

Productive Small Tract with Development Potential



JASON ZABKA

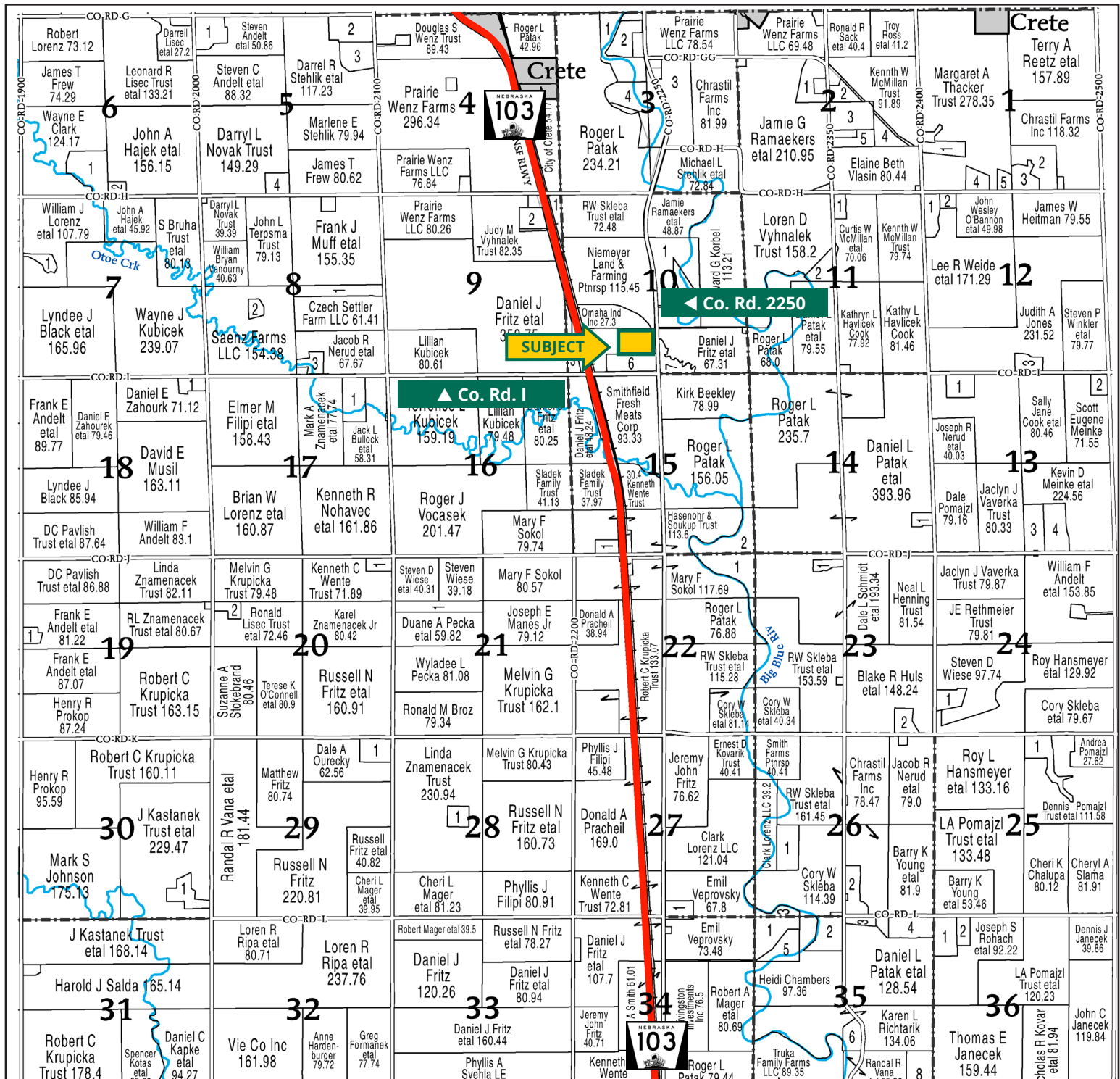
Licensed Salesperson in NE, IA & SD

402.843.8994

JasonZ@Hertz.ag

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

19.31 Acres, m/I
Saline County, NE



Map reproduced with permission of Farm & Home Publishers, Ltd.

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

JASON ZABKA
402.843.8994
 JasonZ@Hertz.ag

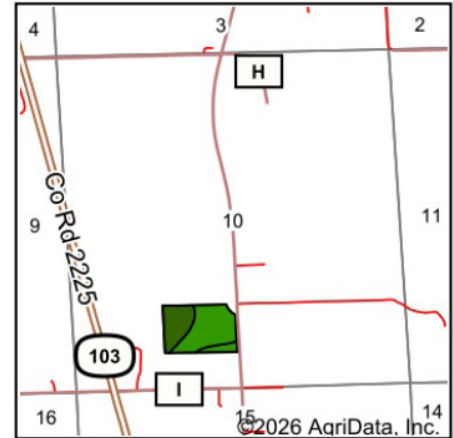


FSA/Eff. Crop Acres: 19.52 | Soil Productivity: 74.20 NCCPI



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

JASON ZABKA
402.843.8994
JasonZ@Hertz.ag



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



Maps Provided By:



Soils data provided by USDA and NRCS.

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%		Ils	Ils	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%		Ilw	Ilw	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

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.*

Price & Terms

- \$165,000
- \$8,544.80/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: \$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: 0.30
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 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

JASON ZABKA

402.843.8994

JasonZ@Hertz.ag

Northeast Looking Southwest



Northwest Looking Southeast

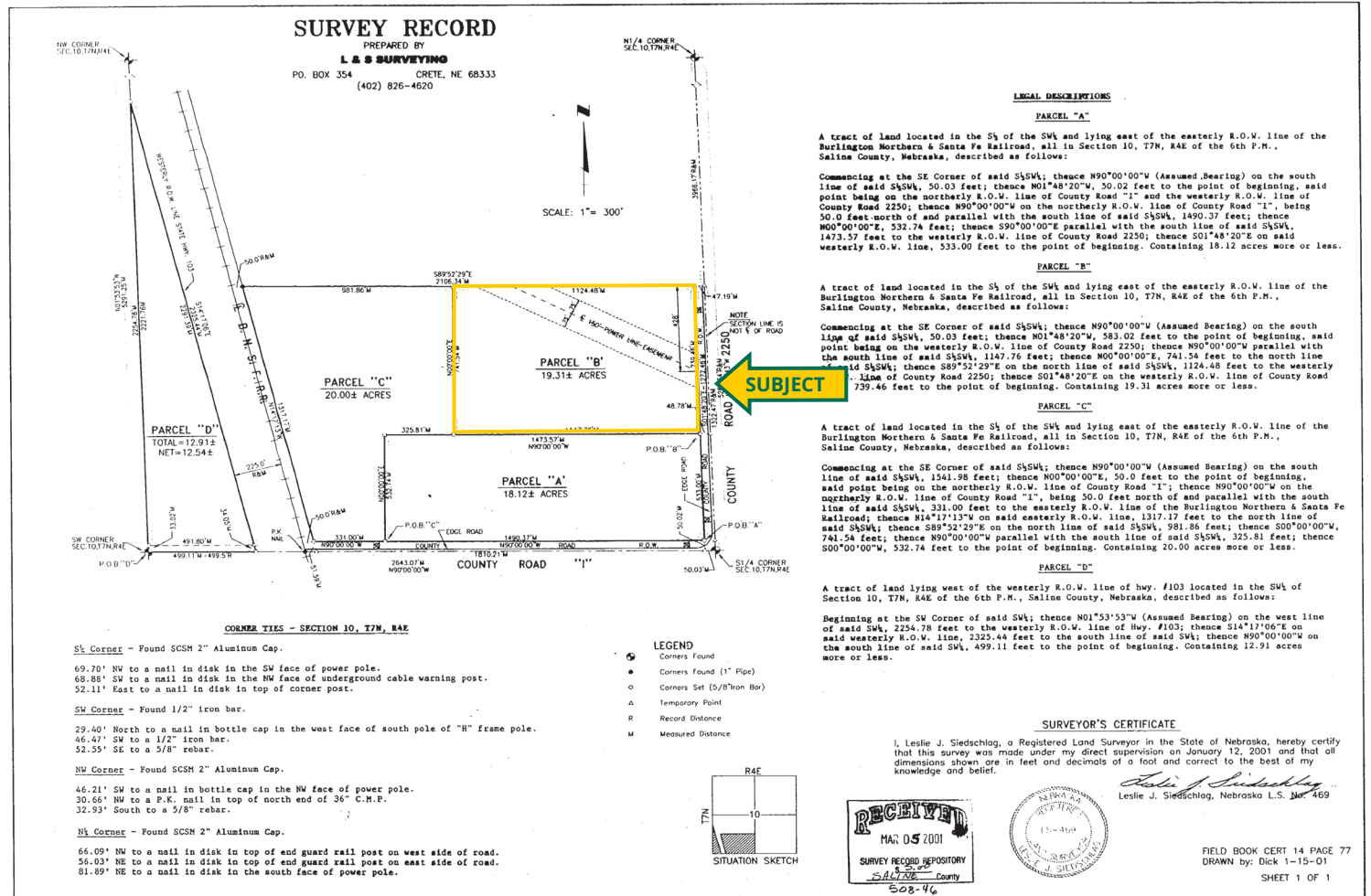


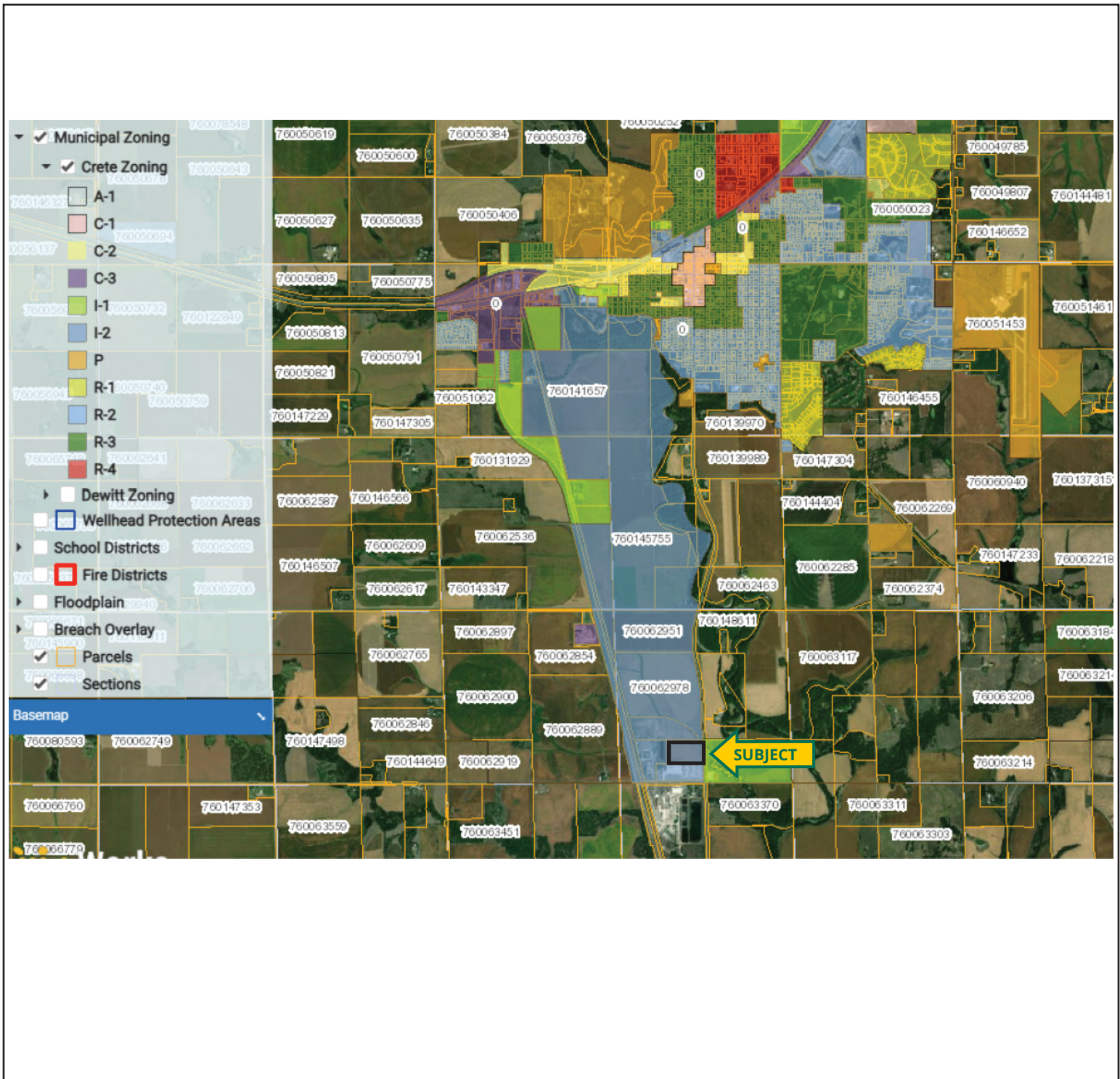
East Looking West



West Looking East





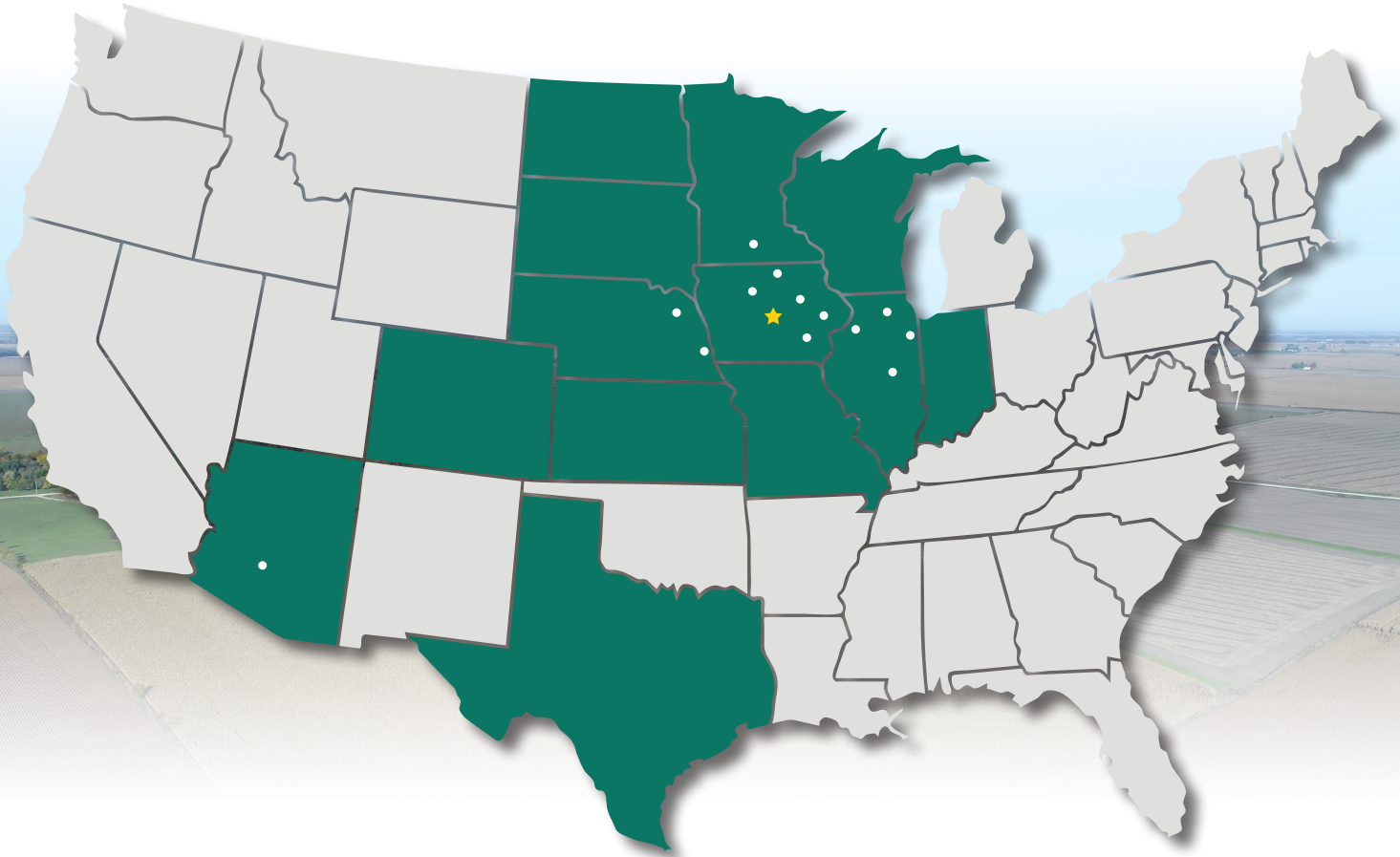


Map Obtained from the City of Crete Planning & Zoning

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

JASON ZABKA
402.843.8994
JasonZ@Hertz.ag

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

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

JASON ZABKA
402.843.8994
JasonZ@Hertz.ag