



ONE-CHANCE SEALED BID SALE



Pattern Tiled Farm with Exceptional Yield History and Sales Leaseback Option

SCOTT HENRICHSEN, AFM

Licensed Salesperson

in IA, NE & MO

716.310.0466

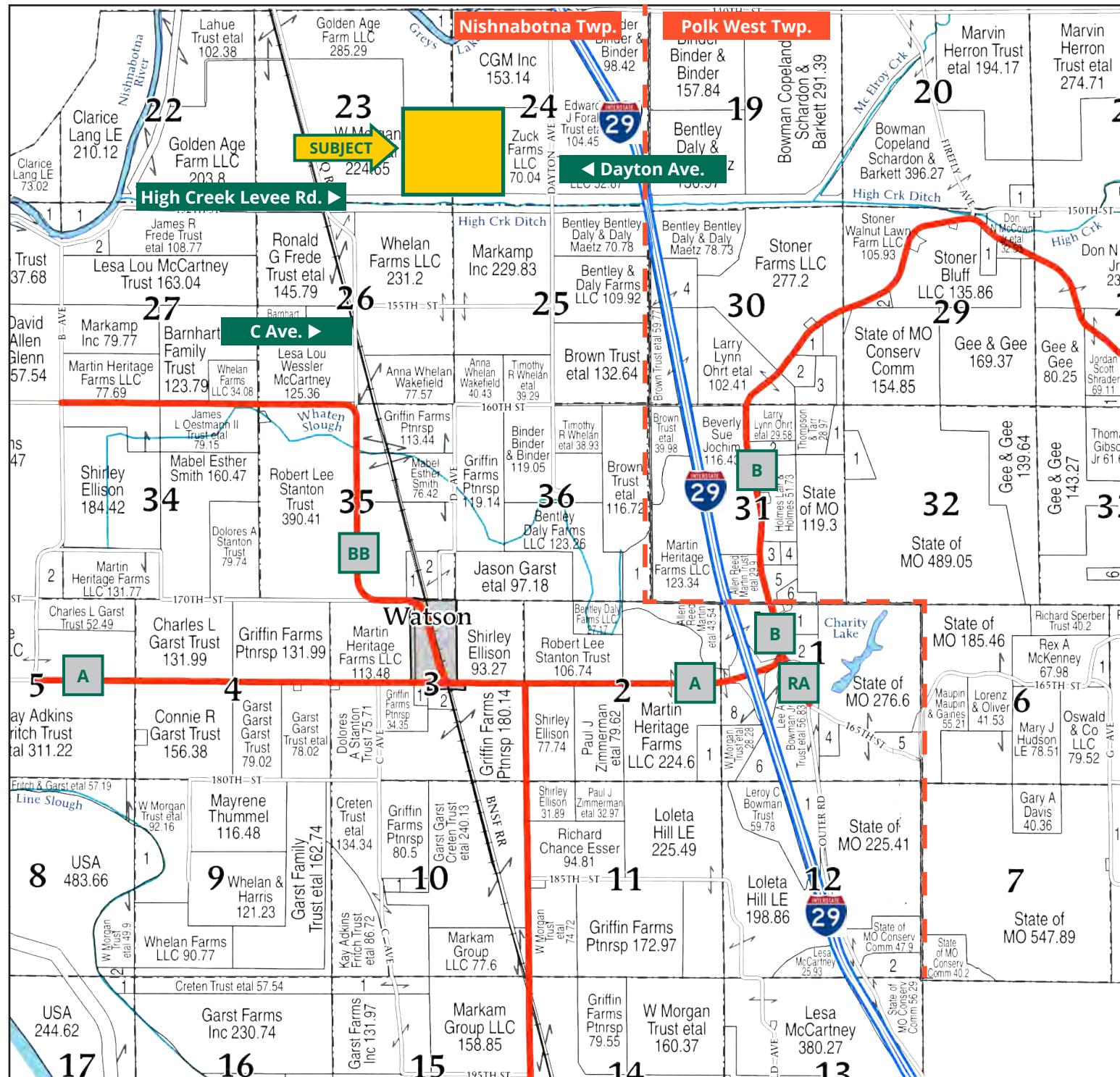
ScottH@Hertz.ag

Bid Deadline:
Wednesday, March 11, 2026
2:00 P.M., CDT

141.34 Acres, m/l

Single Parcel

Atchison County, MO

Nishnabotna Township, Atchison County, MO


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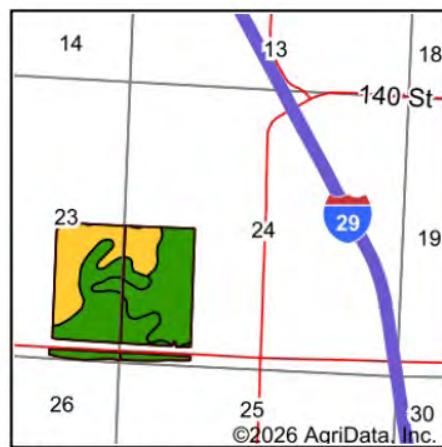
Est. Current Acres in Production: 144.82 | Soil Productivity: 62.80 NCCPI



©NAIP/Missouri Imagery: 2022



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Atchison**
 Location: **24-66N-42W**
 Township: **Nishnabotna**
 Acres: **144.82**
 Date: **1/28/2026**



Maps Provided By:

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Area Symbol: MO005, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
66029	Dockery silt loam, 0 to 2 percent slopes, occasionally flooded	53.29	36.8%		IIw		82
13506	Blencoe silty clay loam, clayey substratum, 0 to 2 percent slopes, rarely flooded	46.98	32.4%		IIw	IIw	55
13550	Luton silty clay, 0 to 2 percent slopes, rarely flooded	44.55	30.8%		IVw		48
Weighted Average					2.62	*	*n 62.8

*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 Exit 116 on Interstate 29 near Watson: Go west on Co. Rd. A for 1½ miles, then north on Co. Rd. BB for 1.7 miles, continuing on C Ave., continue on C Ave. for 1.1 miles, then head east on High Creek Levee Rd. for 0.4 miles, and then go north at the High Creek pump station. Property is located on the north side of the road.

Simple Legal

W½ SW¼ of Section 24 and E½ SE¼ of Section 23, except that taken for levee district ditch, all in Township 66 North, Range 42 West of the 5th P.M., Atchison Co., MO. Final abstract/title documents to govern legal description.

Real Estate Tax

Taxes Payable 2024 - 2025: \$905.23
Special Assessments: \$1,074.55
Total 2025 Real Estate Taxes: \$1,979.78
Net Taxable Acres: 141.34
Tax per Net Taxable Acre: \$14.01

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 4587
Tracts 8131 & 8132
FSA/Eff. Crop Acres: 152.97
Current Acres in Production: 144.82*
Corn Base Acres: 98.71
Corn PLC Yield: 170 Bu.
Bean Base Acres: 42.77
Bean PLC Yield: 57 Bu.

**Atchison County FSA office is reporting 152.97 FSA/Eff. crop acres; however, there are an estimated 144.82 acres currently in production. See FSA maps. Refer to Fields 1 and 2 on Tract 8131 and Fields 1 and 3 on Tract 8132. Also, note Tract 8131, Field 2 and Tract 8132 Field 3 are included in the estimated 144.82 acres currently in production and are located south of the property boundary. Contact agent for details.*

Soil Types/Productivity

Primary soils are Dockery, Blencoe and Luton. NCCPI on the estimated current acres in production is 62.80. See soil map for detail.

Yield History (Bu./Ac.)

Year	Corn	Beans
2025	225.24	-
2024	249.74	-
2023	-	69.38
2022	259.03	-
2021	-	82.13

Yield information is reported by Farmers Mutual Crop Insurance documents.

Land Description

Nearly level.

Drainage

Tiled. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

There is a well in the southwest corner of the farm, north of the High Creek ditch.

Irrigation Information

The property includes a 7-tower Lindsey irrigation pivot with end gun, electric-powered, equipped with a 3-phase 50 Hp U.S. Electric (Model BF54A) well head, and a 100-gallon liquid fertilizer tank.

Leaseback Option

Seller is willing to lease the property back for up to three years after closing, with the Seller retaining the first right of refusal. Buyers purchasing without a leaseback option will reimburse the Seller for fall 2025 inputs. 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.

Looking Northeast



Looking South



South looking Northeast



South looking North



Electric Irrigation Well Head Motor



Phase Transformer Motor



Irrigation Well Head Motor Specification Badge



Phase Transformer Specification Badge





All Measurements are
For FSA Programs Only

Wetland Determination Identifiers

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

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



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Atchison Co. FSA

C=CORN-YEL-GR; CW=CORN-WHE-GR
POP=CORN-POP-GR; SB=SOYBN-COM-GR
WHT=WHEAT-HARD RED WINTER-GR
P=MIXFG-IGS-GZ; HAY=MIXFG-IGS-FG
GZ=GRASS-SMO-GZ; FG=GRASS-SMO-FG
GLS=MIXFG-IGS-LS; BLS=GRASS-SMO-LS
ALF=ALFAL-FG; I=Irrigated
All fields non-irrigated
*Unless noted on Map

1 inch equals 320 feet

Program Year: 2026

Created: 11/26/2025

Flown: 7/29/2024



**Farm 4587
Tract 8132**

SEALED BID INFORMATION

Bid Deadline: Wed., March 11, 2026

Time: 2:00 p.m., CDT

Mail To:

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

Seller

Binder Family GST 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, Scott Henrichsen at 402-697-7500 or 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 Wednesday, March 11, 2026 by 2:00 p.m., CDT. The Seller will accept or reject all bids by 5:00 p.m., CDT on Friday, March 13, 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 April 7, 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.

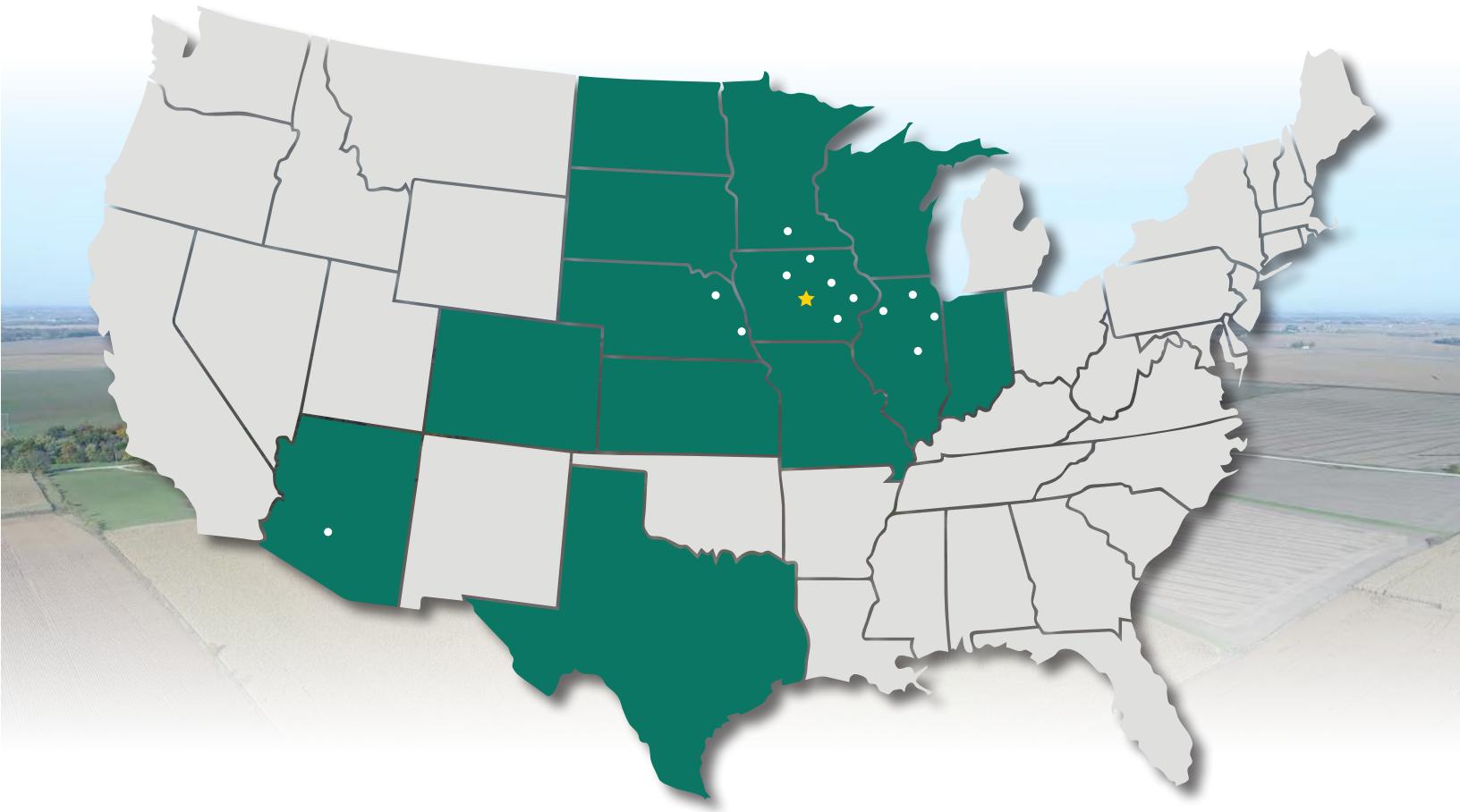
Leaseback Option

Seller is willing to lease the property back for up to three years after closing, with the Buyer retaining a right of first refusal. Buyers purchasing without a leaseback option will reimburse the Seller for fall 2025 inputs. Contact agent for details.

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