



# ONE-CHANCE SEALED BID SALE



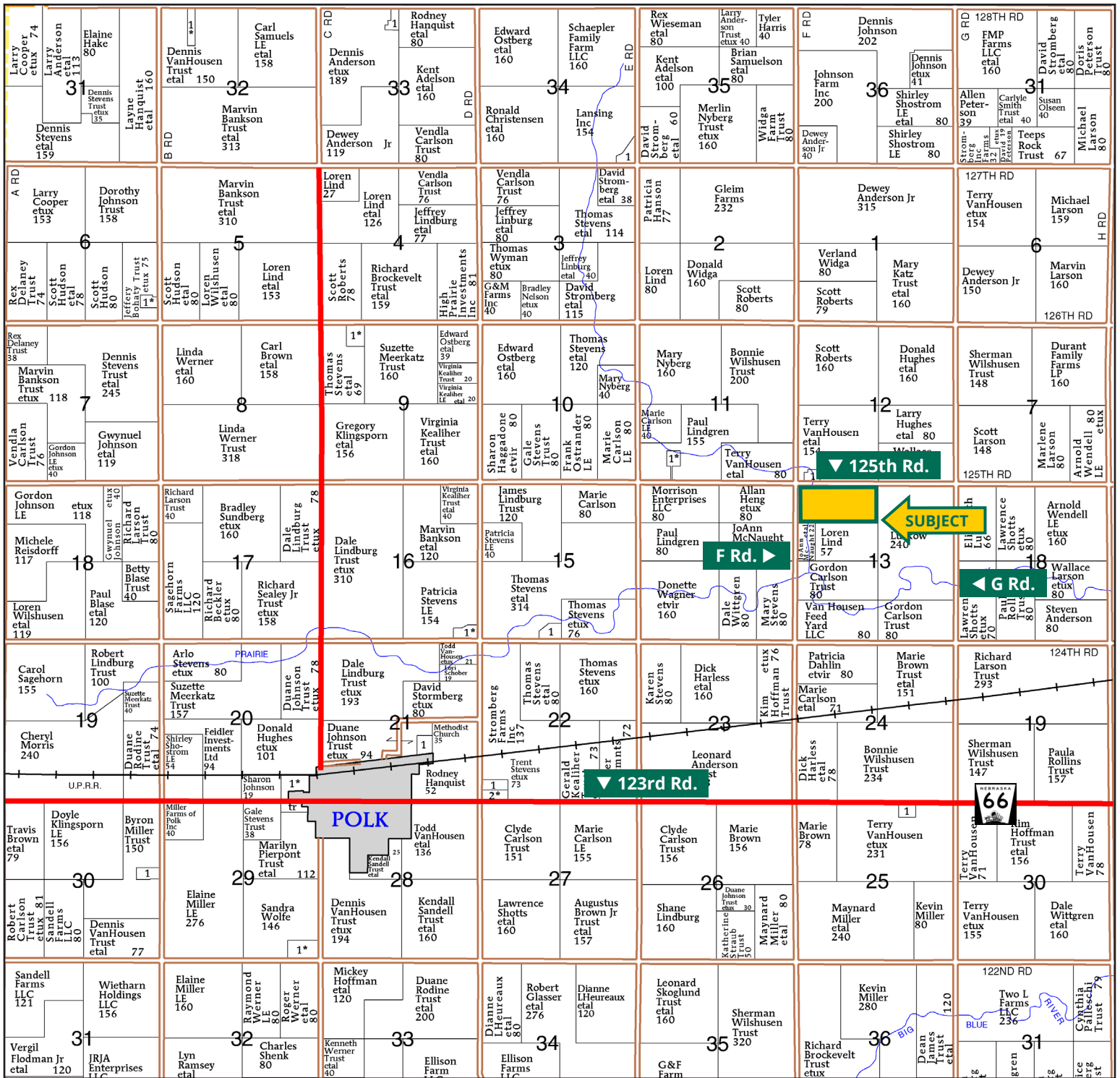
**66.30 Certified Irrigated Acres**



**DAVID KRIER, AFM**  
*Licensed Salesperson in NE & SD*  
**970.397.4452**  
DavidK@Hertz.ag

Bid Deadline:  
**Wednesday, January 15, 2025**  
**1:00 P.M., CST**

**80.00 Acres, m/I**  
Single Parcel  
**Polk County, NE**

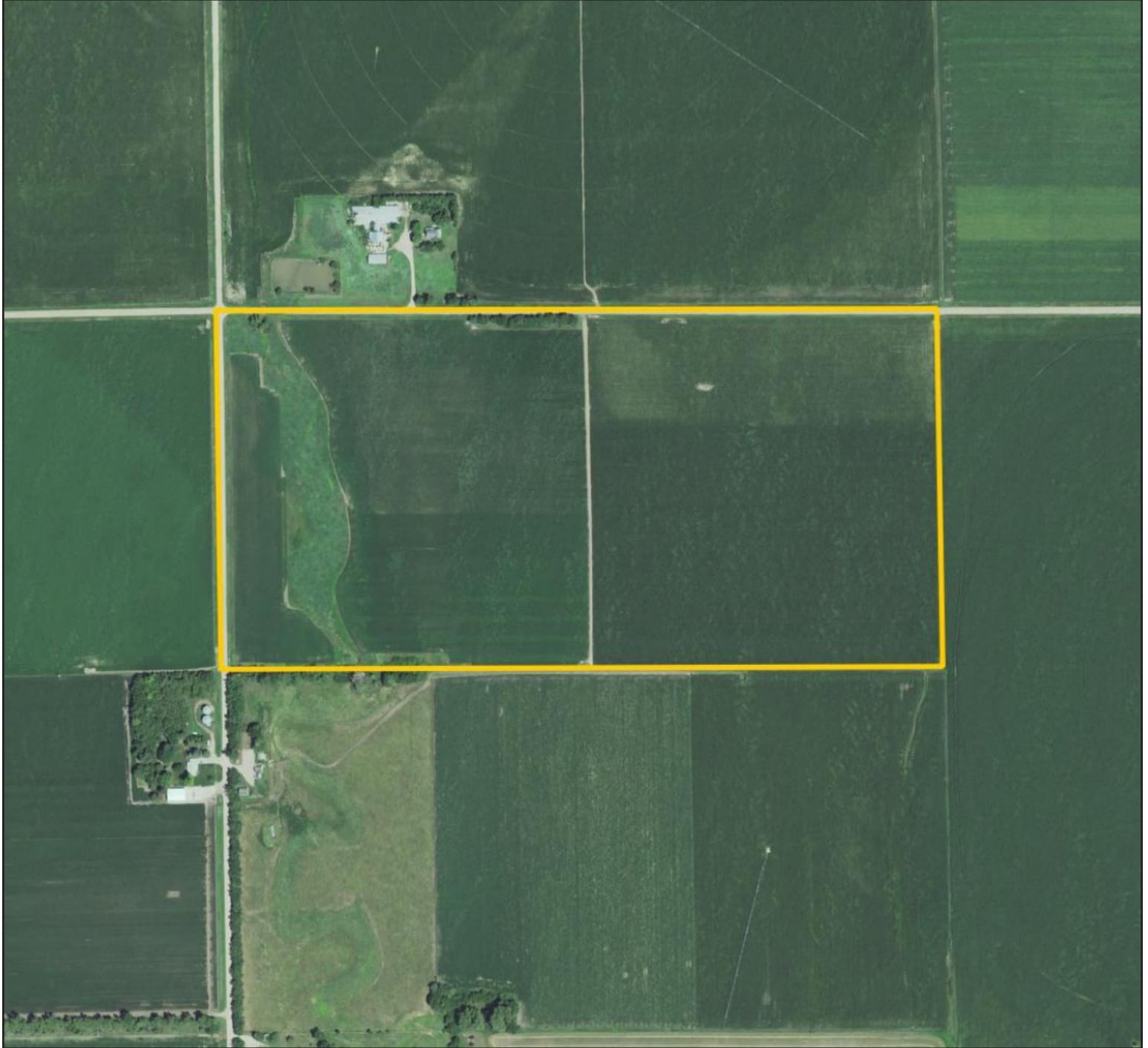


Map reproduced with permission of Farm & Home Publishers, Ltd.

402.371.9336 | 100 N. 34th St., Ste. A | Norfolk, NE 68701 | [www.Hertz.ag](http://www.Hertz.ag)

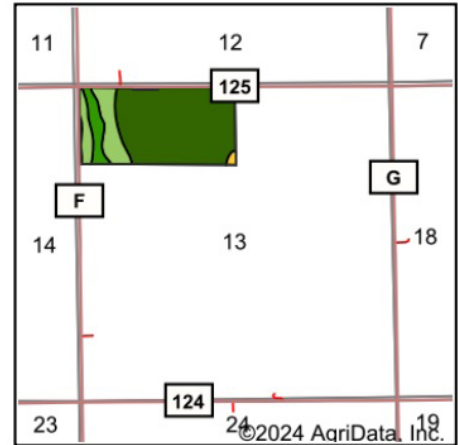
**DAVID KRIER, AFM**  
**970.397.4452**  
 DavidK@Hertz.ag

FSA/Eff. Crop Acres: 77.52 | Soil Productivity: 69.80 NCCPI



402.371.9336 | 100 N. 34th St., Ste. A | Norfolk, NE 68701 | [www.Hertz.ag](http://www.Hertz.ag)

**DAVID KRIER, AFM**  
970.397.4452  
DavidK@Hertz.ag



State: **Nebraska**  
 County: **Polk**  
 Location: **13-13N-4W**  
 Township: **Pleasant Home**  
 Acres: **77.52**  
 Date: **11/25/2024**







Maps Provided By:  
  
 © AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)



Soils data provided by USDA and NRCS.

Area Symbol: NE143, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
3864	Hastings silt loam, 0 to 1 percent slopes	57.36	73.9%		lw	lw	68
2817	Uly silt loam, 3 to 6 percent slopes	13.70	17.7%		IIIe	IIIe	74
3561	Hobbs silt loam, occasionally flooded	5.80	7.5%		IIw	IIw	80
2516	Coly soils, 3 to 6 percent slopes, severely eroded	0.66	0.9%		IVe	IVe	53
<b>Weighted Average</b>					<b>1.45</b>	<b>1.45</b>	<b>*n 69.8</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Polk: Go east on NE-66 / 123rd Rd. for 2.7 miles and then north on F Rd. for 1.8 miles. Property is located on the east side of the road.

### Simple Legal

N½ of the NW¼ of Section 13, Township 13 North, Range 4 West of the 6th P.M., Polk Co., NE. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

2023 Taxes Payable 2024: \$3,959.66  
Net Taxable Acres: 80.00  
Tax per Net Taxable Acre: \$49.50

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 5310, Tract 4000  
FSA/Eff. Crop Acres: 77.52  
Corn Base Acres: 70  
Corn PLC Yield: 165 Bu.

### NRCS Classification

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

### Wetlands

Property contains 5.70 acres of non-certified wetlands. Contact agent for details.

### Soil Types/Productivity

Main soil type is Hastings. The NCCPI productivity rating on the FSA/Eff. crop acres is 69.80. 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 gently sloping.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

Part of the Upper Big Blue NRD. Well ID# G-004534 is located in the south central part of the property.

### Irrigation Information

Property includes a 30 Hp, belt-driven, electric powered gravity irrigation system. There are 66.30 certified irrigated acres. Contact agent for additional details.



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.

Northeast looking Southwest



Northwest looking Southeast



**Bid Deadline:** Wed., Jan. 15, 2025

**Time:** 1:00 P.M., CST

**Mail To:**

Hertz Farm Management  
Attn: David Krier, AFM  
100 N. 34th St., Suite A  
Norfolk, NE 68701

**Seller**

Lisa Dale Norton

**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, David Krier, AFM at 970-397-4452.

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 Wednesday, January 15, 2025 by 1:00 P.M., CST. The Seller will accept or reject all bids by 4:00 P.M., CST on Thursday, January 16, 2025, 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 February 25, 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, subject to the existing lease which expires February 28, 2025. Taxes will be prorated to closing.

**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.

# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions | Professional Buyer Representation  
Certified Farm Appraisals | Professional Farm Management**

402.371.9336 | 100 N. 34th St., Ste. A | Norfolk, NE 68701 | [www.Hertz.ag](http://www.Hertz.ag)

**DAVID KRIER, AFM**  
970.397.4452  
DavidK@Hertz.ag