



ONE-CHANCE SEALED BID SALE



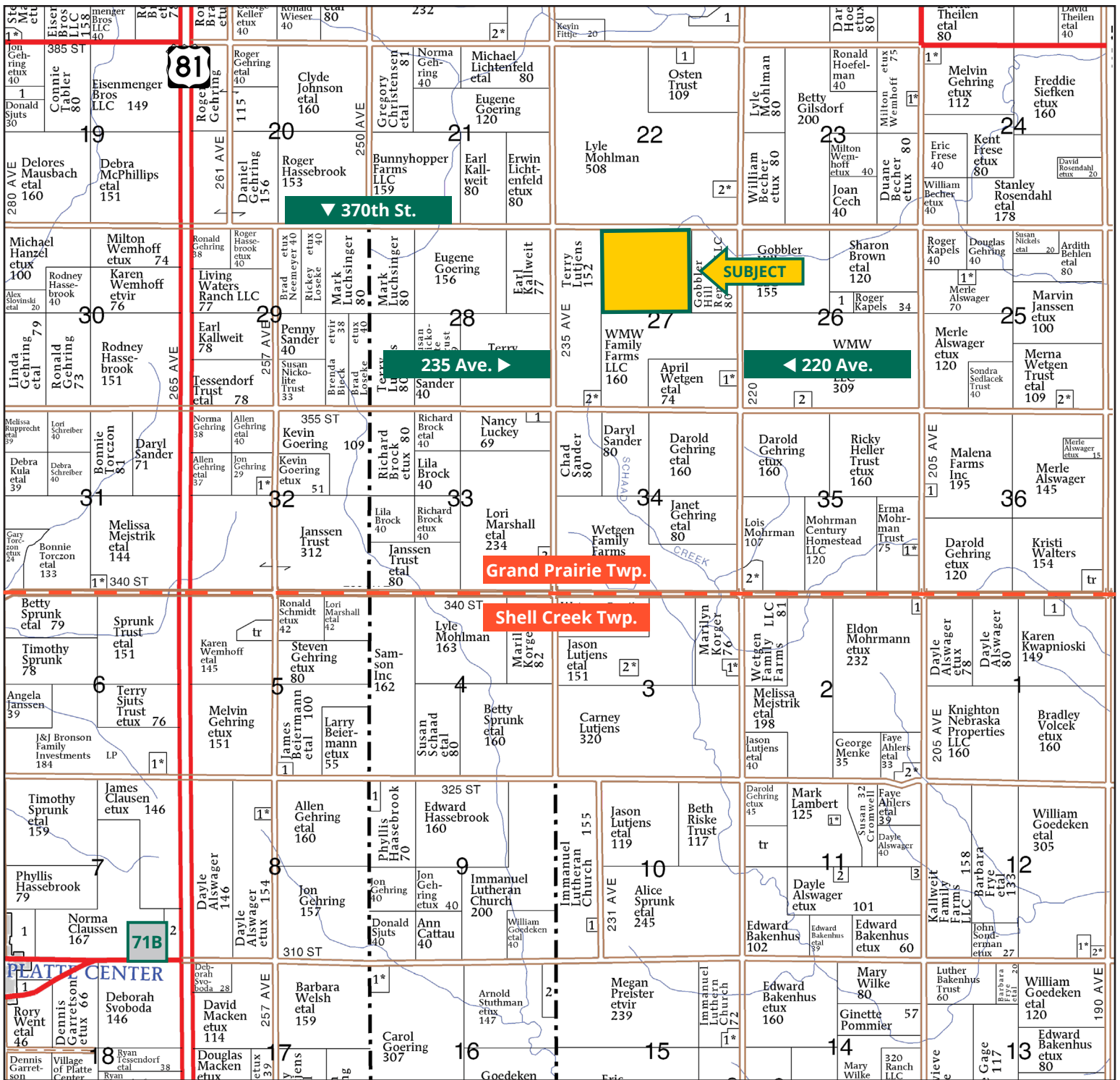
Beckstrom Farms, LLC



JASON ZABKA
Licensed Salesperson in NE & SD
402.843.8994
JasonZ@Hertz.ag

Bid Deadline:
Tuesday, December 10, 2024
1:30 P.M., CST

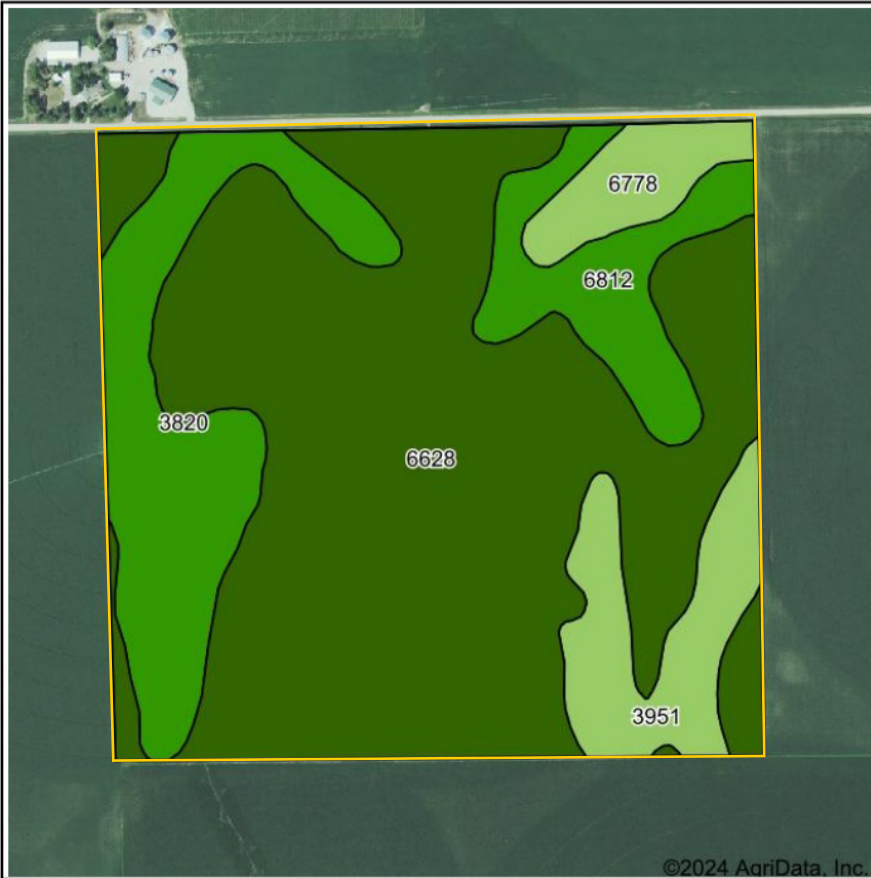
160.00 Acres, m/I
Single Parcel
Platte County, NE



Map reproduced with permission of Farm & Home Publishers, Ltd.

FSA/Eff. Crop Acres: 157.96 | Soil Productivity: 76.40 NCCPI





State: **Nebraska**
 County: **Platte**
 Location: **27-19N-1W**
 Township: **Grand Prairie**
 Acres: **157.96**
 Date: **10/22/2024**








Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: NE141, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
6628	Belfore silty clay loam, 0 to 2 percent slopes	101.50	64.3%		I	I	79
3820	Butler silt loam, 0 to 1 percent slopes	24.31	15.4%		IIw	IIw	85
3951	Fillmore silt loam, occasionally ponded	13.02	8.2%		IIIw	IVw	57
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	12.78	8.1%		IIe	IIIe	64
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	6.35	4.0%		IIIe	IVe	66
				Weighted Average	1.48	1.68	*n 76.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Platte Center: Go west on NE-71B for 1 mile, then north on US-81 for 4 miles, and then east on 370th St. for 2½ miles. Property is on the south side of the road.

Simple Legal

E½ of the NW¼ and W½ of the NE¼ of Section 27, Township 19 North, Range 1 West of the 6th P.M., Platte Co., NE. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2023 Taxes Payable 2024: \$11,336.08
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$70.85

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 4109, Tract 1461
FSA/Eff. Crop Acres: 157.96
Corn Base Acres: 146.20
Corn PLC Yield: 171 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Belfore and Butler. NCCPI rating on the FSA/Eff. crop acres is 76.40. 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

Level to nearly level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

Part of the Lower Platte North NRD. An electric well is located near the pivot point. Well ID# G-034909.

Irrigation Information

Tenant owns the 7-tower Zimmatic pivot and all equipment above ground. The tenant may be willing to sell the pivot and equipment outside of this sale.



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.

Southeast looking Northwest



Northwest looking Southeast



Bid Deadline: Tues., Dec. 10, 2024

Time: 1:30 P.M., CST

Mail To:

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

Seller

Beckstrom Farms, LLC

Agency

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

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 402-843-8994.

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 Tuesday, December 10, 2024, by 1:30 p.m., CST. The Seller will accept or reject all bids by 5:00 p.m., CST on Wednesday, December 11, 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. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 22, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. The Seller will credit the successful bidder at closing for the 2024 real estate taxes, 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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Certified Farm Appraisals | Professional Farm Management**

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JASON ZABKA
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