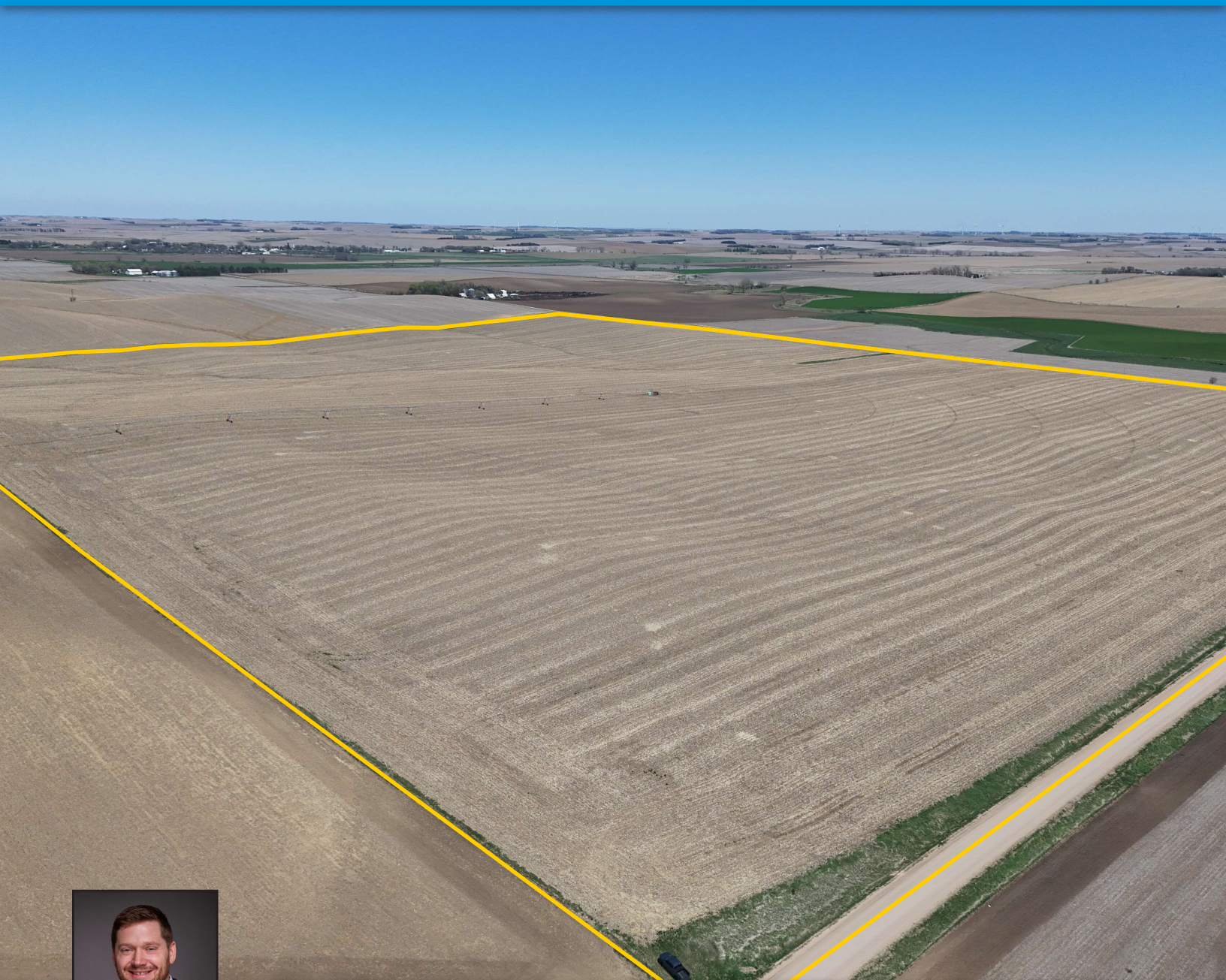


## Paul Family Farm

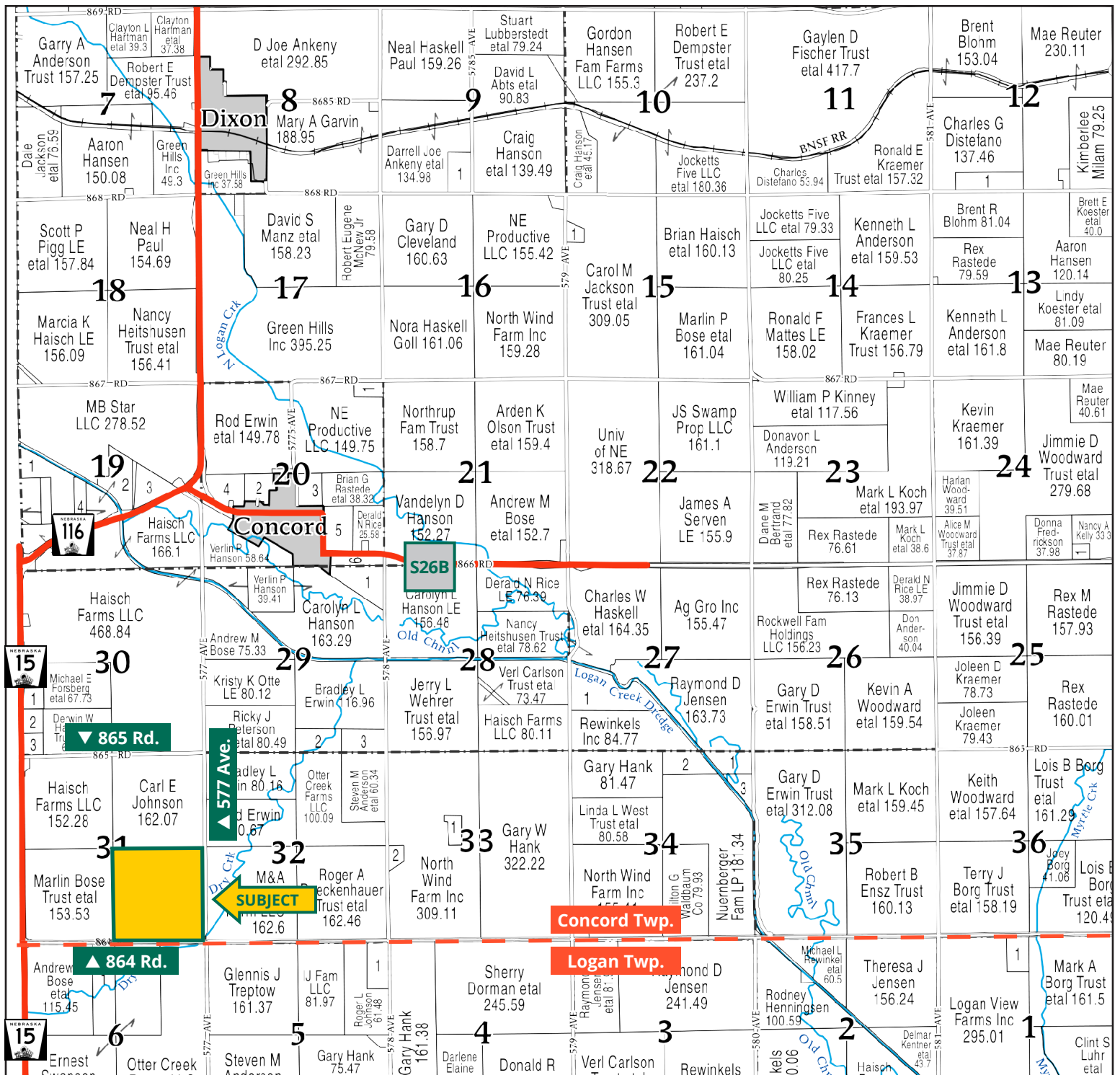


**JASON ZABKA**  
*Licensed Salesperson in NE & SD*  
**402.843.8994**  
JasonZ@Hertz.ag

**402.371.9336** | 100 N. 34th St., Ste. A  
Norfolk, NE 68701-7700 | [www.Hertz.ag](http://www.Hertz.ag)

**162.52 Acres, m/l**  
**Dixon County, NE**





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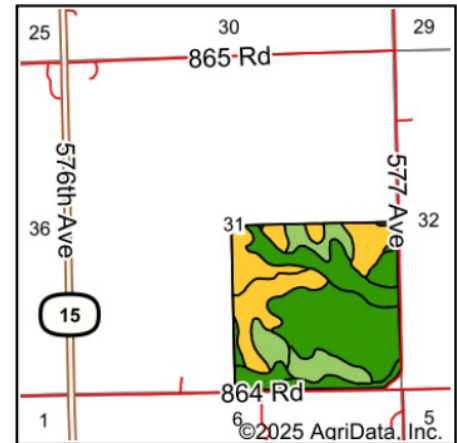
FSA/Eff. Crop Acres: 157.86 | Soil Productivity: 68.50 NCCPI







Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Dixon**  
 Location: **31-28N-4E**  
 Township: **Concord**  
 Acres: **157.86**  
 Date: **5/2/2025**



Maps Provided By:



Area Symbol: NE051, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	47.53	30.1%		Ile	IIIe	64
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	33.86	21.4%		IVe	IVe	66
6300	Aowa silt loam, 0 to 3 percent slopes, occasionally flooded	26.07	16.5%		IIw	IIw	77
6813	Moody silty clay loam, 6 to 11 percent slopes	15.34	9.7%		IIIe	IVe	73
6750	Nora silt loam, 11 to 17 percent slopes, eroded	11.37	7.2%		IVe		62
6603	Alcester silty clay loam, 2 to 6 percent slopes	11.18	7.1%		Ile	IIIe	75
6685	Crofton silt loam, 2 to 6 percent slopes, eroded	10.11	6.4%		IIIe	IIIe	68
6811	Moody silty clay loam, 2 to 6 percent slopes	2.30	1.5%		Ile	IIIe	75
6756	Nora silt loam, 6 to 11 percent slopes, eroded	0.10	0.1%		IIIe	IVe	67
Weighted Average					2.73	*-	*n 68.5

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Concord: Go west on County Hwy 26B Spur for 0.6 miles, then southwest on NE-116 for 1 mile, then south on State Hwy 15 for 2.1 miles, and then east on 864 Rd. for 1 mile. Property is located on the north side of the road.

## Simple Legal

The SE¼ of Section 31, Township 28 North, Range 4 East of the 6th P.M., Dixon Co., NE. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$2,088,382
- \$12,850/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated, subject to the terms of existing lease.

## Real Estate Tax

2024 Taxes Payable 2025: \$8,492.84  
Surveyed Acres: 162.52  
Net Taxable Acres: 160.00  
Tax per Net Taxable Acre: \$53.08

## Lease Status

Leased through the 2025 crop year.

## FSA Data

Farm Number 201, Tract 157  
FSA/Eff. Crop Acres: 157.86  
Corn Base Acres: 90.80  
Corn PLC Yield: 165 Bu.  
Bean Base Acres: 41.20  
Bean PLC Yield: 41 Bu.

## NRCS Classification

HEL: Highly Erodible Land.

## Soil Types/Productivity

Main soil types are Moody, Crofton, and Aowa. The NCCPI productivity rating on the FSA/Eff. crop acres is 68.50. See soil map for details.

## Land Description

Gently sloping to moderately sloping.

## Drainage

Natural.

## Water & Well Information

Part of Lower Elkhorn NRD. Well number G-130169 was completed in 2004 with a 700 gpm pump rate. Well is located near the pivot point.

## Irrigation Equipment

There is an 8-tower pivot with control panel, fertilizer tank, gear head with drive shaft, fuel tank, JD power unit with generator, and pivot bridge on the property. All of these items are owned by the tenant and are not included in the sale of the property. Contact agent for details.

## Right of Refusal

There is a first right of refusal in place on this land. Contact agent for 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





Southeast looking Northwest

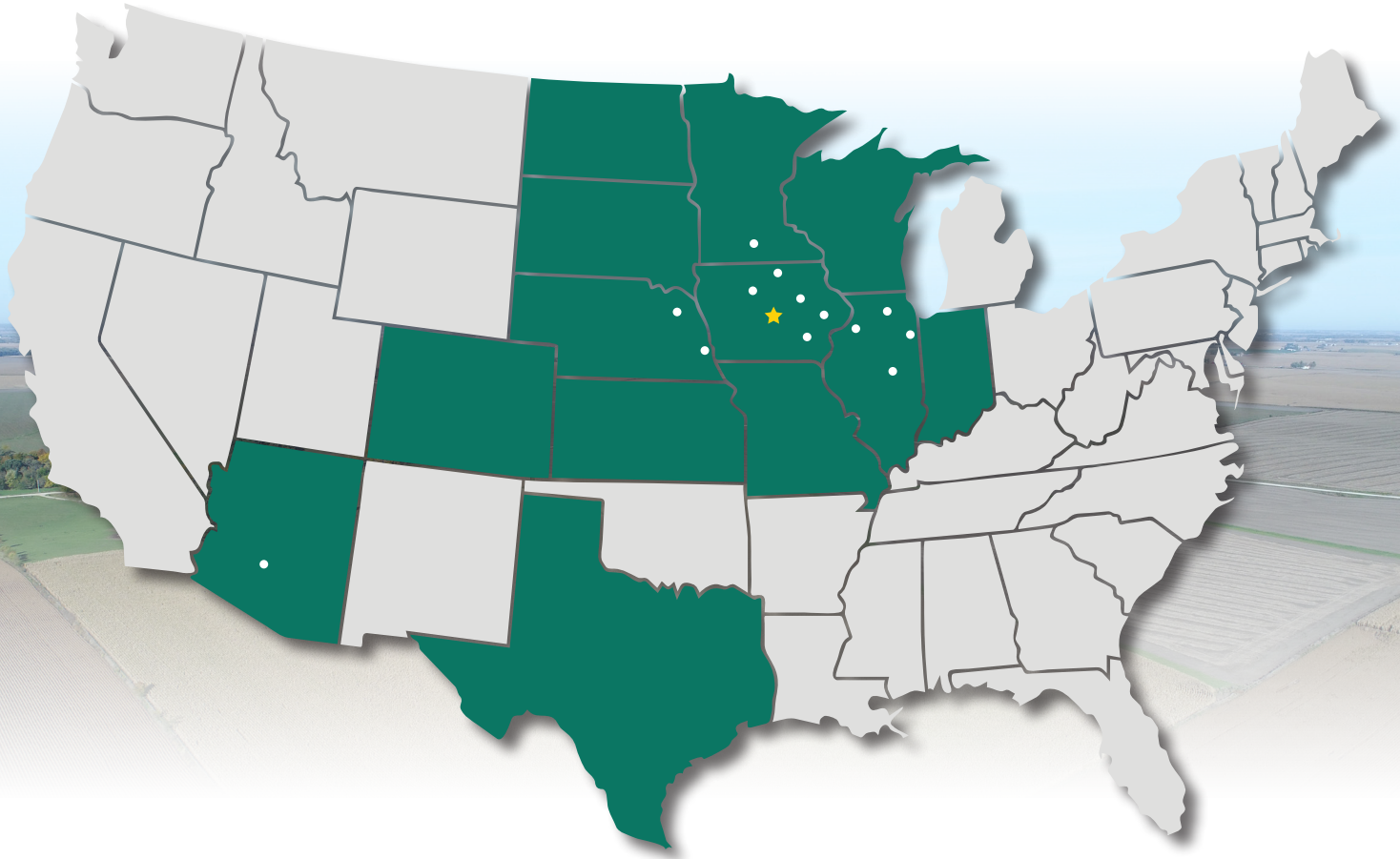


West looking East





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