Hertz Farm Management, Inc.

ONE-CHANCE SEALED BID SALE

Small Tract of Productive Farmland with Development Potential

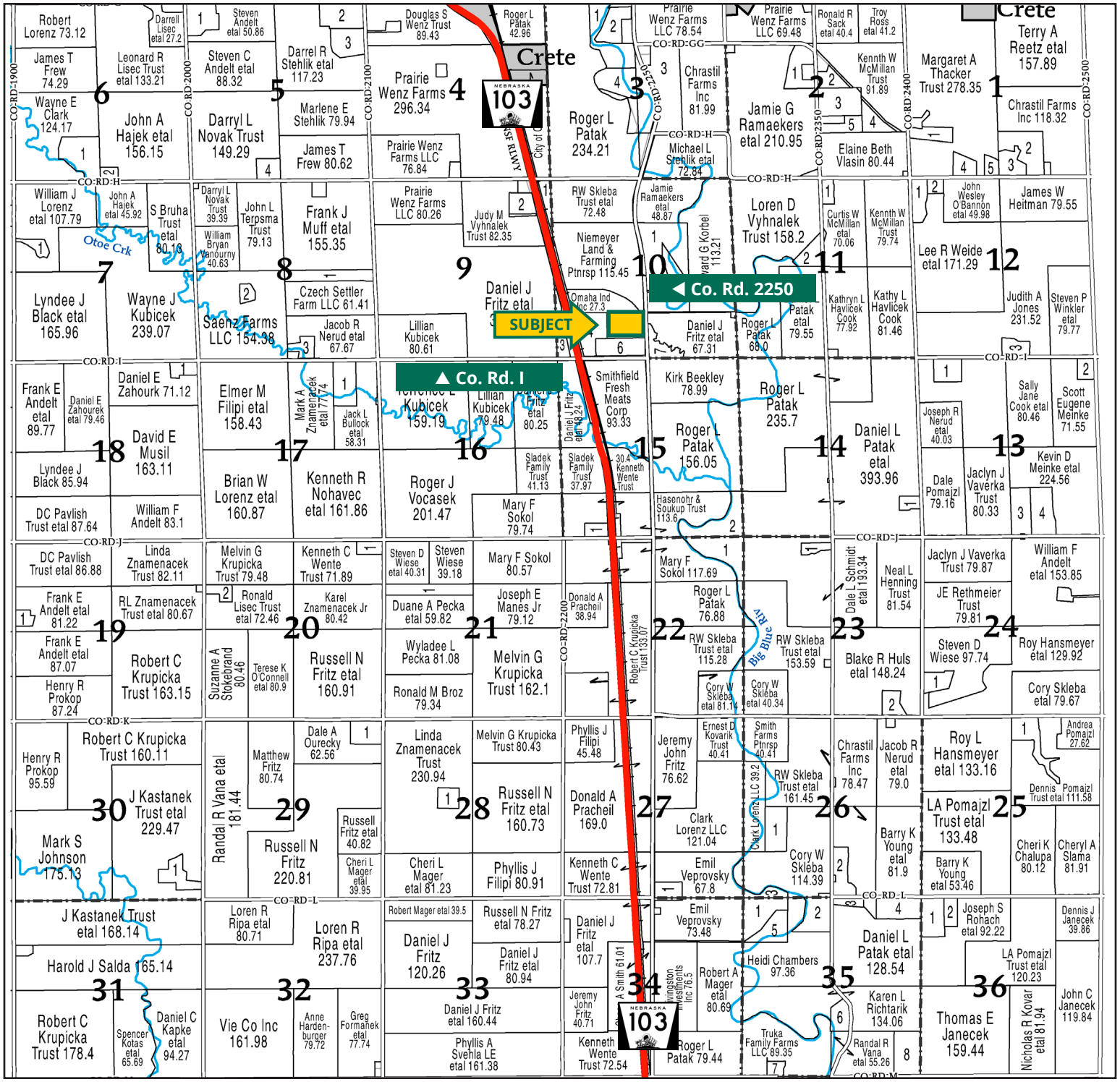
JASON ZABKA
Licensed Salesperson in NE, IA & SD
402.843.8994
JasonZ@Hertz.ag

Bid Deadline:
Tuesday, June 16, 2026
2:00 p.m., CDT

19.31 Acres, m/l
Single Parcel
Saline County, NE

PLAT MAP

Big Blue Township, Saline County, NE



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LOCATION MAP

Big Blue Township, Saline County, NE

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AERIAL PHOTO

19.31 Acres, m/l, Saline County, NE

FSA/Eff. Crop Acres: 19.52 | Soil Productivity: 74.20 NCCPI

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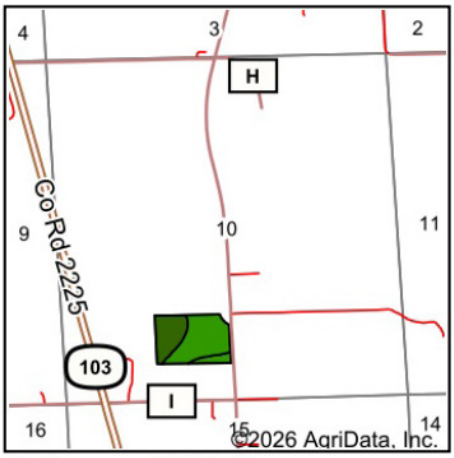
SOIL MAP

19.52 FSA/Eff. Crop Acres

Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Saline**
Location: **10-7N-4E**
Township: **Big Blue**
Acres: **19.52**
Date: **4/30/2026**

Maps Provided By:

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Area Symbol: NE151, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
3709	Crete silt loam, terrace, 0 to 1 percent slopes	11.55	59.2%		IIs	IIs	69
3775	Muir silt loam, rarely flooded	6.38	32.7%		Iw	Iw	85
3713	Butler silt loam, terrace, 0 to 1 percent slopes	1.59	8.1%		IIw	IIw	69
				Weighted Average	**1.67**	**1.67**	***n 74.2**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY INFORMATION

19.31 Acres, m/l, Saline County, NE

Location
From Crete: go south on South Main Ave. / Co. Rd. 2250 for 2½ miles. The property is on the west side of the road.

Simple Legal
A tract of land located in the S½ SW¼ of Section 10, Township 7 North, Range 4 East of the 6th P.M., Saline Co., NE. *Final abstract/title documents to govern legal description.*

Real Estate Tax
2025 Taxes Payable 2026: $1,488.66
Net Taxable Acres: 19.31
Tax per Net Taxable Acre: $77.10

Lease Status
Leased through the 2026 crop year.

FSA Data
Farm Number 4742, Tract 4479
FSA/Eff. Crop Acres: 19.52
Corn Base Acres: 19.60
Corn PLC Yield: 151 Bu.
Grain Sorghum Acres: .30
Grain Sorghum PLC Yield: 92 Bu.

NRCS Classification
NHEL: Non-Highly Erodible Land. Tract contains a Farmable Wetland.

Soil Types/Productivity
Main soil types are Crete and Muir. The NCCPI productivity rating on the FSA/Eff. crop acres is 74.20. 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.

Drainage
Natural.

Buildings/Improvements
None.

Water & Well Information
Property includes an active registered well servicing 17.62 Certified Irrigated Acres. The well is located in the northwest corner of the field. Well# G-159461. Irrigation equipment is not present on the property and the well has not been in recent use. Contact agent for details.

Easement
There is a utility easement with overhead powerlines running through the northeastern portion of the farm. See Survey for details or contact agent for details.

Comments
Highly productive tract of land located within the City of Crete's Municipal Zoning Jurisdiction and adjacent to existing Commercial/Industrial activity. Property is currently in ag production but is Zoned Industrial (I-2).

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.

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

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PROPERTY PHOTOS

19.31 Acres, m/l, Saline County, NE

Northeast Looking Southwest

Northwest Looking Southeast

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PROPERTY PHOTOS

19.31 Acres, m/l, Saline County, NE

East Looking West

West Looking East

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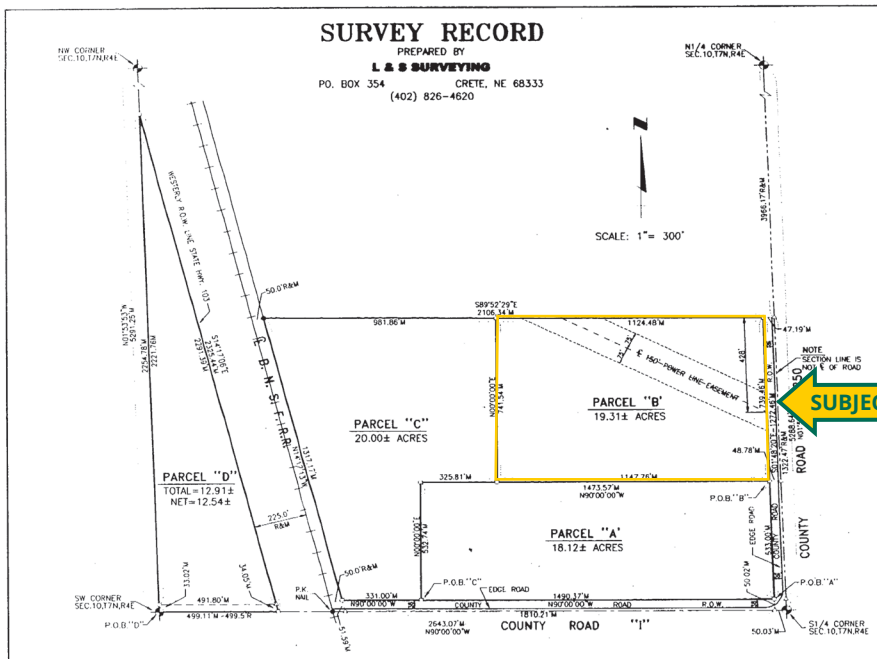
PROPERTY SURVEY

19.31 Acres, m/l, Saline County, NE



LEGAL DESCRIPTIONS

PARCEL "A"

A tract of land located in the S½ of the SW¼ and lying east of the easterly R.O.W. line of the Burlington Northern & Santa Fe Railroad, all in Section 10, T7N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Commencing at the SE Corner of said S½SW¼; thence N90°00'00"W (Assumed Bearing) on the south line of said S½SW¼, 50.03 feet; thence N01°48'20"W, 50.02 feet to the point of beginning, said point being on the northerly R.O.W. line of County Road "I" and the westerly R.O.W. line of County Road 2250; thence N90°00'00"W on the northerly R.O.W. line of County Road "I", being 50.0 feet north of and parallel with the south line of said S½SW¼, 1490.37 feet; thence N00°00'00"E, 532.74 feet; thence S90°00'00"E parallel with the south line of said S½SW¼, 1473.57 feet to the westerly R.O.W. line of County Road 2250; thence S01°48'20"E on said westerly R.O.W. line, 533.00 feet to the point of beginning. Containing 18.12 acres more or less.

PARCEL "B"

A tract of land located in the S½ of the SW¼ and lying east of the easterly R.O.W. line of the Burlington Northern & Santa Fe Railroad, all in Section 10, T7N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Commencing at the SE Corner of said S½SW¼; thence N90°00'00"W (Assumed Bearing) on the south line of said S½SW¼, 50.03 feet; thence N01°48'20"W, 583.02 feet to the point of beginning, said point being on the westerly R.O.W. line of County Road 2250; thence N90°00'00"W parallel with the south line of said S½SW¼, 1147.76 feet; thence N00°00'00"E, 741.54 feet to the north line of said S½SW¼; thence S89°52'29"E on the north line of said S½SW¼, 1124.48 feet to the westerly R.O.W. line of County Road 2250; thence S01°48'20"E on the westerly R.O.W. line of County Road 2250, 739.46 feet to the point of beginning. Containing 19.31 acres more or less.

PARCEL "C"

A tract of land located in the S½ of the SW¼ and lying east of the easterly R.O.W. line of the Burlington Northern & Santa Fe Railroad, all in Section 10, T7N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Commencing at the SE Corner of said S½SW¼; thence N90°00'00"W (Assumed Bearing) on the south line of said S½SW¼, 1541.98 feet; thence N00°00'00"E, 50.0 feet to the point of beginning, said point being on the northerly R.O.W. line of County Road "I"; thence N90°00'00"W on the northerly R.O.W. line of County Road "I", being 50.0 feet north of and parallel with the south line of said S½SW¼, 331.00 feet to the easterly R.O.W. line of the Burlington Northern & Santa Fe Railroad; thence N14°17'13"W on said easterly R.O.W. line, 1317.17 feet to the north line of said S½SW¼; thence S89°52'29"E on the north line of said S½SW¼, 981.86 feet; thence S00°00'00"W, 741.54 feet; thence N90°00'00"W parallel with the south line of said S½SW¼, 325.81 feet; thence S00°00'00"W, 532.74 feet to the point of beginning. Containing 20.00 acres more or less.

PARCEL "D"

A tract of land lying west of the westerly R.O.W. line of hwy. #103 located in the SW¼ of Section 10, T7N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Beginning at the SW Corner of said SW¼; thence N01°53'53"W (Assumed Bearing) on the west line of said SW¼, 2254.78 feet to the westerly R.O.W. line of Hwy. #103; thence S14°17'06"E on said westerly R.O.W. line, 2325.44 feet to the south line of said SW¼; thence N90°00'00"W on the south line of said SW¼, 499.11 feet to the point of beginning. Containing 12.91 acres more or less.

CORNER TIES - SECTION 10, T7N, R4E

S½ Corner - Found SCSM 2" Aluminum Cap.

69.70' NW to a nail in disk in the SW face of power pole.
68.88' SW to a nail in disk in the NW face of underground cable warning post.
52.11' East to a nail in disk in top of corner post.

SW Corner - Found 1/2" iron bar.

29.40' North to a nail in bottle cap in the west face of south pole of "H" frame pole.
46.47' SW to a 1/2" iron bar.
52.55' SE to a 5/8" rebar.

NW Corner - Found SCSM 2" Aluminum Cap.

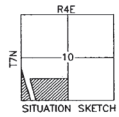
46.21' SW to a nail in bottle cap in the NW face of power pole.
30.66' NW to a P.K. nail in top of north end of 36" C.M.P.
32.93' South to a 5/8" rebar.

N¼ Corner - Found SCSM 2" Aluminum Cap.

66.09' NW to a nail in disk in top of end guard rail post on west side of road.
56.03' NE to a nail in disk in top of end guard rail post on east side of road.
81.89' NE to a nail in disk in the south face of power pole.

LEGEND

- Corners Found
- Corners Found (1" Pipe)
- Corners Set (5/8"Iron Bar)
- Temporary Point
- R Record Distance
- M Measured Distance



SITUATION SKETCH

SURVEYOR'S CERTIFICATE

I, Leslie J. Siedschlag, a Registered Land Surveyor in the State of Nebraska, hereby certify that this survey was made under my direct supervision on January 12, 2001 and that all dimensions shown are in feet and decimals of a foot and correct to the best of my knowledge and belief.

Leslie J. Siedschlag, Nebraska L.S. No. 469

RECEIVED
MAR 05 2001
SURVEY RECORD REPOSITORY
SALINE County
508-46

FIELD BOOK CERT 14 PAGE 77
DRAWN by: Dick 1-15-01
SHEET 1 OF 1

CAD by FLYING R (1100-164)

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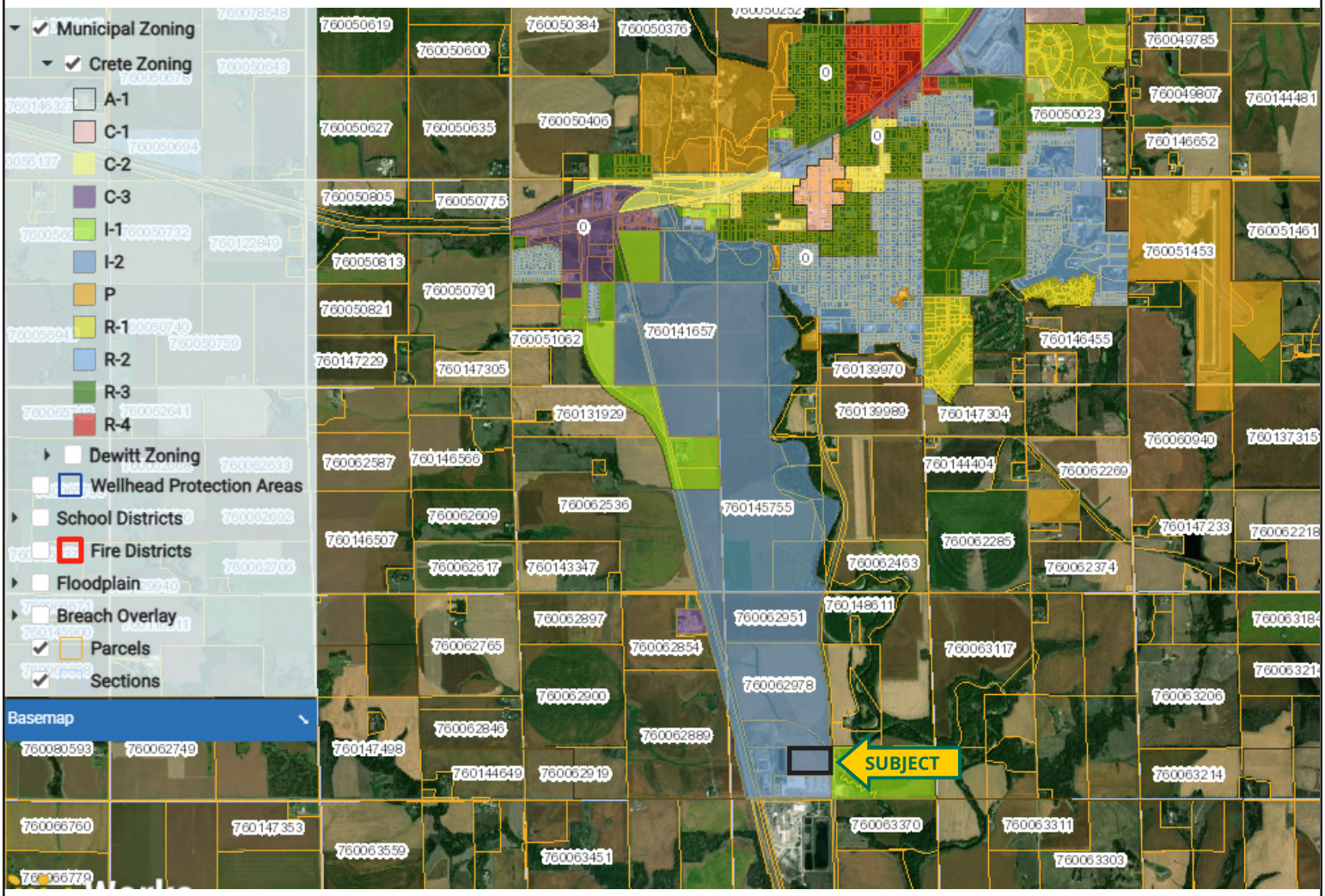
ZONING MAP

19.31 Acres, m/l, Saline County, NE



Map Obtained from the City of Crete Planning & Zoning

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SEALED BID INFORMATION

Bid Deadline: Tues., June 16, 2026

Time: 2:00 p.m., CDT

Mail To:
Hertz Farm Management, Inc.
Attn: Jason Zabka
100 N 34th St., Ste. A
Norfolk, NE 68701-7700

Seller
GR Equipment Leasing, Inc.

Agency
Hertz Farm Management, Inc 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, Inc. 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, Jason Zabka at 402-843-8994.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management, Inc. to be considered, all Sealed Bids should be made and delivered to the Norfolk, NE Hertz office, on or before Tuesday, June, 16, 2026 by 2:00 p.m., CDT. The Seller will accept or reject all bids by 2:00 p.m. on Wednesday, June 17, 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 July 21, 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, subject to the existing lease. 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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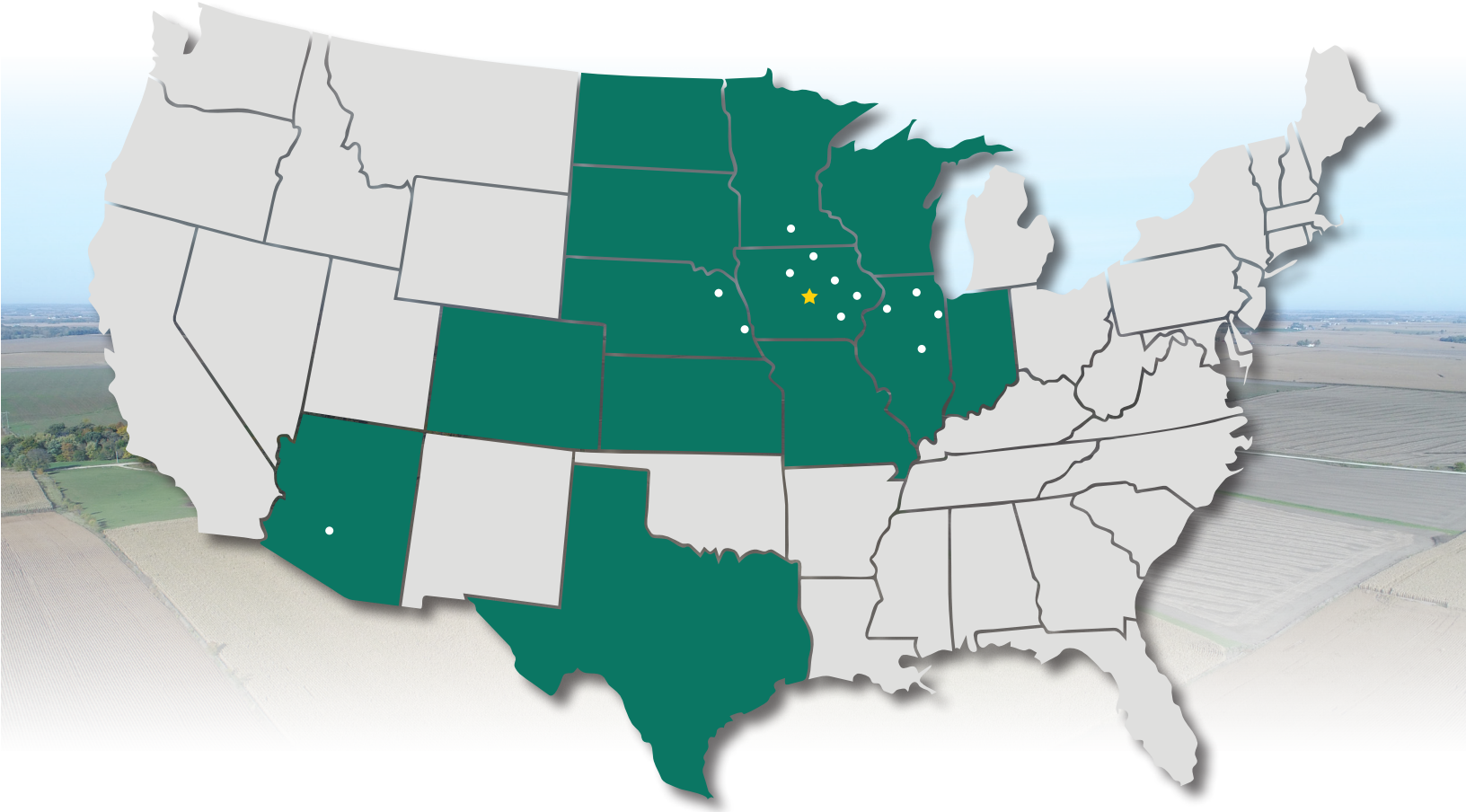
MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions

Professional Buyer Representation

Certified Farm Appraisals

Professional Farm Management

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