



ONE-CHANCE SEALED BID SALE



Witherspoon Trust Farm



STAN LIERZ, AFM, ALC

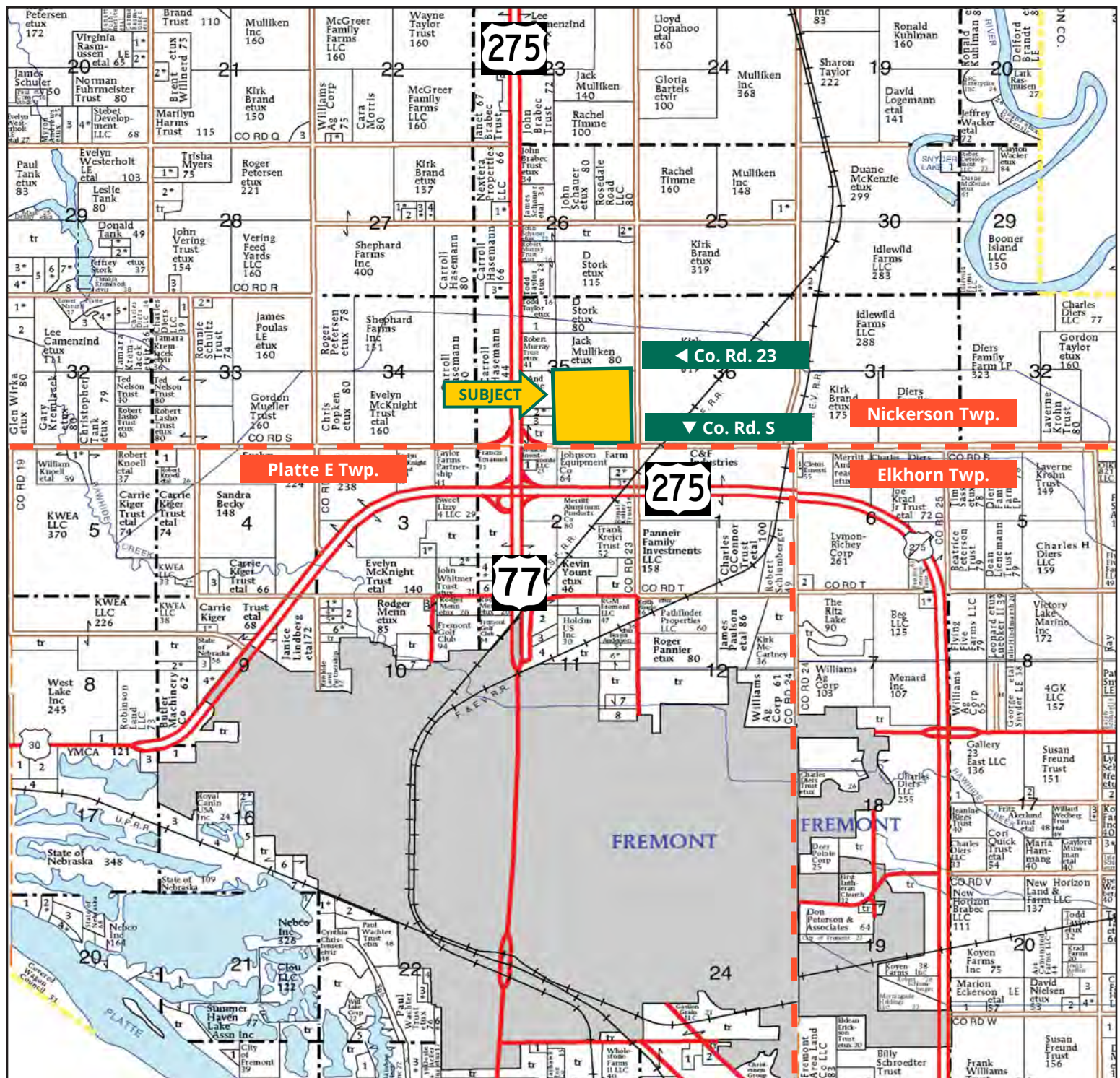
Licensed Salesperson in IA, NE & KS

402.618.4114

StanL@Hertz.ag

Bid Deadline:
Wednesday, February 25, 2026
12:00 Noon, CST

160.00 Acres, m/l
Single Parcel
Dodge County, NE



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402.697.7500 | 11717 M Circle | Omaha, NE 68137 | **www.Hertz.ag**

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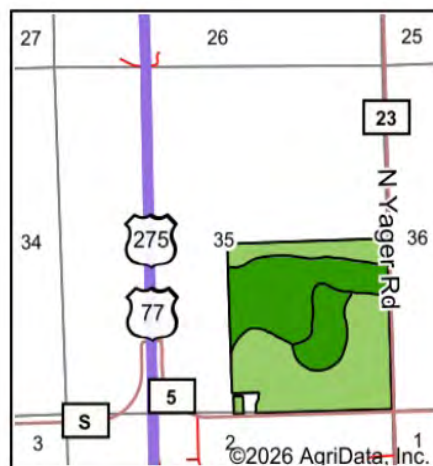
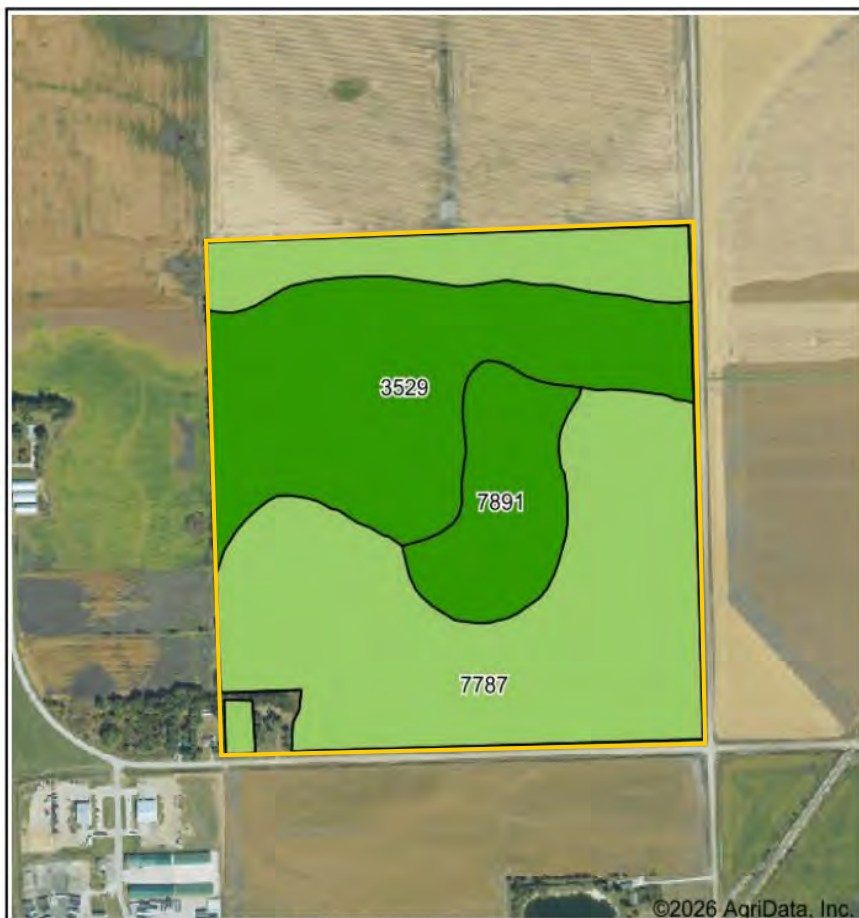
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FSA/Eff. Crop Acres: 154.56 | Soil Productivity: 61.90 NCCPI



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State: **Nebraska**
 County: **Dodge**
 Location: **35-18N-8E**
 Township: **Nickerson**
 Acres: **154.56**
 Date: **1/16/2026**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE053, Soil Area Version: 27

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | *n NCCPI Overall |
|------------------|---|-------|------------------|----------------------|------------------|--------------|------------------|
| 7787 | Luton silty clay, occasionally flooded | 86.08 | 55.7% | | IIIw | | 55 |
| 3529 | Gibbon loam, 0 to 2 percent slopes, occasionally flooded | 50.87 | 32.9% | | IIw | IIw | 71 |
| 7891 | Zook silt loam, overwash, 0 to 2 percent slopes, occasionally flooded | 17.61 | 11.4% | | IIw | IIw | 69 |
| Weighted Average | | | | | 2.56 | *- | *n 61.9 |

*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 Fremont: Intersection of Hwy 77 and Hwy 30, go north a ½ mile on Hwy 77, then east on Co. Rd. S for a ½ mile. The property is on the north side of the road.

Simple Legal

SE¼ of Section 35, Township 18 North, Range 8 East of the 6th P.M., Dodge Co., NE. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$8,704.86
Gross Acres: 160.00
Net Taxable Acres: 156.03
Tax per Net Taxable Acre: \$55.79

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 901, Tract 1223
FSA/Eff. Crop Acres: 154.56
Corn Base Acres: 76.55

Corn PLC Yield: 160 Bu.
Bean Base Acres: 76.55
Bean PLC Yield: 39 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Luton and Gibbon. The NCCPI productivity rating on the FSA/ Eff. crop acres is 61.90. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Yield History (Bu./Ac.)

| Year | Corn | Beans |
|------|------|-------|
| 2025 | 212 | - |
| 2024 | 223 | - |
| 2023 | 258 | - |
| 2022 | 219 | - |
| 2021 | 245 | - |

Yield information is reported by crop insurance records.

Land Description

Nearly level.

Drainage

Natural.

Water & Well Information

There is a well located in the middle of the property. Well# G-0577699.

Irrigation Information

There is a Zimmatic 2005, 7-tower pivot 1,200 GPM well with a 30 H.P. Worldwide electric motor. Well depth is 100 feet.

Comments

This farm is a ¼ mile north of the city of Fremont. Commercial and industrial development is occurring in the area.



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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Southeast Looking Northwest



Northeast Looking South



7-Tower Zimmatic 2005 Pivot - Center of Field Looking North



Center of Field Looking West



Bid Deadline: Wed., February 25, 2026

Time: 12:00 Noon, CST

Mail To:

Omaha Office
Attn: Stan Lierz
11717 M Circle
Omaha, NE 68137

Seller

2002 Gary Frank Witherspoon Trust

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, Stan Lierz at 402-618-4114.

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 Wednesday, February 25, 2026, by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on Friday, February 27, 2026, and all bidders will be notified shortly thereafter.

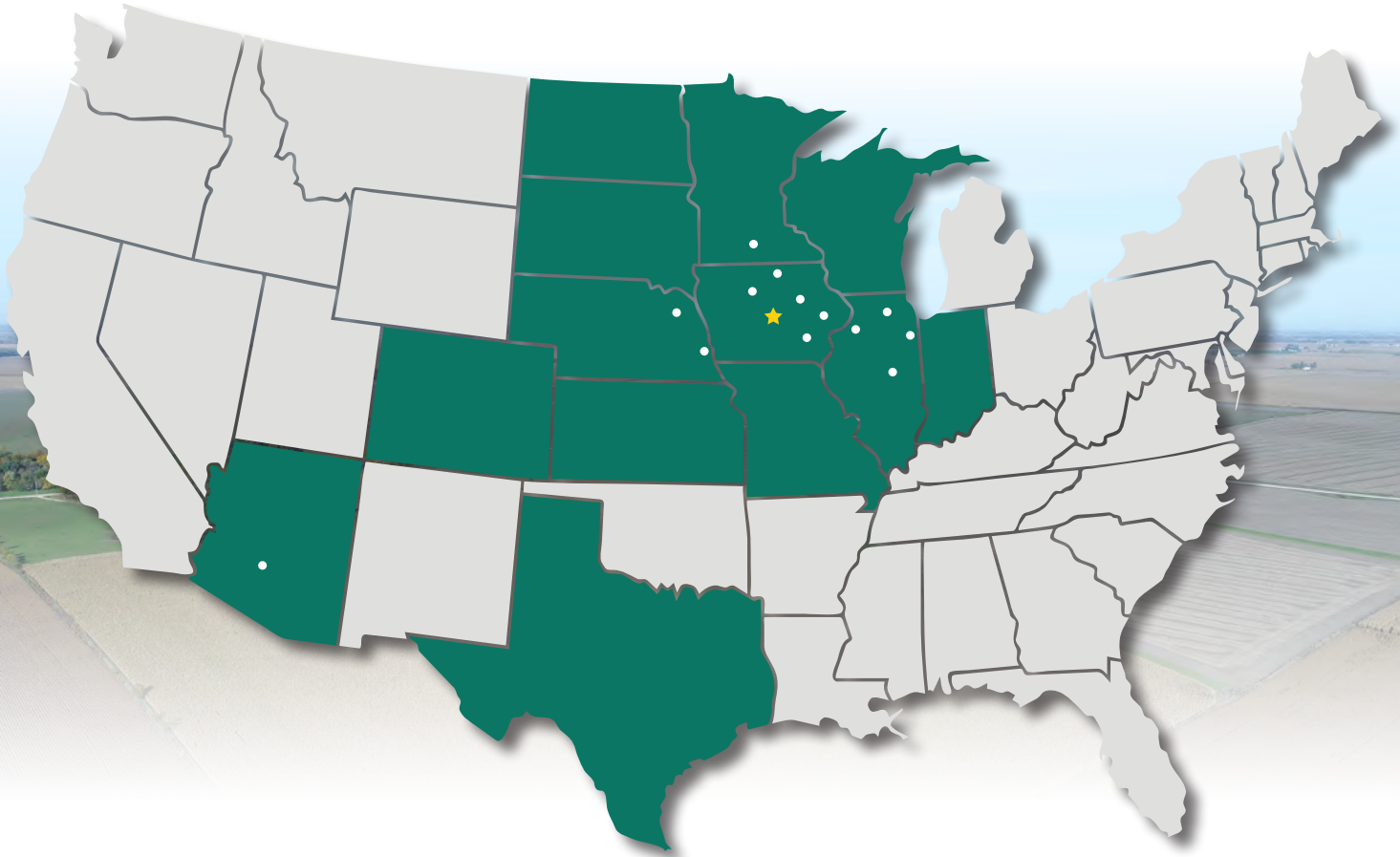
Terms of Possession

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. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 25, 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 the Closing Date.

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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