

One-Chance Sealed Bid Sale

ACREAGE:

80.00 Acres, m/l
Madison County, NE

DATE:

Bid Deadline:
July 10, 2023
3:00 p.m., CST

RETURN BIDS TO:

Hertz Farm
Management, Inc.
Norfolk, NE



Property Key Features

- High-Quality Farmland in a Strong Agricultural Community
- NCCPI Soil Rating of 71.20
- Located 5 Miles Southeast of Madison

Jason Zabka

Licensed Salesperson in NE, SD

402-843-8994

JasonZ@Hertz.ag

402-371-9336

100 N. 34th St., Ste. A
Norfolk, NE 68701-7700

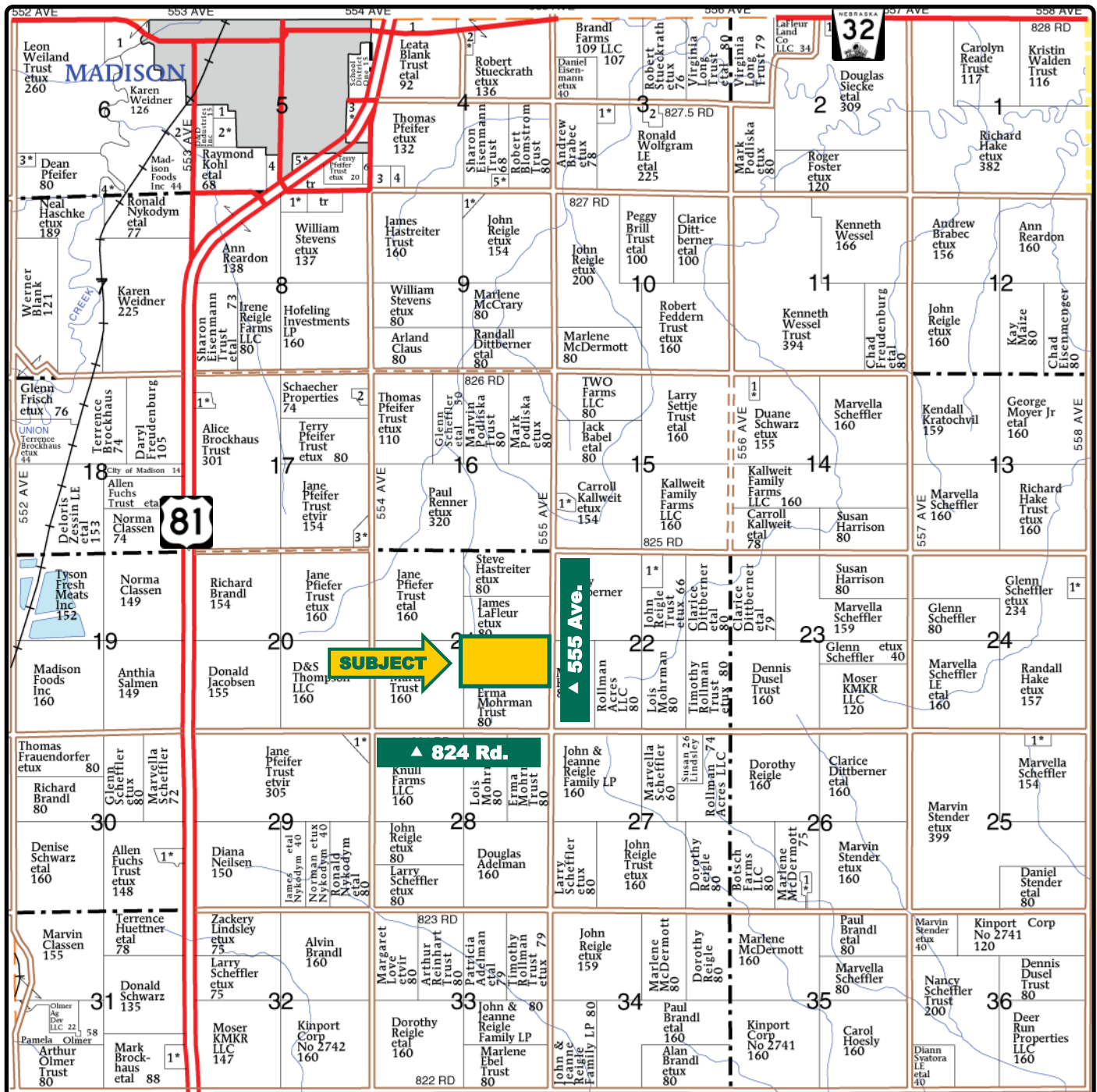
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FSA/Eff. Crop Acres:	79.24
Corn Base Acres:	39.60
Bean Base Acres:	39.60
Soil Productivity:	71.20 NCCPI

Property Information

80.00 Acres, m/l

Location

From Madison, go south on US-81 for 3 miles, then turn east onto 824th Rd. for 2 miles; then turn north on 555th Ave. for 0.5 miles. Property lies on the west side of the road.

Legal Description

N½ SE¼ of Section 21, Township 21 North, Range 1 West of the 6th P.M. (Madison Twp.)

Real Estate Tax

2022 Taxes Payable 2023: \$5,544.90
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$69.31
Tax Parcel ID #: 0590124080

Lease Status

Leased for the 2023 crop year.

FSA Data

Farm Number 1707, Tract #918
FSA/Eff. Crop Acres: 79.24
Corn Base Acres: 39.60
Corn PLC Yield: 166 Bu.
Bean Base Acres: 39.60
Bean PLC Yield: 45 Bu.

Soil Types/Productivity

Main soil types are Nora-Crofton, Moody and Alcester. NCCPI rating on 79.24 FSA/Eff. crop acres is 71.20. 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

Slightly rolling.

Drainage

Natural drainage.

Buildings/Improvements

None

Irrigation Information

Property has irrigation potential.

Comments

High-quality farmland in a strong agricultural community.

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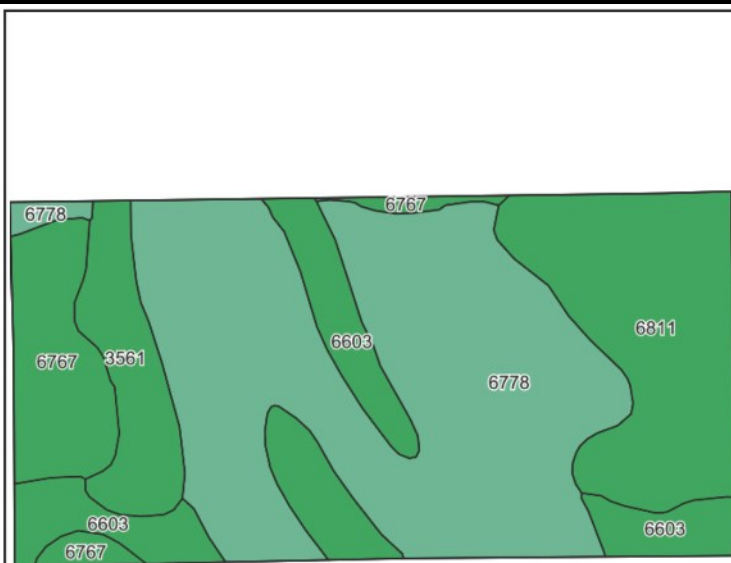
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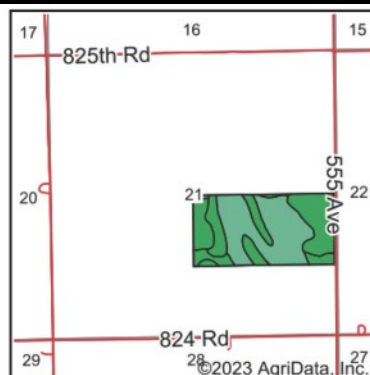
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State: **Nebraska**
County: **Madison**
Location: **21-21N-1W**
Township: **Madison**
Acres: **79.24**
Date: **5/23/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE119, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	38.57	48.7%		IIle	IVe	67
6811	Moody silty clay loam, 2 to 6 percent slopes	18.18	22.9%		Ile	IIIe	75
6603	Alcester silty clay loam, 2 to 6 percent slopes	8.80	11.1%		Ile	IIIe	75
6767	Nora silty clay loam, 6 to 11 percent slopes	7.86	9.9%		IIle	IVe	74
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	5.83	7.4%		IIlw	IIlw	78
Weighted Average					2.59	3.51	*n 71.2

*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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Northeast Looking Southwest



Southwest Looking Northeast



Southeast Looking Northwest



Northwest Looking Southeast



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Bid Deadline: **Mon. July 10, 2023**

Time: **3:00 p.m., CST**

Mail To:

Hertz Farm Management, Inc.
Attn: Jason Zabka
100 N 34th St., Ste. A
Norfolk, NE 68701-7700

Seller

Makelin-Knull Farms, LLC

Agency

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

Attorney

Brad Easland
Egley, Fullner, Montag, Morland & Easland, P.C.

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 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, Jason Zabka at 402-371-9336.

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 Norfolk, NE Hertz office, on or before Monday, July 10, 2023 by 3 p.m., CST. The Seller will accept or reject all bids by 3:00 p.m., CST on Tuesday, July 11, 2023, 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 September 29, 2023, 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 February 28, 2024. Seller will retain the 2023 crop year cash rent. Seller will pay real estate taxes due and payable in 2023; Buyer will pay real estate taxes due and payable in 2024 and beyond.

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 shared by the Seller and Buyer.

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