



Leonard E. Wostrel Family Trust

AUCTION

Virtual Online-Only
Wednesday
February 26, 2025
10:00 a.m., CST
bid.hertz.ag

159.26 Acres, m/l
Single Parcel
Antelope County, NE



JASON ZABKA

Licensed Salesperson in NE & SD

402.843.8994

JasonZ@Hertz.ag

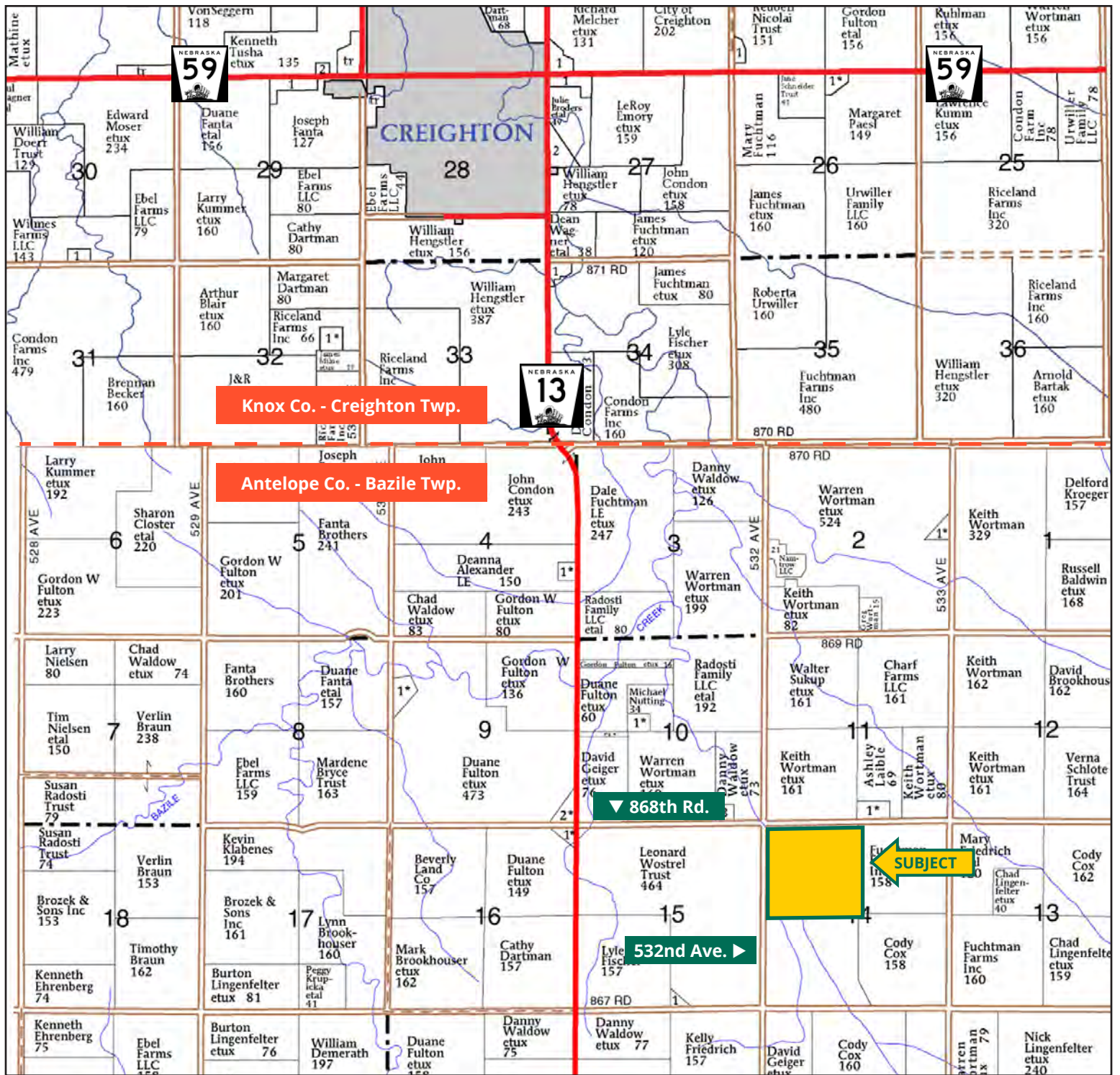


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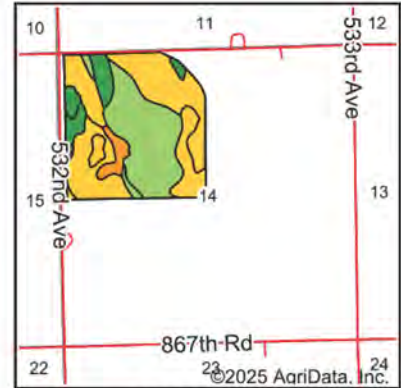
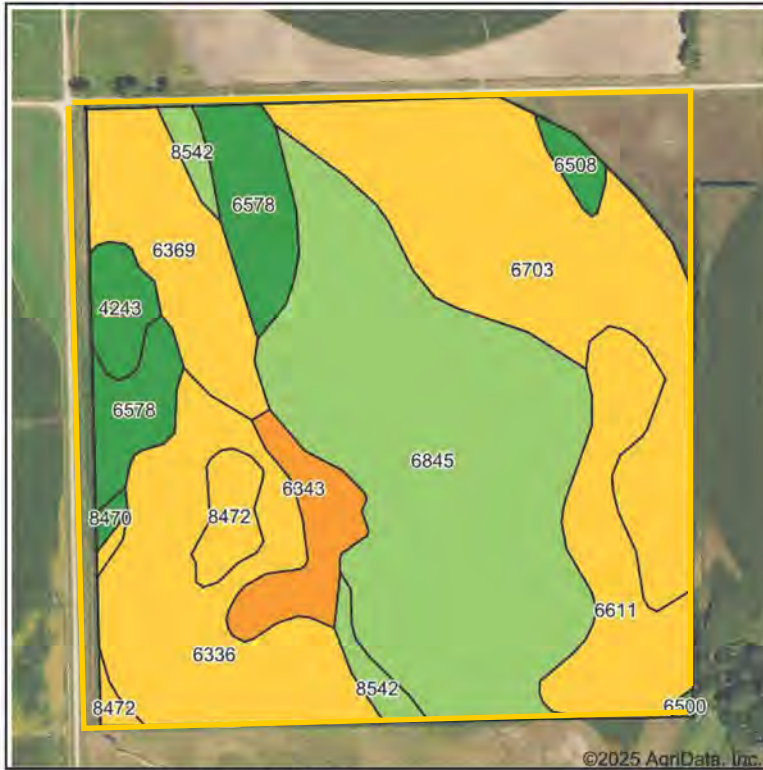
FSA/Eff. Crop Acres: 149.43 | CRP Acres: 4.75 | Soil Productivity: 57.60 NCCPI



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State: **Nebraska**
 County: **Antelope**
 Location: **14-28N-5W**
 Township: **Bazile**
 Acres: **149.43**
 Date: **1/15/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE003, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
6845	Ortello fine sandy loam, 2 to 6 percent slopes	46.84	31.6%		IIle	IIle	63
6703	Thurman loamy fine sand, 2 to 6 percent slopes	30.80	20.5%		IVe	IVe	51
6336	Lawet silt loam, 0 to 2 percent slopes, occasionally flooded	21.59	14.1%		IVw		63
6611	Bazile complex, 6 to 11 percent slopes	12.98	8.2%		IVe	IVe	50
6369	Orwet loam, rarely flooded	11.10	7.6%		IVw		50
6578	Ortello fine sandy loam, 0 to 2 percent slopes	9.91	6.8%		Ile	Ile	64
6343	Lawet soils, wet, occasionally flooded	5.34	3.7%		Vw		62
8472	Gibbon silt loam, saline, 0 to 2 percent slopes, occasionally flooded	3.46	2.4%		IVs	IIIIs	48
4243	Ord loam, rarely flooded	2.84	2.0%		IIw	IIw	41
8542	Ovina loamy fine sand, rarely flooded	2.68	1.8%		IIIw	IIIw	52
6508	Blendon fine sandy loam, 0 to 2 percent slopes	1.31	0.9%		IIs	Ile	64
8470	Gibbon silt loam, 0 to 2 percent slopes, occasionally flooded	0.41	0.3%		IIw	IIw	81
6500	Bazile loam, 0 to 2 percent slopes	0.17	0.1%		IIs	Ie	69
Weighted Average					3.50	*-	*n 57.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From Creighton: go south on NE-13 for 4.1 miles and then east on 868th Rd. for 1.3 miles. Property is on the south side of 868th Rd. at 532nd Ave.

Simple Legal

NW¼ of Section 14, Township 28 North, Range 5 West of the 6th P.M., Antelope Co., NE. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Taxes Payable 2025: \$5,142.14
Net Taxable Acres: 159.26
Tax per Net Taxable Acre: \$32.29

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 9473, Tract 7350
FSA/Eff. Crop Acres: 149.43
CRP Acres: 4.75
Corn Base Acres: 123.47
Corn PLC Yield: 180 Bu.
Bean Base Acres: 22.54
Bean PLC Yield: 53 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 4.75 acres enrolled in a CP-11088A contract that pays \$740.00 annually and expires 9/30/2026.

Soil Types/Productivity

Main soil types are Ortello fine sandy loam and Thurman loamy fine sand. The NCCPI productivity rating on the FSA/Eff. crop acres is 57.60. 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

Gently sloping.

Drainage

Natural with some tile and a lift station. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

Part of Upper Elkhorn NRD. Well number G-063021 is located next to the pivot point.

Irrigation Information

There is a natural gas powered Zimmatic 7-tower center pivot. Pump capacity is 800 GPM, well depth is 125 ft. and the NRD certified irrigation acres is 133.02.

Natural Gas Meter & Lines

A main natural gas line runs through this property. Off main natural gas line there is a master meter that services neighboring properties. Contact agent for details.

Easements

There are easements associated with the natural gas lines on the property. Contact agent for details.



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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South Looking North (October 2024)



Southwest Looking Northeast (October 2024)



Pivot Point



Drainage Lift Station



Master Meter





Date: Wed., February 26, 2025

Time: 10:00 a.m., CST

Site: Virtual Live Auction
Online Only
bid.hertz.ag

Online Bidding Information

- To bid on this property, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on-screen as they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use "www." when typing the website address. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Jason Zabka or Scott Arens at 402-371-9336 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Leonard E. Wostrel Family Trust.

Agency

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

Auctioneer

Kyle Hansen, ALC

Attorney

Dave P. Wilson
Walentine O' Toole, LLP

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

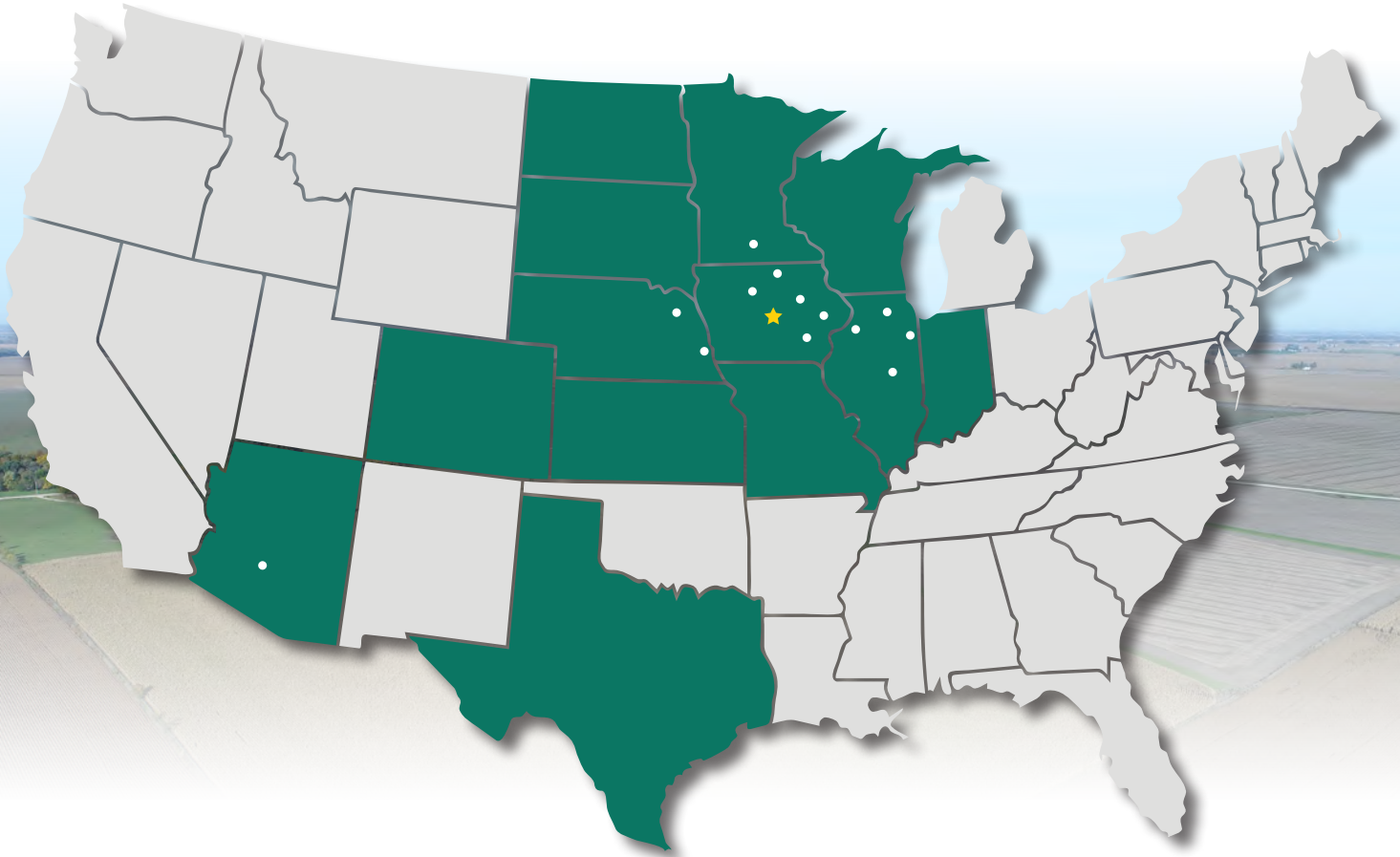
Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 1, 2025, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to Closing Date

Contract & Title

Immediately upon conclusion of the auction, the high 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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