



LAND FOR SALE

127.69 Certified Irrigated Acres



JASON ZABKA

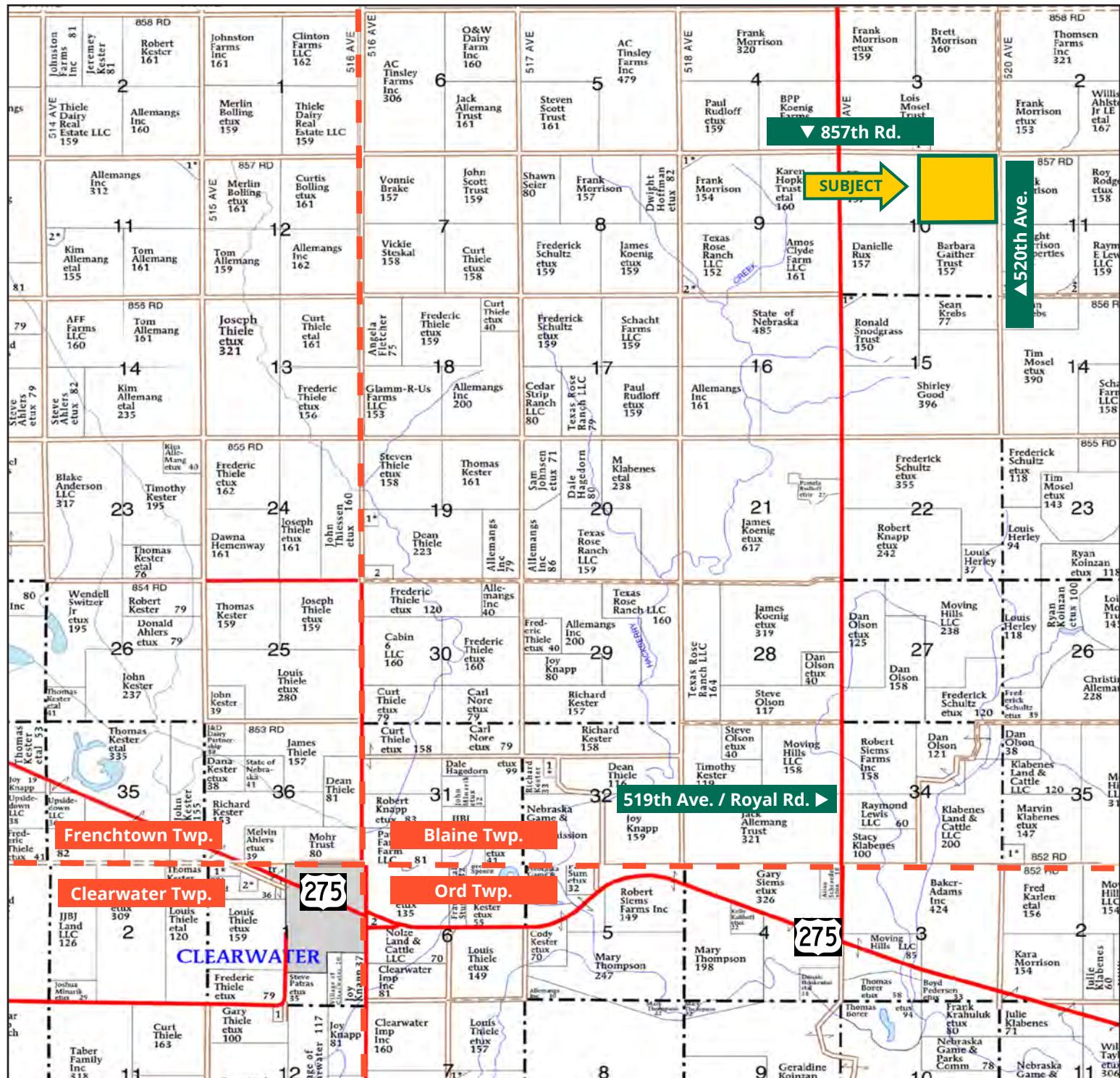
Licensed Salesperson in NE, IA & SD

402.843.8994

JasonZ@Hertz.ag

402.371.9336 | 100 N. 34th St., Ste. A,
Norfolk, NE 68701-7700 | www.Hertz.ag

**157.77 Acres, m/l
Antelope County, NE**



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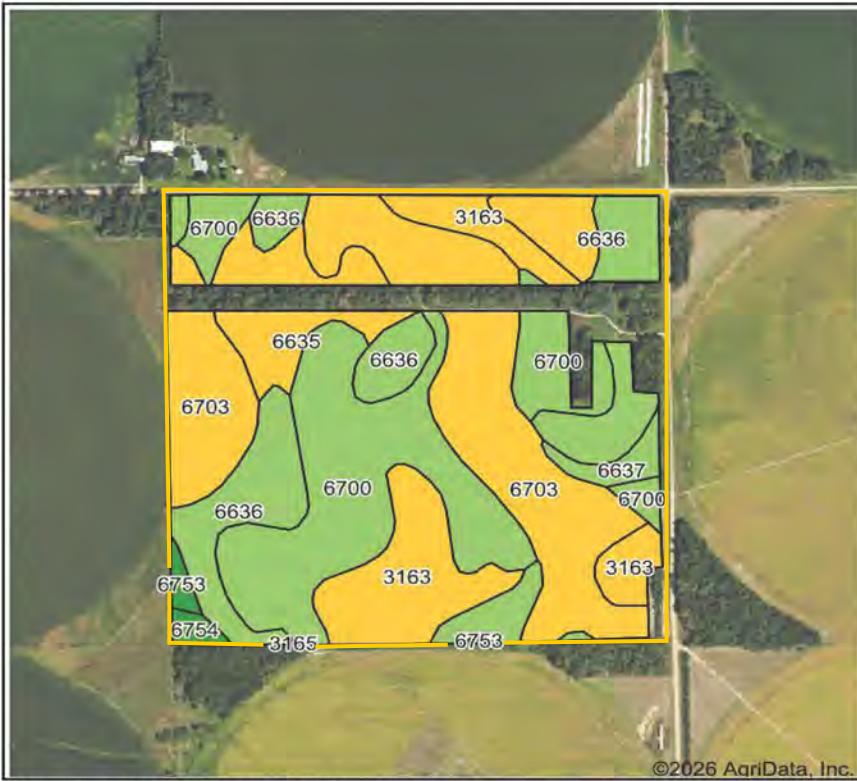
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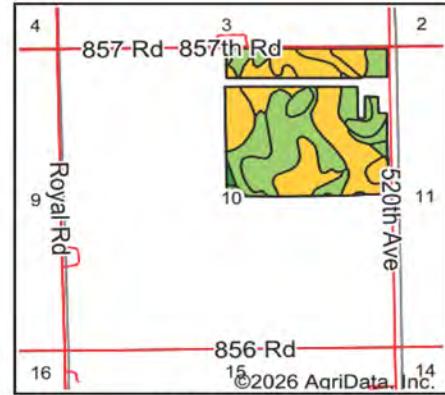
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FSA/Eff. Crop Acres: 139.99 | Soil Productivity: 50.40 NCCPI





Soils data provided by USDA and NRCS.

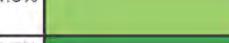


State: Nebraska
 County: Antelope
 Location: 10-26N-7W
 Township: Blaine
 Acres: 139.99
 Date: 1/29/2026



Maps Provided By:
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Area Symbol: NE003, 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
6703	Thurman loamy fine sand, 2 to 6 percent slopes	39.80	28.2%			IVe	IVe
6700	Thurman loamy fine sand, 0 to 2 percent slopes	37.83	26.8%			IIIe	IIIe
6636	Boelus loamy fine sand, 0 to 2 percent slopes	26.62	19.0%			IIIe	IIIe
3163	Doger fine sand, 0 to 6 percent slopes	18.57	13.5%			IVe	IVe
6635	Boelus fine sand, 0 to 6 percent slopes	13.06	9.5%			IVe	IVe
6637	Boelus loamy fine sand, 2 to 6 percent slopes	2.16	1.6%			IIIe	IIIe
6754	Nora silt loam, 2 to 6 percent slopes, eroded	0.99	0.7%			IIe	IIIe
6753	Nora silt loam, 2 to 6 percent slopes	0.96	0.7%			IIe	IIIe
Weighted Average						3.50	3.51
*n 50.4							

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Clearwater: go east on U.S. Hwy 275 for 3.4 miles to 519th Ave., then north for 5.6 miles to 857th Rd., and then a ½ mile east. The property is on the south side of 857th Rd.

Simple Legal

NE¼, Section 10, Township 26 North, Range 7 West of the 6th P.M., Antelope Co., NE.

Final abstract/title documents to govern legal description.

Price & Terms

- \$1,341,045
- \$8,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2025 Taxes Payable 2026: \$5,187.50

Net Taxable Acres: 157.77

Tax per Net Taxable Acre: \$32.88

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 63, Tract 947
 FSA/Eff. Crop Acres: 139.99
 Corn Base Acres: 100.39
 Corn PLC Yield: 142 Bu.
 Bean Base Acres: 9.81
 Bean PLC Yield: 48 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil types are Thurman, Boelus and Doger. The NCCPI productivity rating on the FSA/Eff. crop acres is 50.40. 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

Level to gently sloping.

Drainage

Natural.

Water & Well Information

- NRD: Upper Elkhorn
- Certified Irrigated Acres: 127.69
- Power: 3-phase electric
- Electric Motor: NAE 100 HP, installed in 2025
- Well: Completed in 2013 with a well depth of 340 feet and pump depth of 220 feet.
- Pump Capacity: 800 GPM

Irrigation Information

A single well services multiple pivot systems. Contact agent for details.

Comments

This is a productive farm located in a strong agricultural community.



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



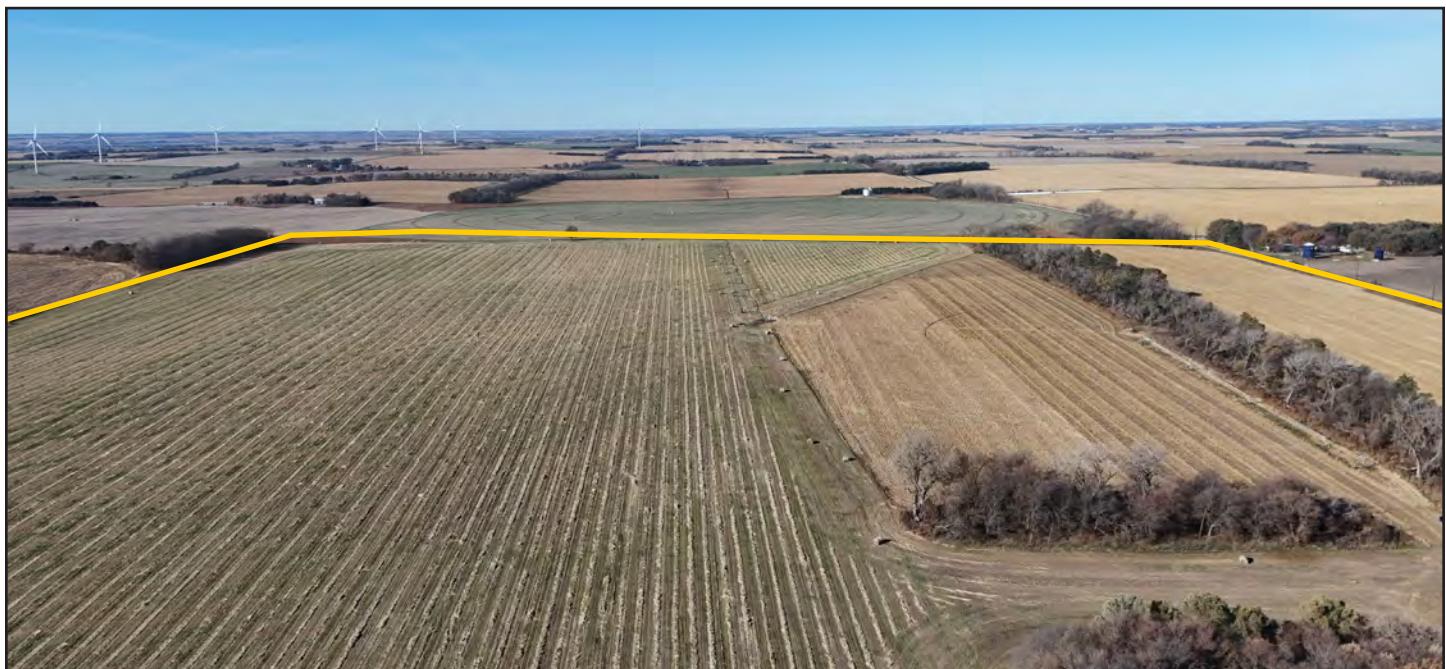
Northeast Looking Southwest



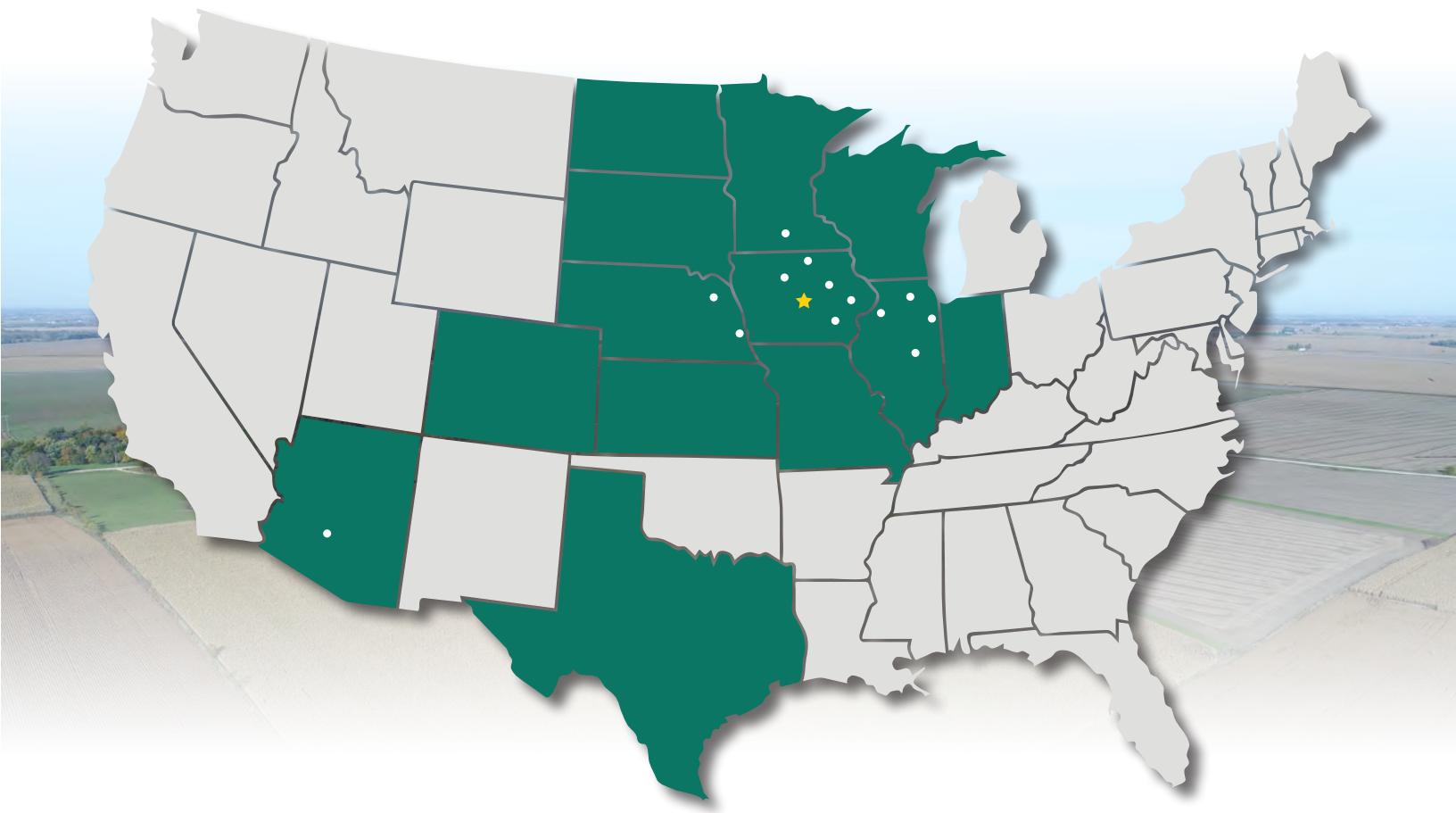
Northwest Looking Southeast



East Looking West



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