



# ONE-CHANCE SEALED BID SALE



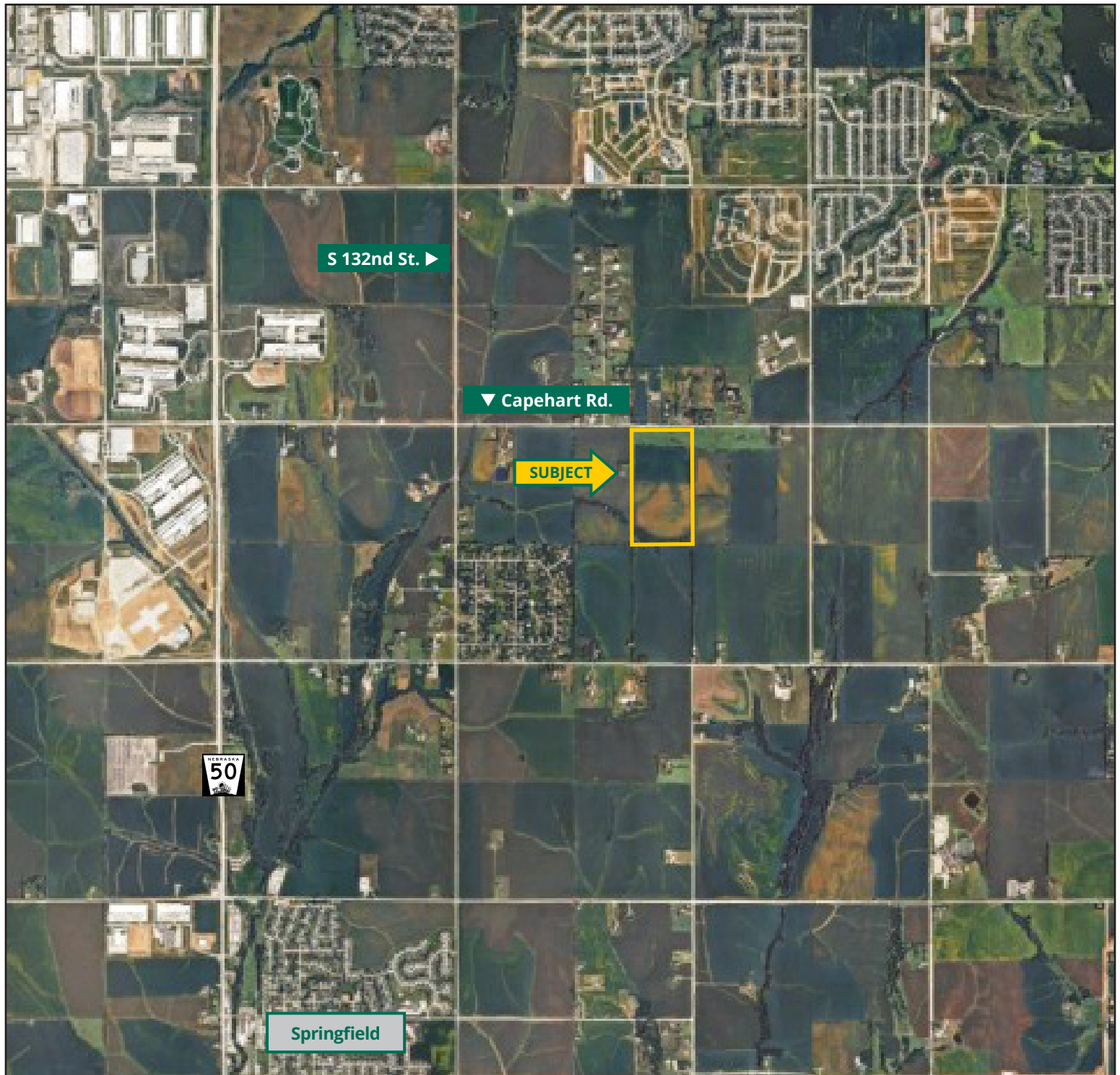
**Sarpy County Land Located East of Hwy  
50 Along Capehart Road**



**SCOTT HENRICHSEN, AFM**  
*Licensed Salesperson*  
in IA, NE & MO  
**716.310.0466**  
ScottH@Hertz.ag

Bid Deadline:  
**Friday, January 30, 2026**  
**2:00 p.m., CST**

**79.68 Acres, m/l**  
Single Parcel  
**Sarpy County, NE**



©2020 Google - Imagery Date: 8/31/2024

402.697.7500 | 11717 M Circle | Omaha, NE 68137 | [www.Hertz.ag](http://www.Hertz.ag)

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FSA/Eff. Crop Acres: 73.44 | Soil Productivity: 91.50 NCCPI

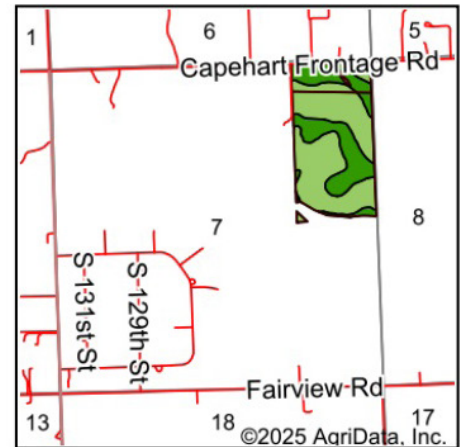


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Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Sarpy**  
 Location: **7-13N-12E**  
 Township: **Plattford-Springfield I**  
 Acres: **73.44**  
 Date: **12/29/2025**



Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: NE 153, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
8153	Contrary-Marshall silty clay loams, 6 to 11 percent slopes	47.57	64.8%		IIIe	IVe	90
8035	Marshall-Contrary silty clay loams, 2 to 7 percent slopes	14.41	19.6%		Ile	IIIe	94
7234	Judson silty clay loam, 2 to 6 percent slopes	11.38	15.5%		Ile	IIIe	95
7235	Judson-Nodaway channeled-Contrary complex, 0 to 12 percent slopes	0.08	0.1%		Ile	IIIe	62
Weighted Average					2.65	3.65	*n 91.5

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Exit 440 along Interstate 80: Go south on Hwy 50 for 3 miles and then east on Capehart Rd. for 1.8 miles. Property is located on the south side of the road.

## Simple Legal

E½ NE¼ of Section 7, Township 13 North, Range 12 West of the 5th P.M., Sarpy Co., NE. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

2025 Taxes Payable 2026: \$3,281.67  
Gross Acres: 79.68  
Net Taxable Acres: 79.62  
Tax per Net Taxable Acre: \$41.22

## Zoning

The property is currently zoned as "Agricultural".

## Lease Status

Open lease for the 2026 crop year.

## FSA Data

Farm Number 784, Tract 1097  
FSA/Eff. Crop Acres: 73.44  
Corn Base Acres: 31.20  
Corn PLC Yield: 120.00 Bu.  
Bean Base Acres: 31.00  
Bean PLC Yield: 40.00 Bu.

## NRCS Classification

HEL: Highly Erodible Land.  
UHEL: Undetermined Highly Erodible Land.

## Soil Types/Productivity

Main soil types are Contrary-Marshall, Marshall-Contrary, and Judson. The NCCPI productivity rating on the FSA/Eff. crop acres is 91.50. 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 to strongly sloping.

## Drainage

Natural.

## Buildings/Improvements

There is a ground hut located in the northeast corner of the property.

## Water & Well Information

None.

## Telecommunications Lease

There is an existing multi-year telecommunications equipment and ground hut lease agreement that will be transferred to the buyer at closing. The buyer will receive the entire 2026 annual payment. 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



Southeast looking Northwest





USDA Sarpy County, Nebraska



**Common Land Unit**

□ Cropland    ■ Non-cropland    ■ CRP

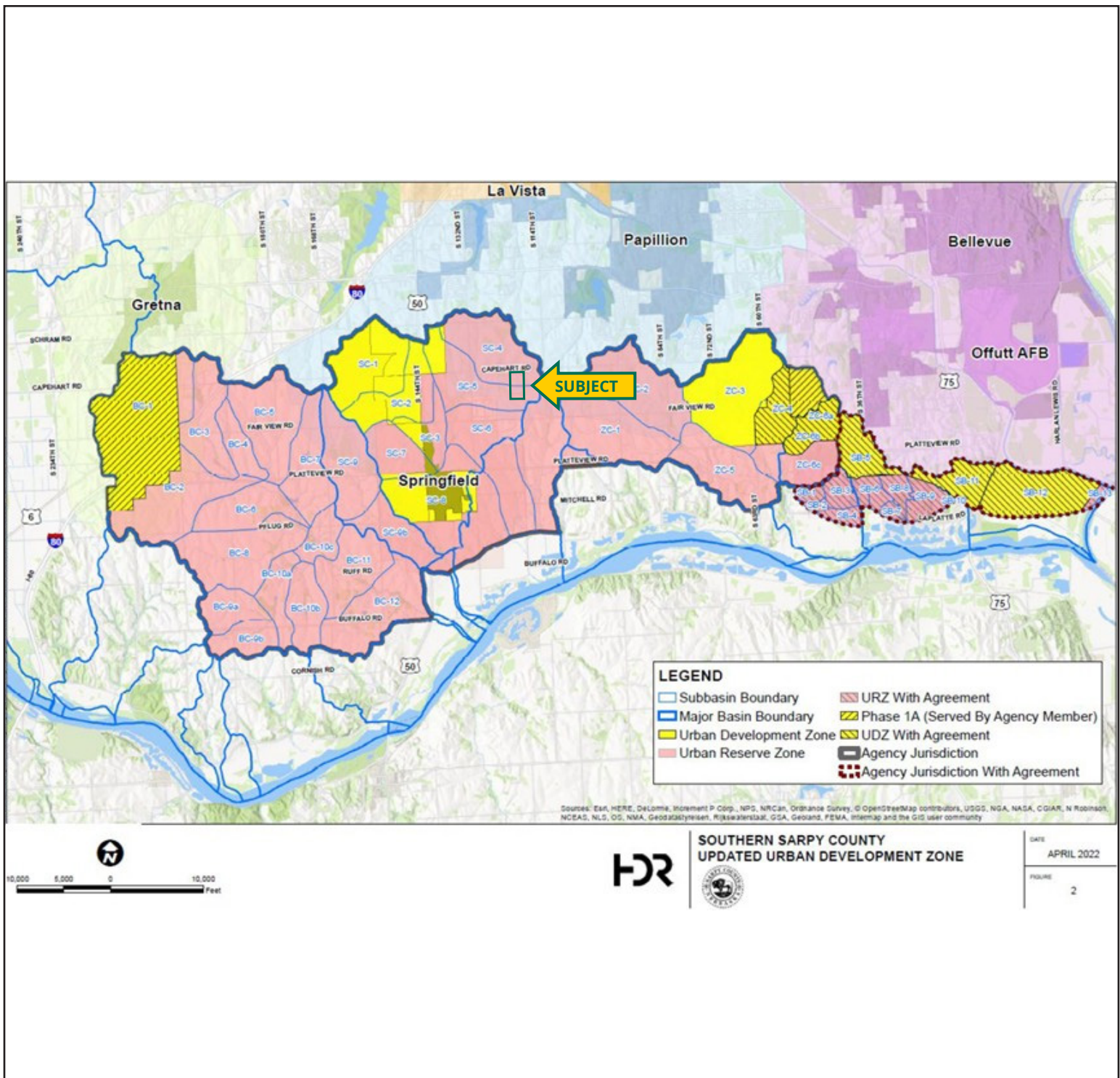
Farm 784  
Tract 1097

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2026 Crop Year





Map provided by Sarpy County Planning and Zoning.

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**Bid Deadline:** Fri., Jan. 30, 2026

**Time:** 2:00 p.m., CST

**Mail To:**

Hertz Farm Management  
Attn: Scott Henrichsen  
11717 M Circle  
Omaha, NE 68137

**Sellers**

Dan W. & Keely L. Elsasser  
Amy L. & Bradley E. VanMaanen

**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, Scott Henrichsen at 716-310-0466.

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 Omaha, NE Hertz office, on or before Friday, January 30, 2026 by 2:00 p.m., CST. The Seller will accept or reject all bids by 2:00 p.m. on Monday February 2, 2026, and all bidders will be notified shortly thereafter.

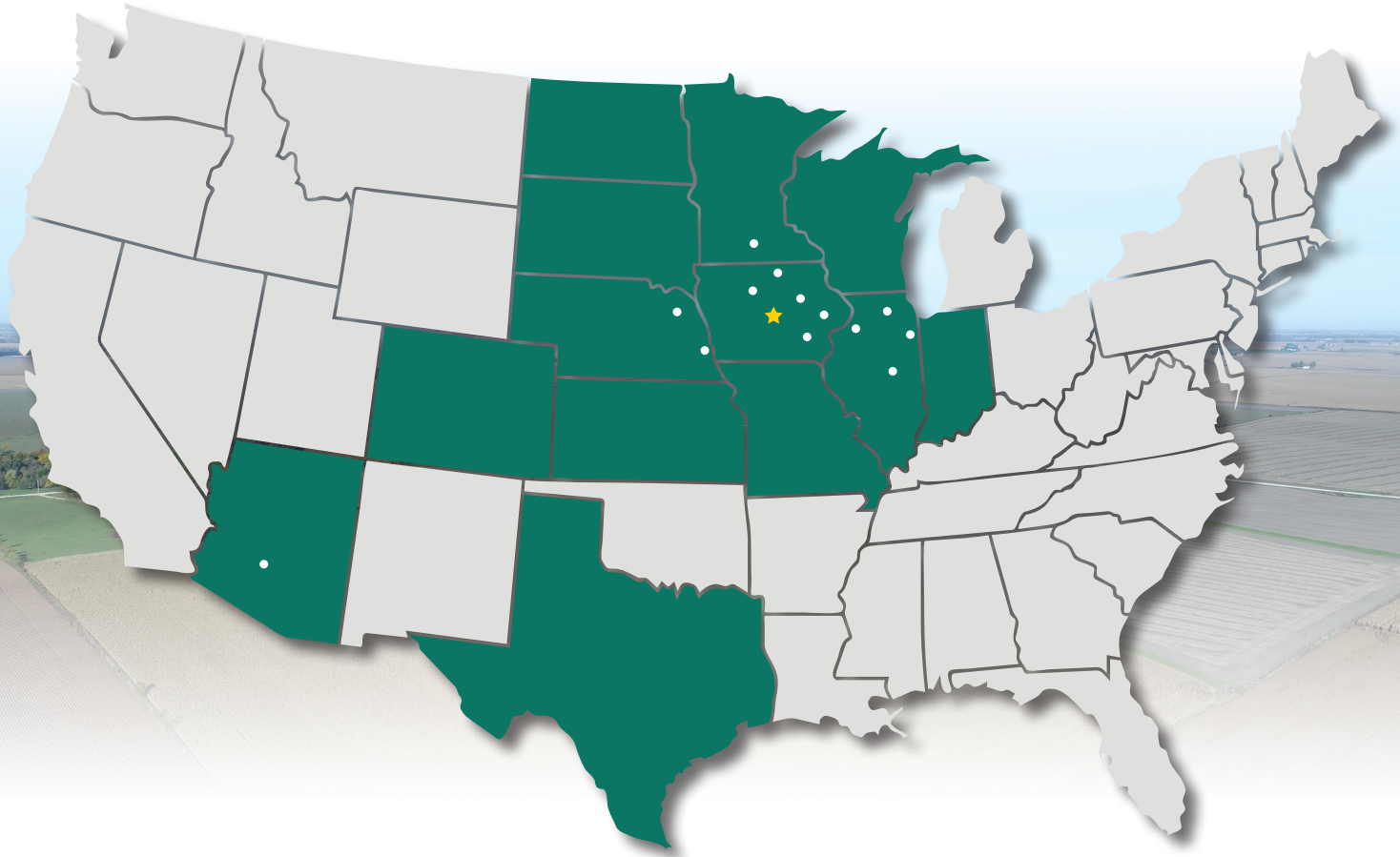
**Terms of Possession**

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. A 1% Buyer's Premium will be added to the final bid price to arrive at the final contract price. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before February 19, 2026, 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.

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