

Sheet and the state of

ONE-CHANCE SEALED BID SALE

Jodi, Mark, & Brian Johnson Farm



DAVID KRIER, AFM Licensed Salesperson in NE & SD 970.397.4452 DavidK@Hertz.ag Bid Deadline: Tuesday, January 21, 2025 5:00 P.M., CST

> 160.00 Acres, m/l Single Parcel Lincoln County, SD

092-0054-01



PLAT MAP

Pleasant Township, Lincoln County, SD

Marlene	7	Mikota Holdings	Jon Stowe	Andersen 80	Aamot etux 80	Scott Vaksdal	Mark Horstman	Gregg	Larry Kinkner		on nau tust
Ohnstad Trust 135	Lounsbery Land Holdings LLC 135	LLC 159	etux 1 151	Stanley Andersen etux 80	Scott Vaksdal Trust A etux 80	etal 161		21 ¹⁶⁰	Trust etux 160	Anden VanBeek 310	David Anderson etux 67 Marion Kooimau Kooimau
Olsen 74 Olsen 80	Charles Stiles etal 141	Hazel Family Farms LLC 156	Heiskell Family Trust 160	1* Marion Reit etal 152	Teunis Vanvoorst 156	John Meyer 160	Larry Kinkner Trust etux 80 Speich Trust 80	Scott Vaksdal Trust etux 76 80	Betty Boldt 160	3*	Glenn Ivarsen 2 etux 151
Robert Fillings- ness Jr 283	292nd ST Hazel Family Farms LLC 145	Hazel Family Tarms LC SO Kirk Jensen Kirk Jensen tux 120 O	Ann Filips 79	Debra DuBrall Trust 1 151	Wilma Johnson 160	Paul Aamot etux 160	Speich Trust 80 Luke Zweifel etux 80	Leon Thompson Trust etux 160	Rezac Family Trust 80 Store 80 Stor 80 Stor 80 Stor 80 Store 80 Store 80 Store 80 St	Lester Voegeli Trust	Kaleen Voeltz 160
~	Heiskell Family Trust 155	Stanley M Andersen	oster 80 80 64	Kirk JensenDuBr Trust 8080	24 Kirk Valonta 73 Scleland 3*	Royal Zweifel etal 294 1	C SU	Justin Thompson 80 John varson etux 80	1	etux 320	Canton Ca
Michael Edblom etux 226	Milford Larson Trust etux 70	Michael Edblom etux 80	Bruce Johnson 235 7	Paulsen	93rd ST Sherry Johnson etvir 183 6 6 Carrie	1* Marvel Jensen Trust 75 Dale Swanstrom etux 77	Lester Schmid 71 Odella Andreasky 80	Lester Schmid 160	1* Sandra Jensen 110 Paul Tunt- land 48	150	C uostu Teunis VanVoors etux 80
vierit ischudy r tal 28	Leon Thompson Trust chux 129 1 calepos ti	John Fahlberg etux 80 Duane Clay etux 52	Marion Reit etal 150	Land 1 LLC 1 1*	Gary Bovill etux 80 Gary Bovill 80	Janet Helgaas 160	5 Speich Trust 00 SUGefand 08 00 08 00 08 00 08 00 08	RC Holdings LLC 147 2*	John Olbertson 160	John Olbertson 160	Donald Rasmussen etux 160
Landy Lamsan tux 13 2*	St Clair Ranch 146 Richard rhm Hillertion 22	lane Smith etvir 80 Jed Olbertson 1 9 2(Dale Ende etux 225 2*	Freeman Swanstrom etux 160	294th ST Royal Zweifel etal 159	David Zweifel etux 160	Speich Trust 240	John Ottenbacher etux 71 Sharon Olbertson 80	Walter McVey etux 149	Helgas 80 Sharon Olbertson 80	1* Rasmussen Family Trust 74 Walter McVey etux 64
Luvern Carlson etux 133	Fahlberg Land Trust 154	Thure Swanson etal 200 V 295t	Rodney Soder-	Dale Swanstrom 80 Dale Swanstrom etur 80	Mark Bovill etux 80 John Bovill 1 69	• Donald • Stuess Trust 74 Dennis Stuess etux 80	Royal Zweifel etal 80	Donald Stuessi Trust 160	Mark Horstman etal 160	David Zweifel etal 160	Gilbert VandeStroet etal 88 Edna Thormod- sgaard 88
ter hilberg 13	1 Plohn Fahlberg etux 137 2	Asupact Kupact Kupact Kupact		Ave. Denuls Norling 80	Sth ST urtis nsen 00 urtis U urtis 00 urtis 00 urtis 00 urtis 00 urtis 00 urtis	John tux Thomason 40 ist 114	John Thompson etux 280 7	Larry Young Trust etux 175	Young Family Trust 141	Kevin VanBeek etux 135	Irene Lindblom Trust 240
Cowan tux .45	Peter Fahlberg 151	Dennis Norling 214	Curtis Jensen 80	PCC Prompson ust ux 80 tty tompson ust 78		Stuessi Trust	Allen Voegeli 180 kott	David Stuessi etux 160	Walter McVey	Young Dary Family Trust SO Dary Aklar Irust 156	l nd
owan ux 67 1* ouglas pristensen al 66	Fahlber Land Trust 150	▲ 290] 3	5th St. }	Avis Blumer 80	Steven Andrews Trust 139	U V V V V V V V V V V V V V V V V V V V	Allen Voegeli 160	Caryl Crozier Trust etvir 80 Allen Voegeli 80	1 Jeffrey Vonk etux 150	Jerry V Renken u ctux 160 24	Nancy Clay Trust 80 6
Lyle Vander- Schaaf etux 122	¥471	BERESFO	Dolan Family 52	Ann 3 Graham 228	David Zweifel etux 103	Marlene Voegeli 116 Charles Voegeli	Caryl Crozler Trust etvir 80 Allen Vocrell 75	V William Crase	Nancy Clay Trust 139 Pata Patagore	Nancy Roberts Trust 197	Kristi Eklund 79

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

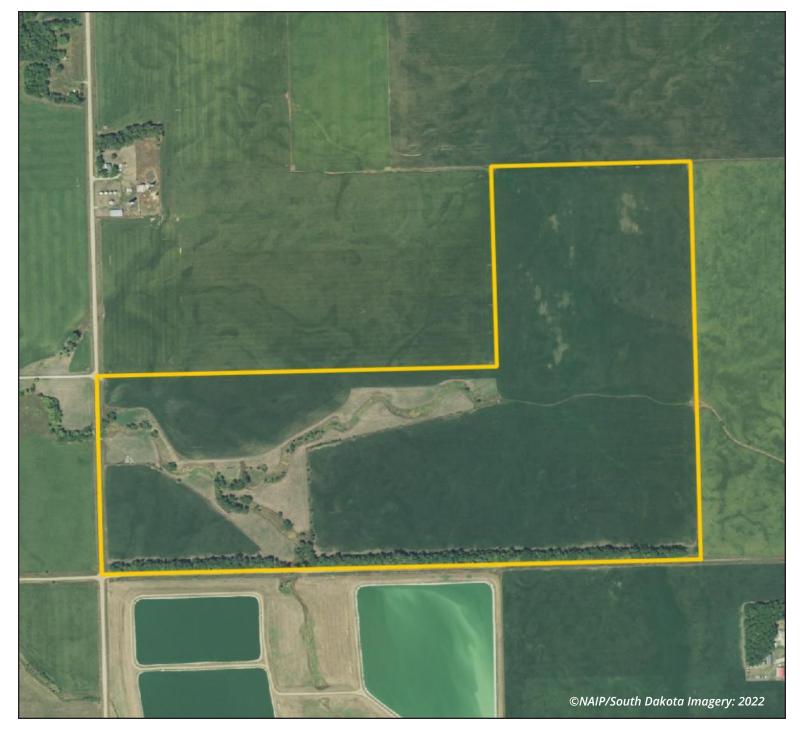
402.371.9336 | 100 N. 34th St., Ste. A | Norfolk, NE 68701-7700 | www.Hertz.ag



AERIAL PHOTO

160.00 Acres, m/l, Lincoln County, SD

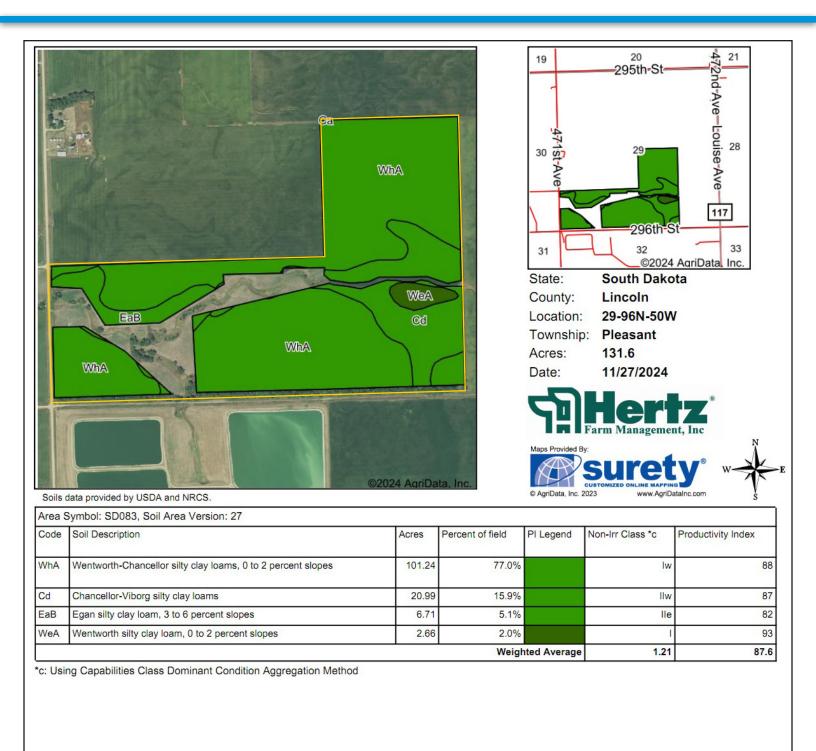
FSA/Eff. Crop Acres: 131.60 | Soil Productivity: 87.60 PI



402.371.9336 | 100 N. 34th St., Ste. A | Norfolk, NE 68701-7700 | www.Hertz.ag



SOIL MAP 131.60 FSA/Eff. Crop Acres



402.371.9336 | 100 N. 34th St., Ste. A | Norfolk, NE 68701-7700 | www.Hertz.ag



PROPERTY INFORMATION

160.00 Acres, m/l, Lincoln County, SD

Location

From the intersection of 297th St. and 471st Ave. in Beresford: Go north on 471st Ave. for 1 mile. The property is located on the northeast side at the intersection of 471st Ave. and 296th St.

Simple Legal

S½ of the SW¼ and the W½ of the SE¼ all in Section 29, Township 96 North, Range 50 West of the 5th P.m., Lincoln Co., SD. Final abstract/title documents to govern legal description.

Real Estate Tax

2023 Taxes Payable 2024: \$3,485.48 Net Taxable Acres: 160.00 Tax per Net Taxable Acre: \$21.78

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 1442, Tract 197 FSA/Eff. Crop Acres: 131.60 Corn Base Acres: 77.72 Corn PLC Yield: 121 Bu. Bean Base Acres: 48.98 Bean PLC Yield: 38 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Wentworth-Chancellor. Productivity Index (PI) on the FSA/Eff. crop acres is 87.60. 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

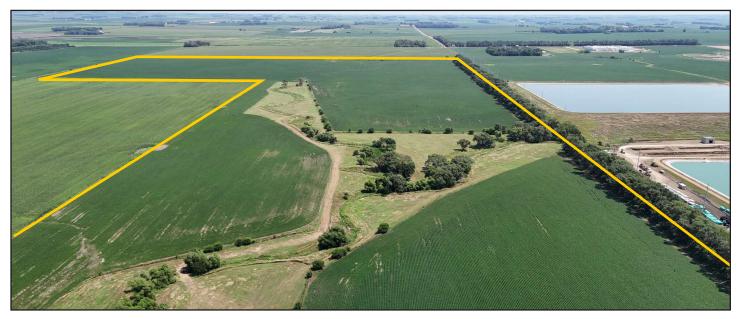
Level to gently sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements None.

Water & Well Information None.



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.

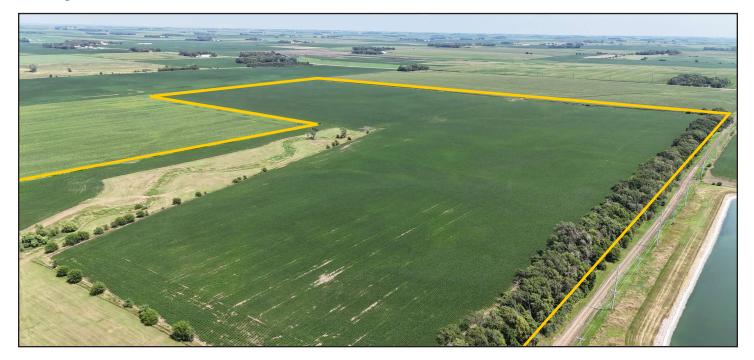
402.371.9336 | 100 N. 34th St., Ste. A | Norfolk, NE 68701-7700 | www.Hertz.ag



PROPERTY PHOTOS

160.00 Acres, m/l, Lincoln County, SD

Looking Northeast Across the East Side of the Farm



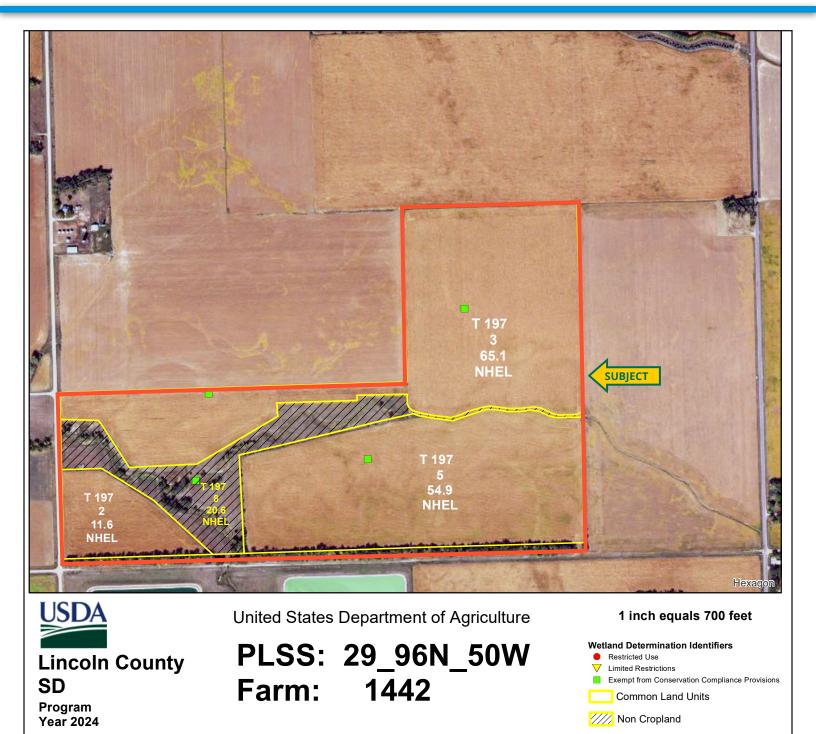
East looking West



402.371.9336 | 100 N. 34th St., Ste. A | Norfolk, NE 68701-7700 | www.Hertz.ag



FSA MAP 131.60 FSA/Eff. Crop Acres



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided by the producer and/or National Agricultural Imagery Program (NAIP). The producer accepts the data 'as is' and assumes all risks associated with its use. USDA - FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland indentifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

402.371.9336 | 100 N. 34th St., Ste. A | Norfolk, NE 68701-7700 | www.Hertz.ag



SEALED BID INFORMATION

Bid Deadline: Tues., Jan. 21, 2025

Time: 5:00 P.M., CST

Mail To:

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

Sellers

Jodi, Mark, & Brian Johnson

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 Tuesday, January 21, 2025 by 5:00 p.m., CST. The Seller will accept or reject all bids by 5:00 p.m., CST on Wednesday January 22, 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 28, 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. 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 68701-7700 | www.Hertz.ag