

ACREAGE:

160.00 Acres, m/l
Boone County, NE

DATE:

Bid Deadline:
October 14, 2024
1:30 p.m., CDT

RETURN BIDS TO:

**Hertz Farm
Management**
Norfolk, NE



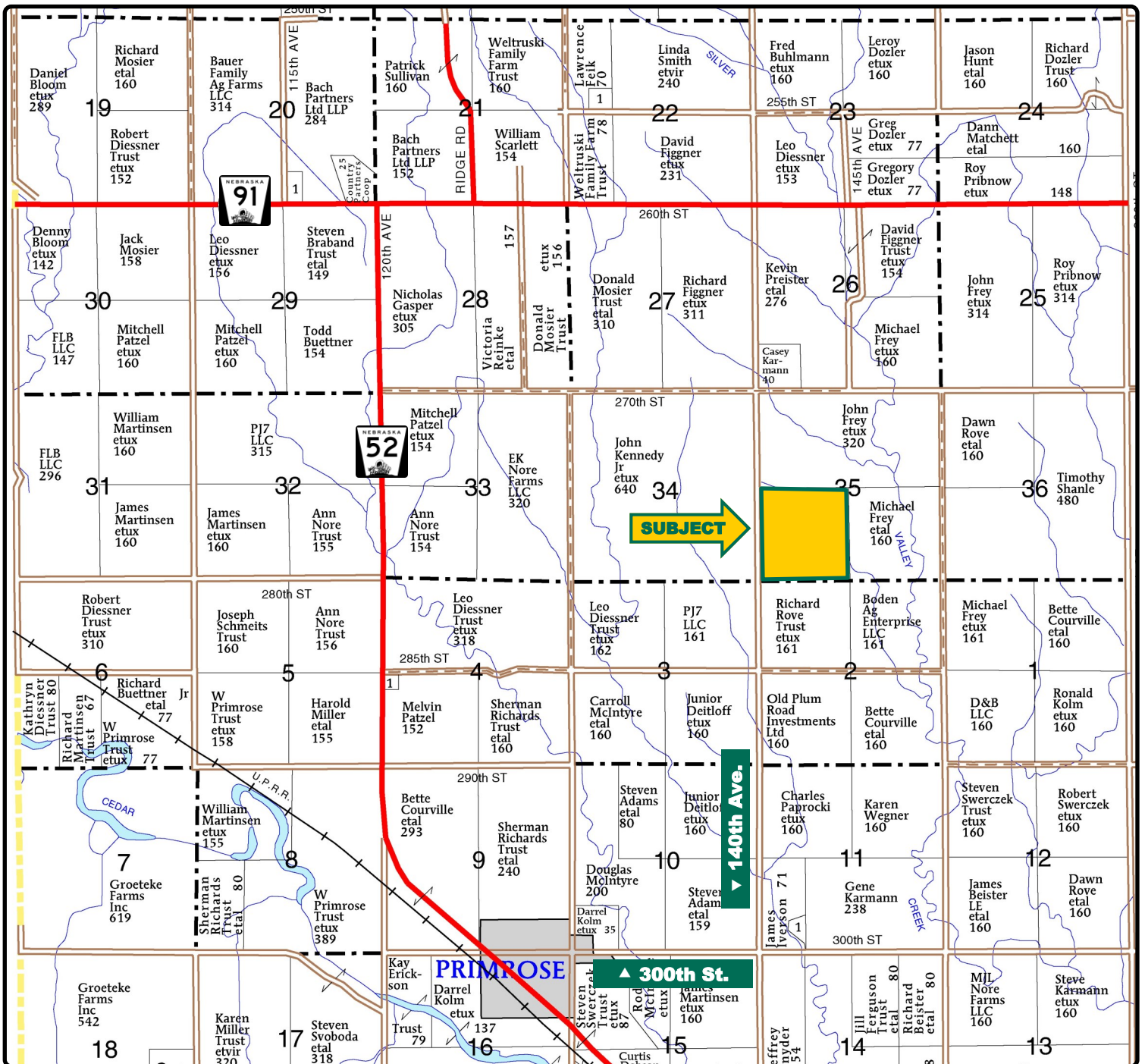
Property Key Features

- 160.00 Acres, m/l, Containing 136.70 Certified Irrigated Acres
- 9-Tower, 2007 Reinke Center Pivot
- 98% Tillable with a NCCPI of 65.90

Jason Zabka
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402-843-8994
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402-371-9336
100 N. 34th St., Ste. A
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FSA/Eff. Crop Acres:	156.70
Corn Base Acres:	125.10
Bean Base Acres:	31.50
Soil Productivity:	65.90 NCCPI

Property Information

160.00 Acres, m/l

Location

From Primrose: go east on 4th St., which turns into 300th St., for 1¼ miles, then go north on 140th Ave. for 2 miles. The farm is on the east side of the road.

Legal Description

SW¼, Section 35, Township 20 North, Range 8 West of the 6th P.M., Boone Co., NE.

Real Estate Tax

2023 Taxes Payable 2024: \$6,253.70
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$39.09
Tax Parcel ID #s: 0006141000

Lease Status

Leased through the 2024 crop year. Open lease for the 2025 crop year.

FSA Data

Farm Number 2847, Tract 1588
FSA/Eff. Crop Acres: 156.70
Corn Base Acres: 125.10
Corn PLC Yield: 160 Bu.
Bean Base Acres: 31.50
Bean PLC Yield: 47 Bu.

Soil Types/Productivity

Main soil types are Nora silt loam, Nora silty clay loam and Moody silty clay 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

Slightly to moderately rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

Part of Lower Loup NRD. There is a well located on this property in the southwest portion of the farm. Well ID# 46954.

Irrigation Information

There is a 9-tower, 2007 Reinke pivot system powered by 2007 Emerson 100 hp electric motor with 500 gpm pump capacity on this farm.

Jason Zabka

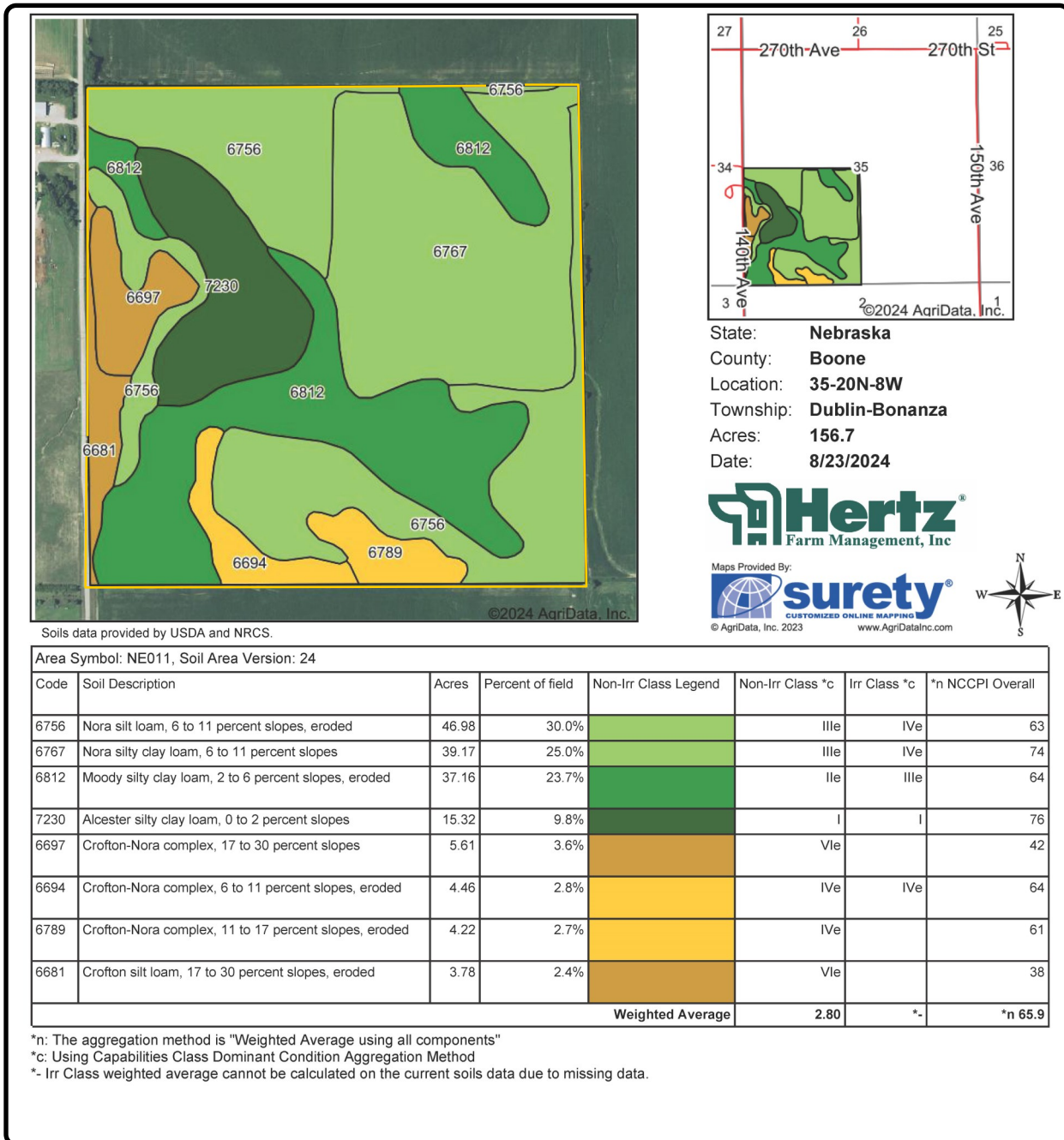
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.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



Northwest Looking Southeast



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East Looking West



Southeast Looking Northwest



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9-Tower, 2007 Reinke Center Pivot



2007 Emerson 100 HP Electric Motor



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Bid Deadline: **Mon., Oct. 14, 2024**

Time: **1:30 p.m., CDT**

Mail To:

Hertz Farm Management
Attn: Jason Zabka/Scott Arens
100 N. 34th St., Ste. A
Norfolk, NE 68701

Seller

MJL Farms, LLC

Agency

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

Attorney

Jeff Jarecki
Jarecki Sharp & Petersen P.C., L.L.O.

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 Managers, Jason Zabka or Scott Arens 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, October 14, 2024, by 1:30 p.m., CDT. The Seller will accept or reject all bids by 5:00 p.m., CDT on Tuesday, October 15, 2024, 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 December 4, 2024, 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, 2025. Seller will retain 2024 rental income. Seller will pay the 2024 real estate taxes due and payable in 2025.

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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