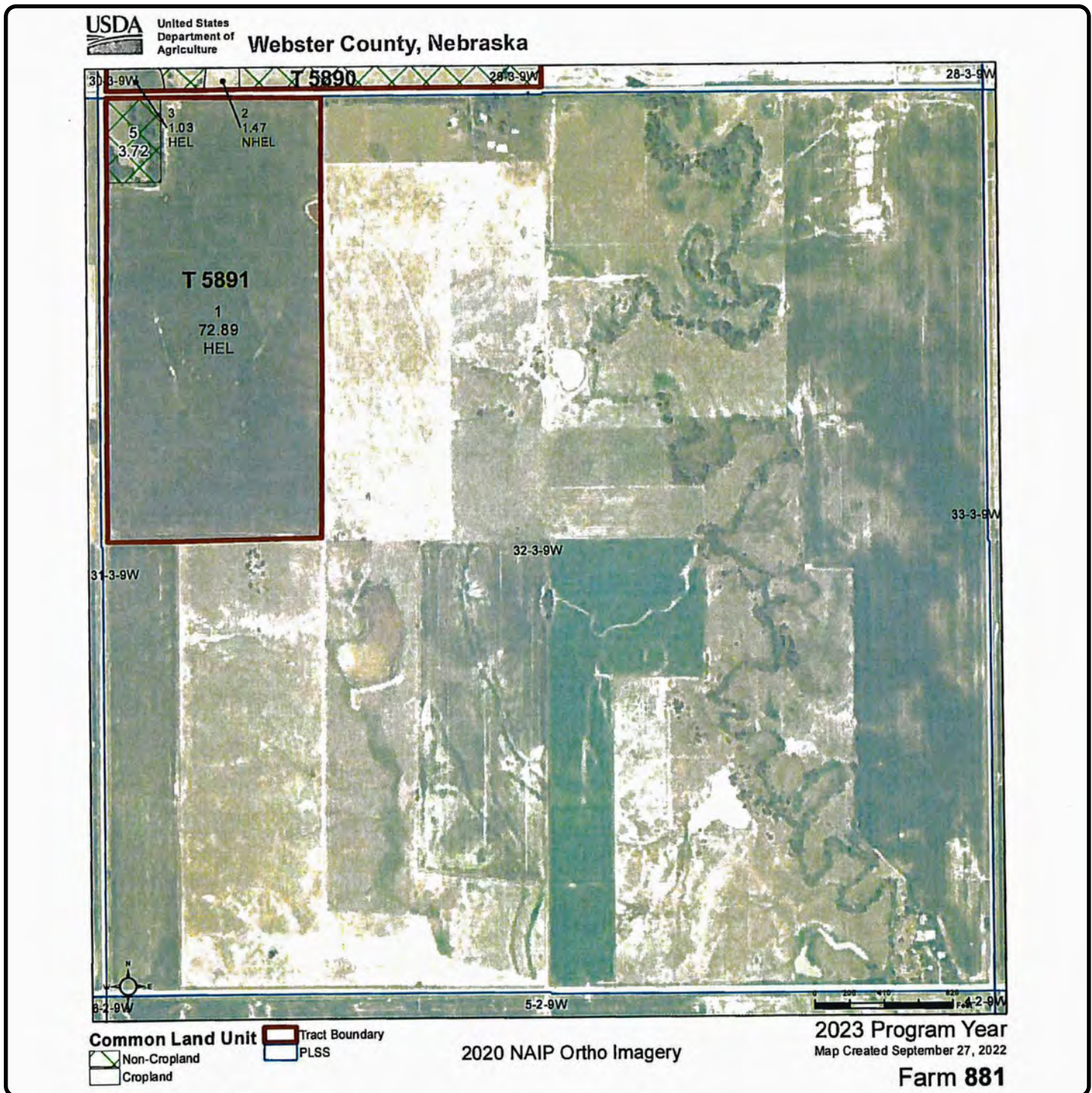
Area Symbol: NE181, Soil Area Version: 21

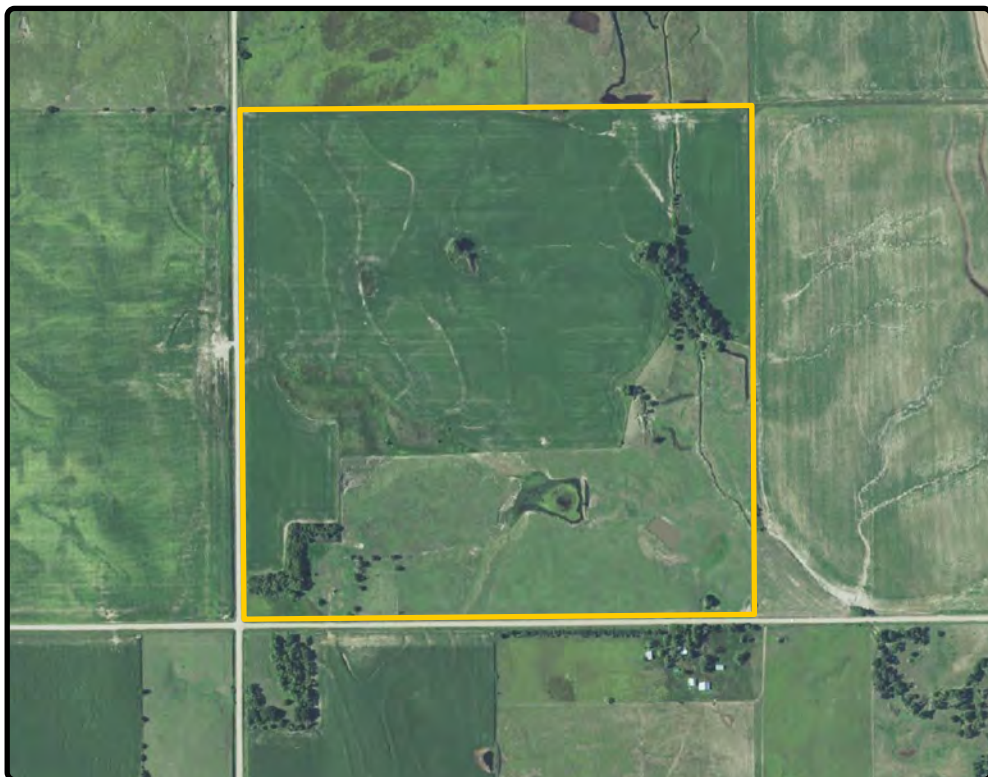
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	35.16	48.2%		IIIe	71
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	32.00	43.9%		Vle	58
2524	Coly silt loam, 3 to 11 percent slopes	2.88	4.0%		IVe	73
2668	Holdrege silt loam, 1 to 3 percent slopes	1.80	2.5%		Ile	80
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	1.05	1.4%		IIIe	78
Weighted Average					4.33	*n 65.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





Parcel 2

FSA/Eff. Crop Acres:	97.91
Wheat Base Acres:	41.79
Sorghum Base Acres:	44.31
Oat Base Acres:	3.44
Soil Productivity:	67.40 NCCPI

Parcel 2 Property Information 159.78 Acres, m/l

Location

From Lawrence: Go west on NE-4 for 4 miles, then south on NE-78 for 6 miles, then go west 1 mile on Rd. Q to Rd. 2100, go south 1 mile on Rd. 2100 to Rd. P, go west on Rd. P for ½ a mile. The farm is on the north side of Road P.

Lease Status

Open lease for 2023 crop year.

Legal Description

SW¼, Section 29, Township 3 North, Range 9 West of the 6th P.M., Webster Co., NE.

Real Estate Tax

2021 Taxes Payable 2022: \$4,237.56
Net Taxable Acres: 159.78
Tax per Net Taxable Acre: \$26.52
Tax Parcel ID#s: 0001212800

FSA Data

Farm Number 881, Tract 5890
FSA/Eff. Crop Acres: 97.91
Wheat Base Acres: 41.79
Wheat PLC Yield: 38 Bu.
Sorghum Base Acres: 44.31
Sorghum PLC Yield: 63 Bu.
Oat Base Acres: 3.44
Oat PLC Yield: 43 Bu.

Soil Types/Productivity

Main soil types are Holdrege, Coly-Hobbs, and Hobbs. 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

Gentle to moderately sloping.

Drainage

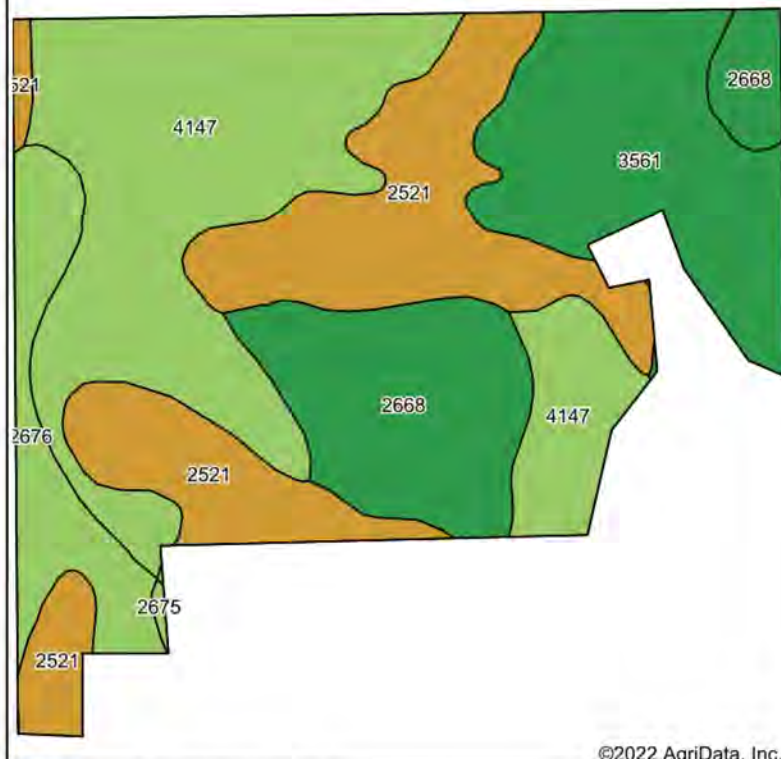
Natural with terraces.

Water & Well Information

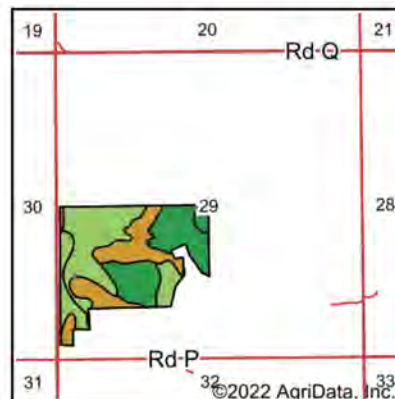
There is a non-operating stock well located in the west ½ of the pasture.

Comments

This parcel contains 58.58 acres m/l of pastureland with two ponds and excellent fences.



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Webster**
Location: **29-3N-9W**
Township: **Stillwater**
Acres: **97.91**
Date: **10/25/2022**



Maps Provided By:



Area Symbol: NE181, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	33.57	34.3%		IIIe	61
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	24.99	25.5%		VIe	58
3561	Hobbs silt loam, occasionally flooded	16.64	17.0%		IIW	81
2668	Holdrege silt loam, 1 to 3 percent slopes	15.27	15.6%		IIe	80
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	7.27	7.4%		IIIe	71
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	0.17	0.2%		IIIe	78
Weighted Average					3.44	*n 67.4

*n: The aggregation method is "Weighted Average using all components"

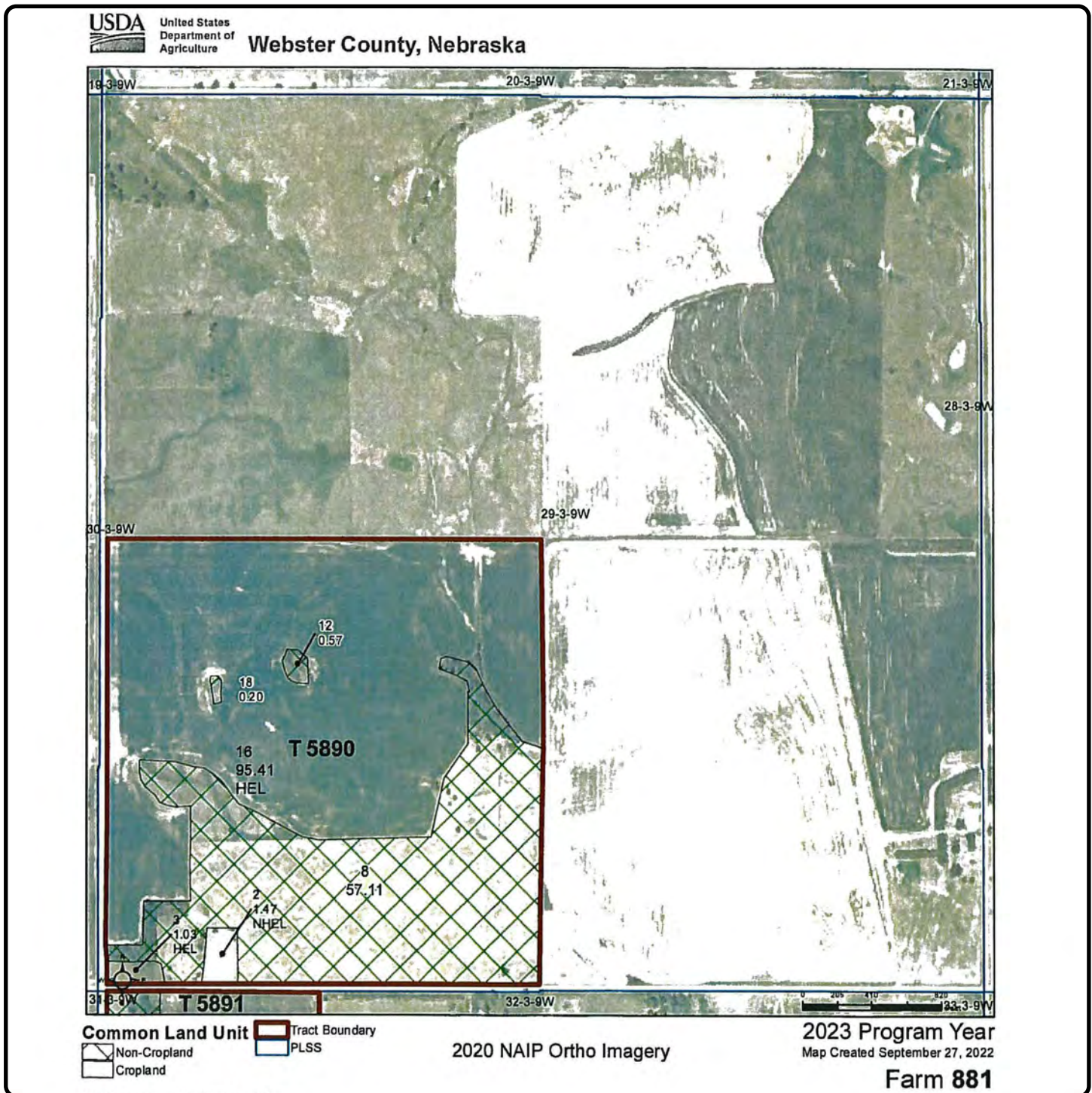
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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Parcels 1 & 2 - Northwest Corner looking South



Parcel 1 - Southwest Corner looking East



Parcel 1 - North looking South



Parcel 2 - Southeast Corner looking Northwest



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Date: **Wed., November 30, 2022**

Time: **2:00 p.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, Kurt Van Norman at 402-366-9400 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

- Parcels will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Schmidt Brothers Inc.

Agency

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

Auctioneer

Kyle Hansen, ALC

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 10, 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.