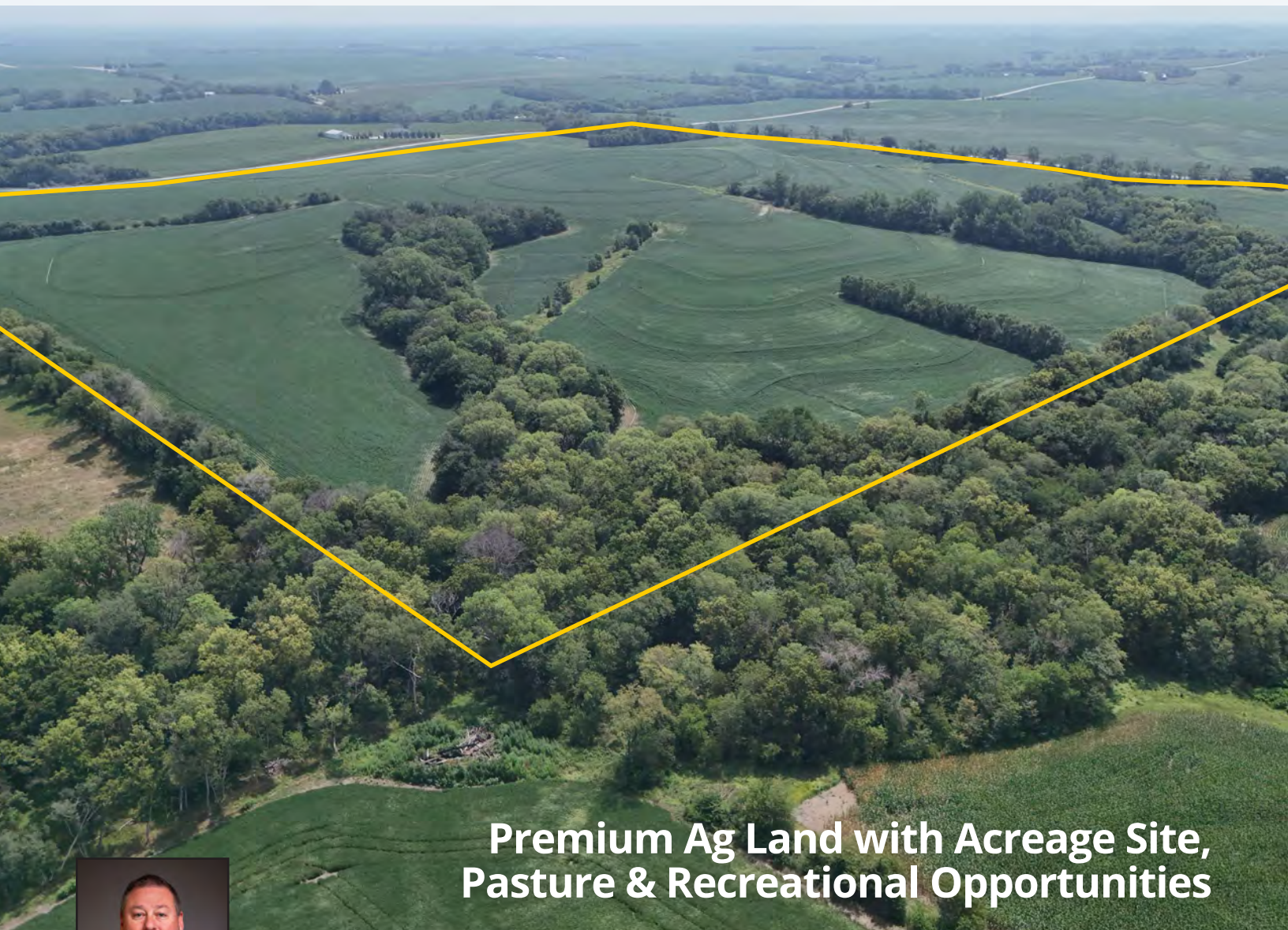




ONE-CHANCE SEALED BID SALE



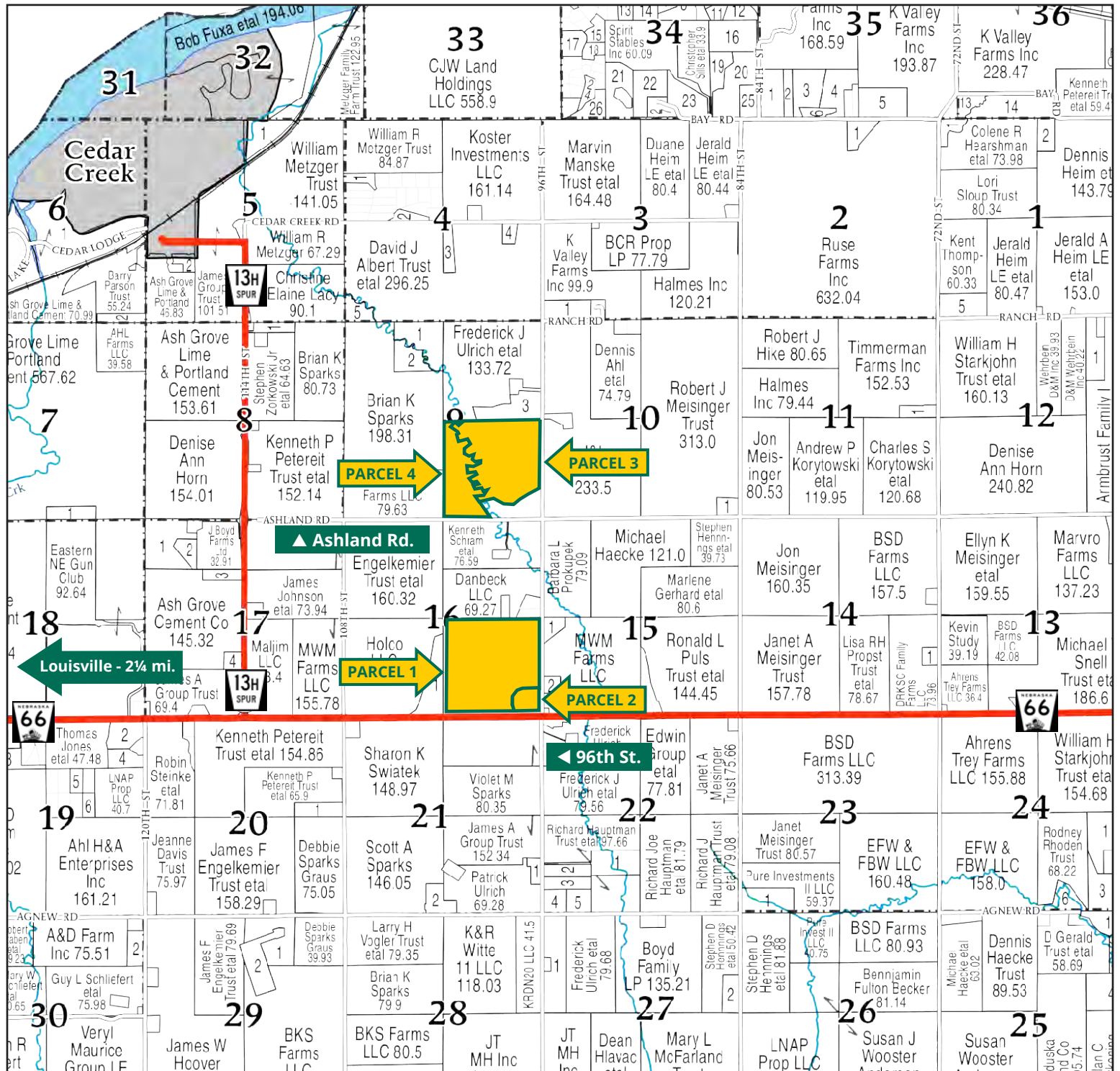
**Premium Ag Land with Acreage Site,
Pasture & Recreational Opportunities**

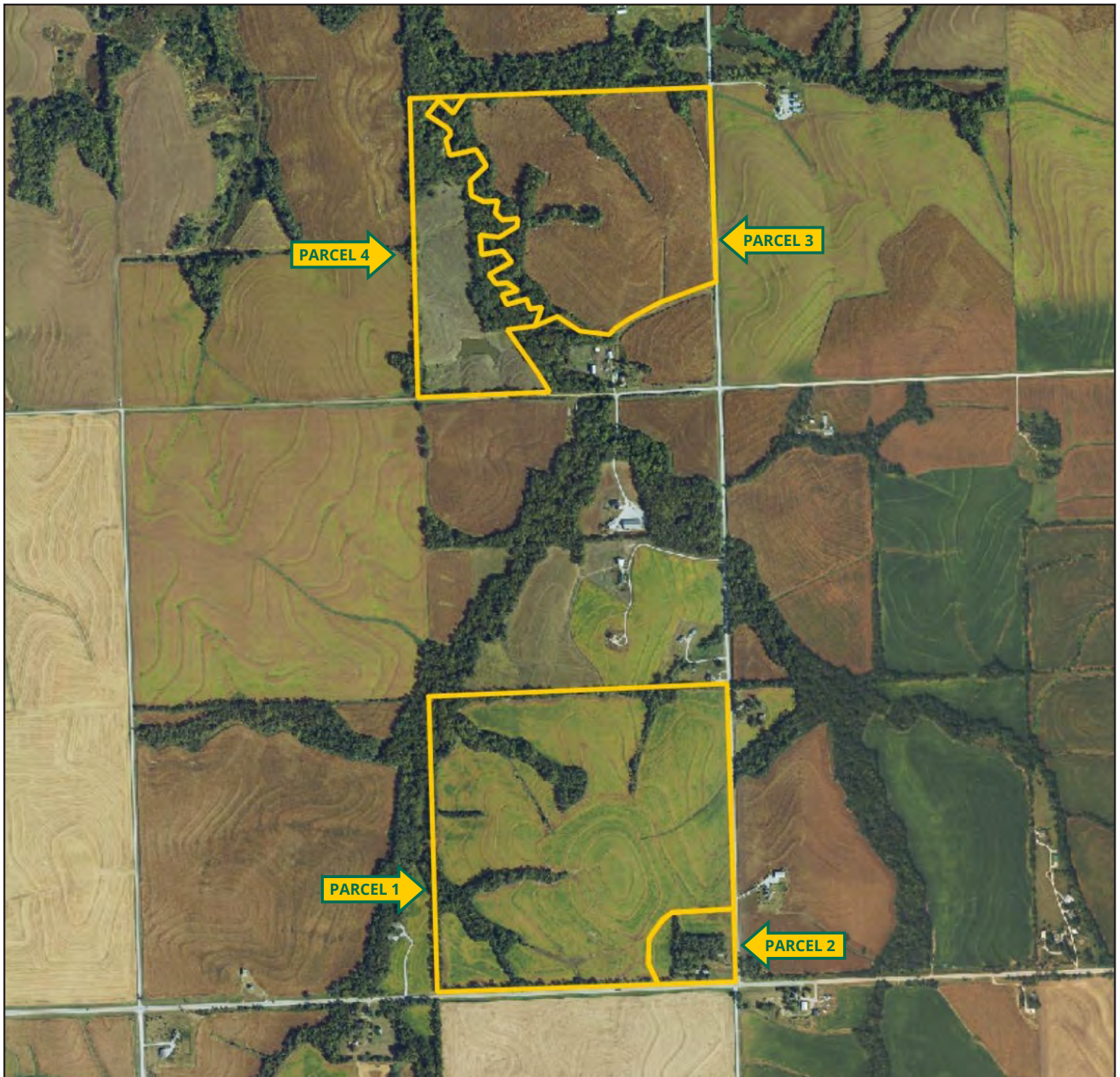


SCOTT HENRICHSEN, AFM
Licensed Salesperson
in IA, NE & MO
716.310.0466
ScottH@Hertz.ag

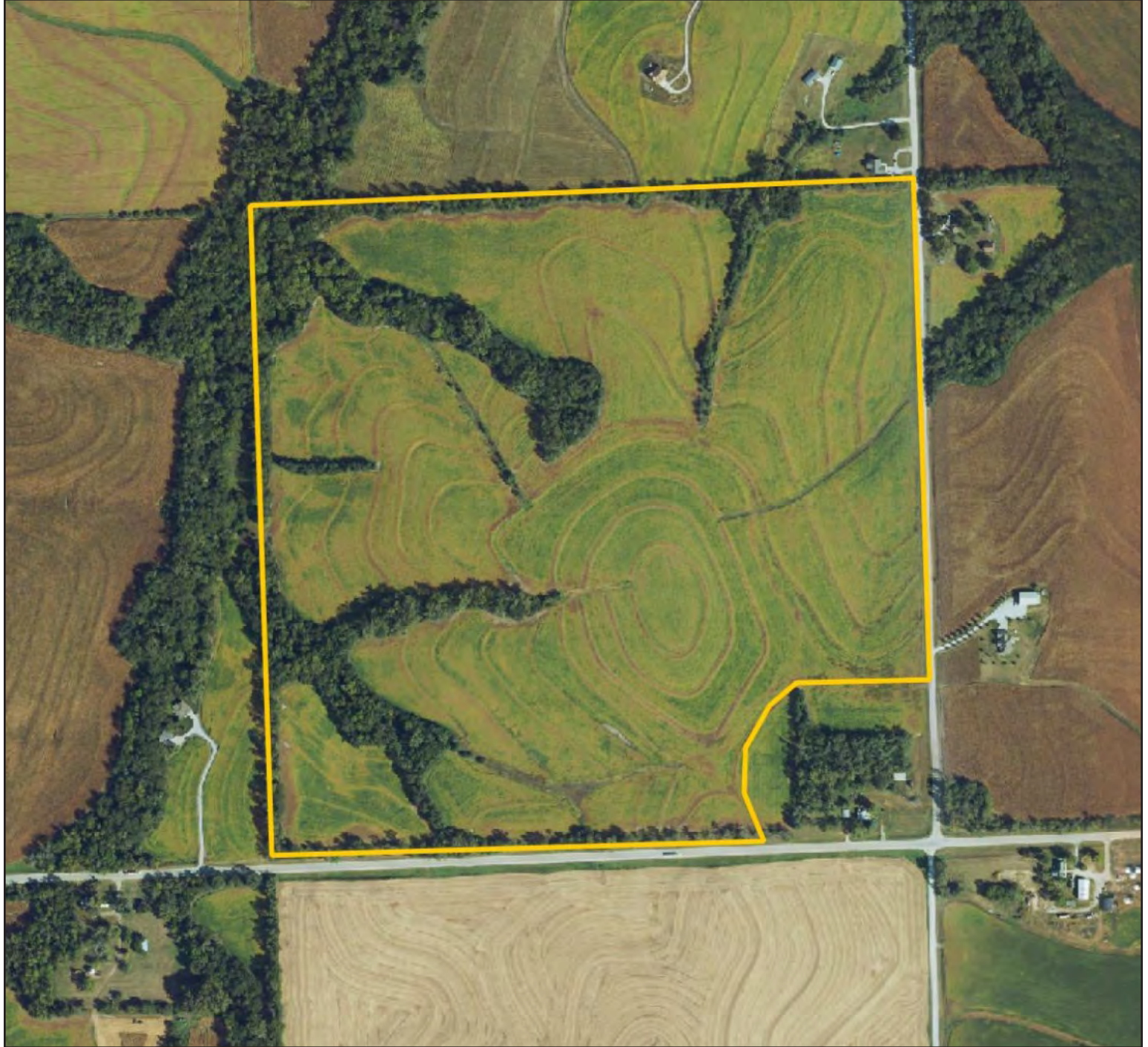
Bid Deadline:
Friday, September 25, 2026
2:00 P.M., CDT

291.17 Acres, m/l
4 Parcels
Cass County, NE





Est. FSA/Eff. Crop Acres: 127.75 | Soil Productivity: 79.70 NCCPI



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

SCOTT HENRICHSEN, AFM
716.310.0466
ScottH@Hertz.ag



State: **Nebraska**
County: **Cass**
Location: **16-12N-12E**
Township: **Eight Mile Grove**
Acres: **127.75**
Date: **8/11/2026**



Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: NE025, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	75.87	59.4%		IIIe	IVe	86
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	30.77	24.1%		IIe	IIIe	59
8020	Marshall silty clay loam, 2 to 6 percent slopes, eroded	19.16	15.0%		IIe	IIIe	91
7867	Nodaway silt loam, channeled, frequently flooded	1.95	1.5%		VIw		52
Weighted Average					2.65	*-	*n 79.7

*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 Louisville: Go east on Hwy 66 for 4.7 miles. Property is located on the north side of the road.

Simple Legal

W $\frac{1}{2}$ SE $\frac{1}{4}$, excluding Hwy, and E $\frac{1}{2}$ SE $\frac{1}{4}$, excluding Hwy and 9.27-acre building site, all in Section 16, Township 12 North, Range 12 East of the 6th P.M., Cass Co., NE. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$9,567.26*

Net Taxable Acres: 146.80

Tax per Net Taxable Acre: \$65.17*

**Taxes estimated due to recent survey of property and pending tax parcel split. Cass County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 7890, Part of Tract 442

FSA/Eff. Crop Acres: 127.75*

Corn Base Acres: 62.55*

Corn PLC Yield: 116 Bu.

Bean Base Acres: 62.55*

Bean PLC Yield: 37 Bu.

**Acres are estimated pending reconstitution of farm by Cass County FSA office.*

NRCS Classification

HEL: Highly Erodible Land. Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil type is Marshall. The NCCPI productivity rating on the estimated FSA/Eff. crop acres is 79.70. 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

Nearly level to strongly sloping.

Drainage

Terraces.

Buildings/Improvements

None.

Water & Well Information

None.



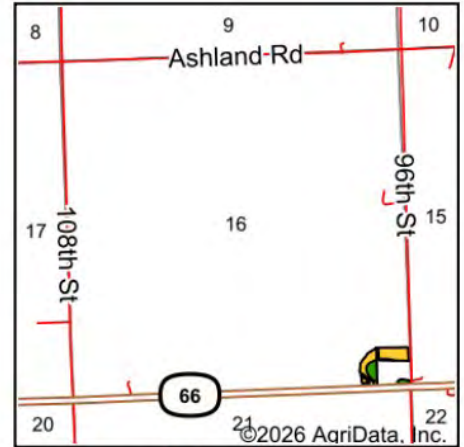
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Est. FSA/Eff. Crop Acres: 4.98 | Soil Productivity: 66.20 NCCPI



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

SCOTT HENRICHSEN, AFM
716.310.0466
ScottH@Hertz.ag



State: **Nebraska**
County: **Cass**
Location: **16-12N-12E**
Township: **Eight Mile Grove**
Acres: **4.98**
Date: **8/11/2026**



Maps Provided By

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: NE025, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	3.66	73.5%		Ile	IIle	59
8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	1.32	26.5%		IIIle	IVe	86
Weighted Average					2.27	3.27	*n 66.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Louisville: Go east on Hwy 66 for 5 miles to the intersection of Hwy 66 and 96th St. Property is located on the northwest side of the intersection.

Simple Legal

9.27-acre building site located in the SE¼ SE¼ of Section 16, Township 12 North, Range 12 East of the 6th P.M., Cass Co., NE. *Final abstract/title documents to govern legal description.*

Address

9714 Hwy 66
Louisville, NE 68037

Real Estate Tax

2025 Taxes Payable 2026: \$7,017.02*

Surveyed Acres: 9.27

Net Taxable Acres: 9.27*

**Taxes estimated due to recent survey and pending tax parcel split. Cass County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 7890, Part of Tract 442

FSA/Eff. Crop Acres: 4.98*

Corn Base Acres: 2.05*

Corn PLC Yield: 116 Bu.

Bean Base Acres: 2.05*

Bean PLC Yield: 37 Bu.

**Acres are estimated pending reconstitution of farm by the Cass County FSA office.*

NRCS Classification

HEL: Highly Erodible Land. Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil type is Yutan. The NCCPI productivity rating on the estimated FSA/Eff. crop acres is 66.20. 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

Gently to strongly sloping.

Drainage

Natural.

Dwelling

There is a 1½ story house, built in 1886, on the property. The home features 3 bedrooms, 1 bathroom, an estimated total of 1,728 square feet of living space and a 2-stall detached garage. Call agent for viewing.

Buildings/Improvements

There is a 48' x 36' x 12' pole shed, built in 1950, on the property.

Water & Well Information

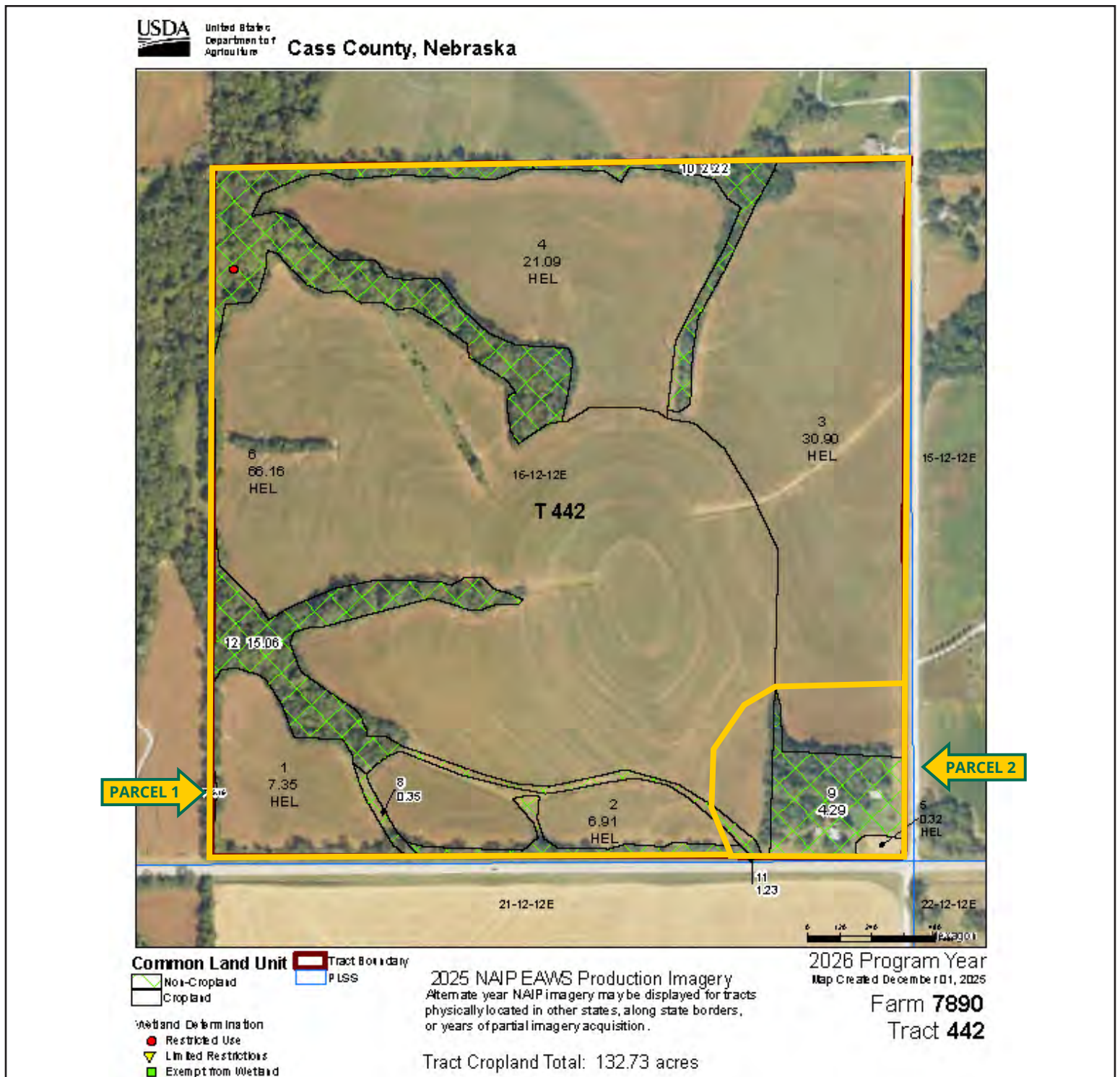
Rural water is available at the ditch.

Disclaimer

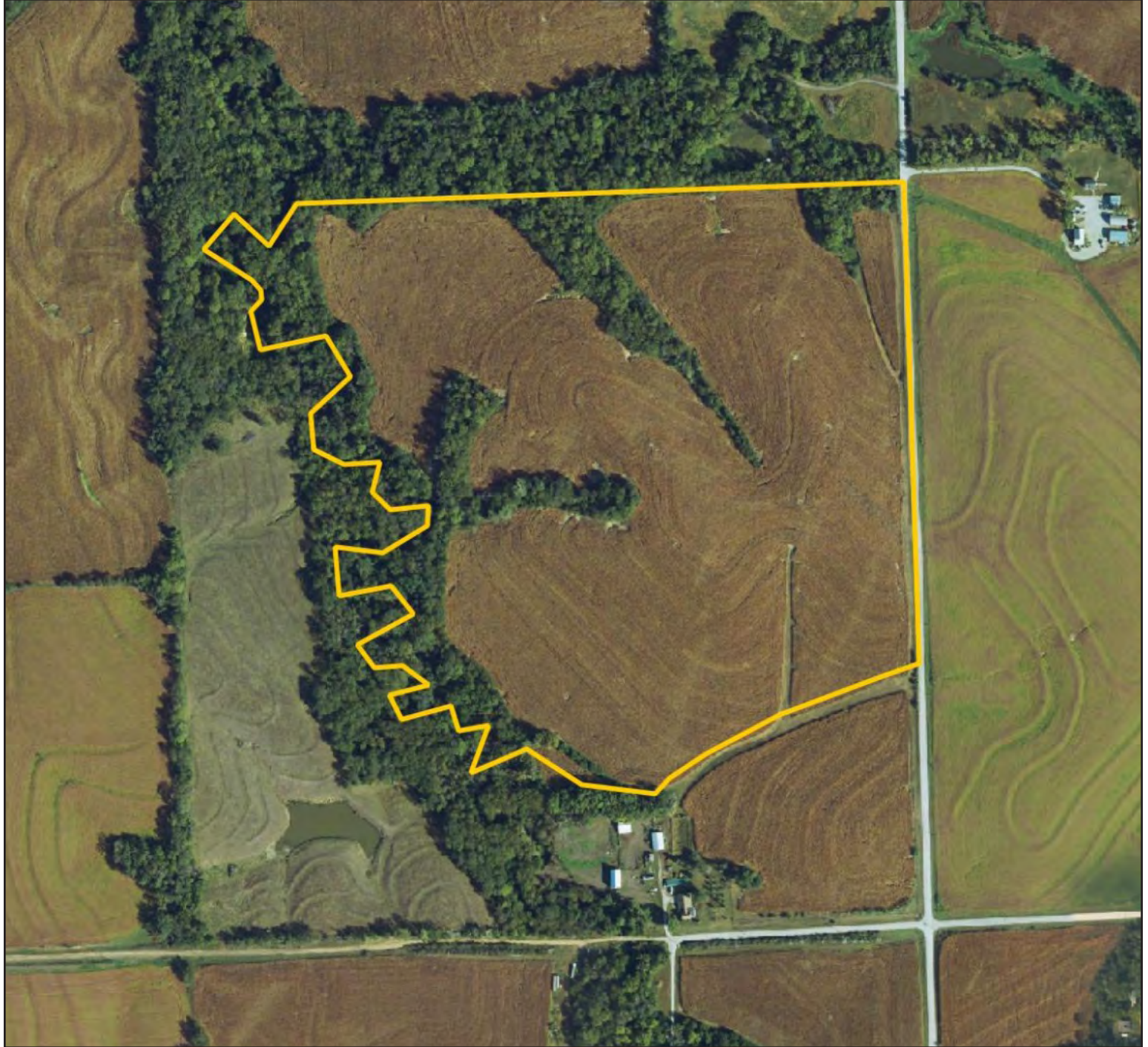
All dwelling and building/improvements information was obtained from the County Assessor's records and is believed to be accurate but is not guaranteed.



Parcel 1 - 127.75 Est. FSA/Eff. Crop Acres
Parcel 2 - 4.98 Est. FSA/Eff. Crop Acres

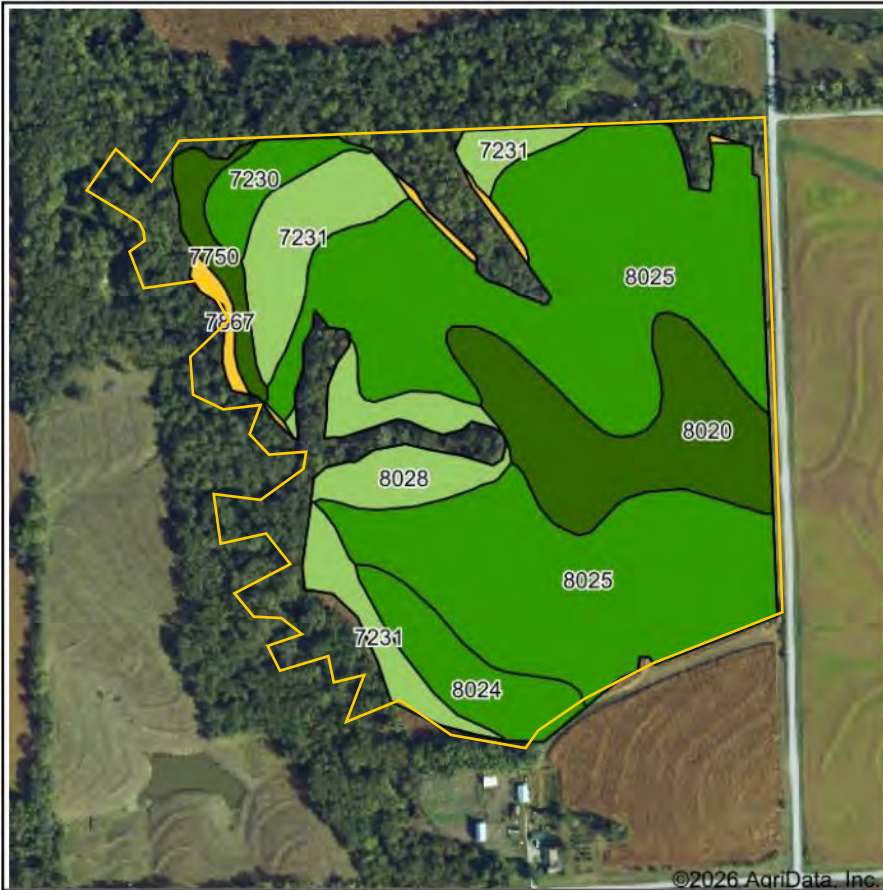


Est. FSA/Eff. Crop Acres: 74.25 | Soil Productivity: 85.40 NCCPI



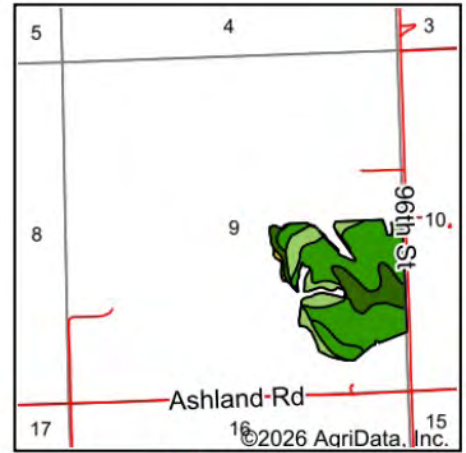
402.697.7500 | 11717 M Circle | Omaha, NE 68137 | www.Hertz.ag

SCOTT HENRICHSEN, AFM
716.310.0466
ScottH@Hertz.ag



©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Cass**
Location: **9-12N-12E**
Township: **Eight Mile Grove**
Acres: **74.25**
Date: **8/11/2026**



Maps Provided By

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: NE025, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	42.43	57.1%		IIIe	IVe	86
8020	Marshall silty clay loam, 2 to 6 percent slopes, eroded	10.22	13.8%		Ile	IIIe	91
7231	Judson silt loam, 2 to 6 percent slopes	8.10	10.9%		Ile		79
8028	Marshall silty clay loam, 11 to 17 percent slopes, eroded	4.30	5.8%		IVe		79
8024	Marshall silty clay loam, 6 to 11 percent slopes	3.99	5.4%		IIIe	IVe	89
7230	Judson silt loam, 0 to 2 percent slopes	2.14	2.9%		I	I	87
7750	Nodaway silt loam, occasionally flooded	1.93	2.6%		IIw	IIw	94
7867	Nodaway silt loam, channeled, frequently flooded	1.14	1.5%		VIw		52
Weighted Average					2.77	*-	*n 85.4

Location

From Louisville: Go east on Hwy 66 for 5 miles and then north on 96th St. for 1.2 miles. Property is located on the west side of the road.

Simple Legal

Tax Lot 9 consisting of 91.21 acres in the SE¼ of Section 9, Township 12 North, Range 12 East of the 6th P.M., Cass Co., NE. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$4,807.34*

Surveyed Acres: 91.21

Net Taxable Acres: 91.21*

Tax per Net Taxable Acre: \$52.71*

**Taxes estimated due to recent survey and pending tax parcel split. Cass County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 7890, Part of Tract 350

FSA/Eff. Crop Acres: 74.25*

Corn Base Acres: 36.00*

Corn PLC Yield: 120 Bu.

Bean Base Acres: 35.95*

Bean PLC Yield: 36 Bu.

**Acres are estimated pending reconstitution of farm by the Cass County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil type is Marshall. The NCCPI productivity rating on the estimated FSA/Eff. crop acres is 85.40. 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

Moderately sloping.

Drainage

Terraces and waterways.

Buildings/Improvements

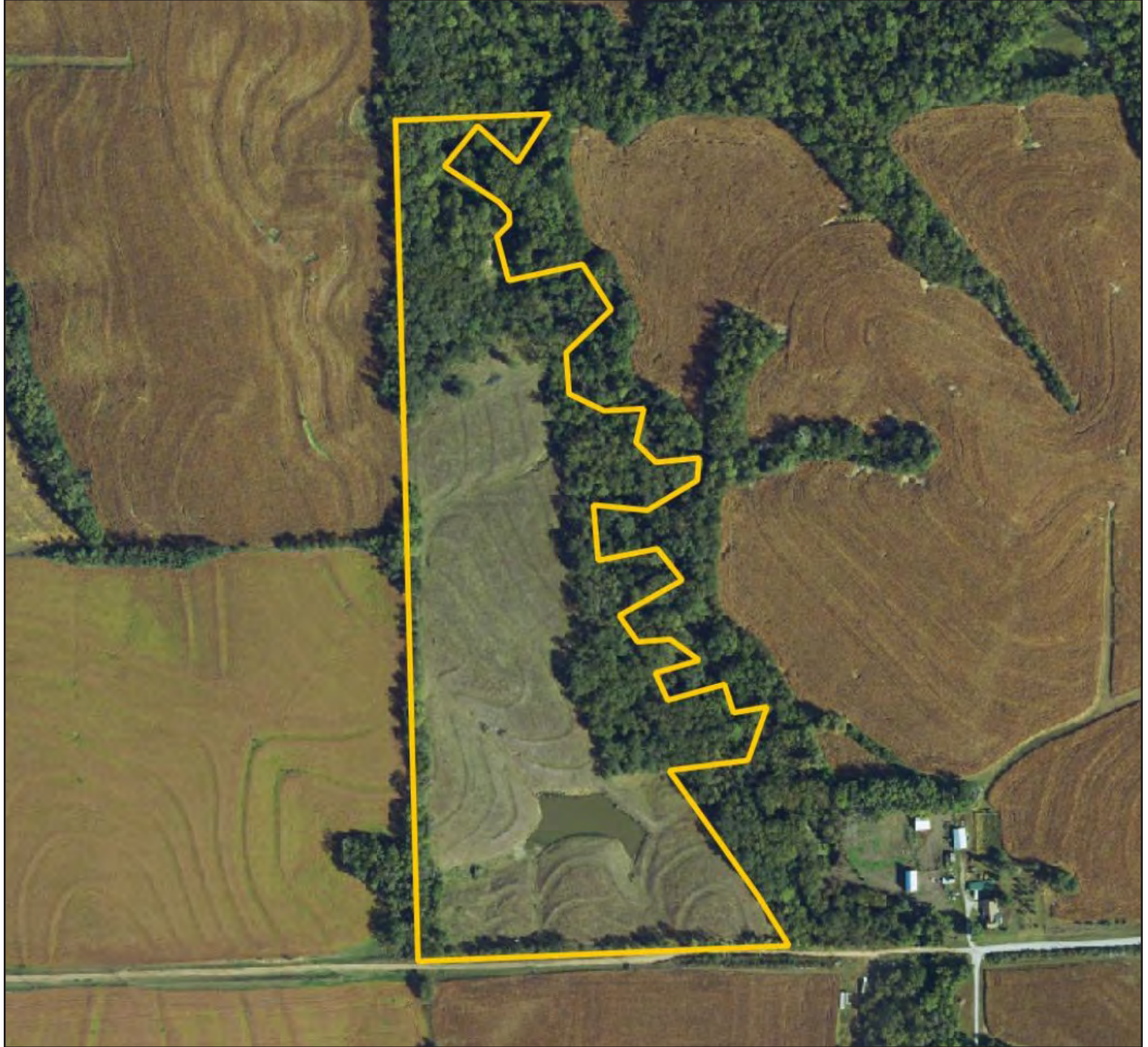
None.

Water & Well Information

None.



FSA/Eff. Crop Acres: 25.78 | Soil Productivity: 79.60 NCCPI



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

SCOTT HENRICHSEN, AFM
716.310.0466
ScottH@Hertz.ag



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Cass**
Location: **9-12N-12E**
Township: **Eight Mile Grove**
Acres: **25.78**
Date: **8/11/2026**



Maps Provided By



© AgriData, Inc. 2025

www.AgriDataInc.com



Area Symbol: NE025, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
8028	Marshall silty clay loam, 11 to 17 percent slopes, eroded	20.31	78.8%		IVe		79
8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	4.69	18.2%		IIIe	IVe	86
7867	Nodaway silt loam, channeled, frequently flooded	0.67	2.6%		VIw		52
8024	Marshall silty clay loam, 6 to 11 percent slopes	0.11	0.4%		IIIe	IVe	89
Weighted Average					3.87	*-	*n 79.6

*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 Louisville: Go east on Hwy 66 for 5 miles and then north on 96th St. for 1 mile and then west on Ashland Rd. for 0.3 miles. Property is located on the north side of the road.

Simple Legal

Tax Lot 10 consisting of 43.89 acres in the SE¼ of Section 9, Township 12 North, Range 12 East of the 6th P.M., Cass Co., NE. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$2,313.28*

Surveyed Acres: 43.89

Net Taxable Acres: 43.89*

Tax per Net Taxable Acre: \$52.71*

**Taxes estimated due to recent survey and pending tax parcel split. Cass County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 7890, Part of Tract 350

FSA/Eff. Crop Acres: 25.78

Base Acres; Property will be sold with no base acres.

The reported FSA/Eff. crop acres are currently not in production. These acres are currently being used as pasture.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil type is Marshall. The NCCPI productivity rating on the FSA/Eff. crop acres is 79.60. 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

Moderately sloping to steep.

Drainage

Terraces.

Buildings/Improvements

None.

Water & Well Information

A pond is located on the property.



Parcel 1 - Northeast looking Southwest



Parcel 2 - North looking South



Parcel 3 - Northeast looking Southwest



Parcel 4 - South looking North



Parcel 3 - 74.25 Est. FSA/Eff. Crop Acres
Parcel 4 - 25.78 FSA/Eff. Crop Acres



This aerial map displays Section 12, Township 10N, Range 12E. The section is divided into four quadrants by Ashland Rd (running east-west) and 108th St (running north-south). Four specific parcels are highlighted with yellow outlines and labeled with green arrows:

- Parcel 1:** Located in the southwest quadrant, bounded by 108th St to the west and Ashland Rd to the north.
- Parcel 2:** Located in the south quadrant, bounded by Ashland Rd to the north and 108th St to the west.
- Parcel 3:** Located in the northeast quadrant, bounded by Ashland Rd to the south and 108th St to the west.
- Parcel 4:** Located in the northwest quadrant, bounded by Ashland Rd to the south and 108th St to the west.

The map also shows numerous other parcels with their respective numbers, such as 130139653, 130252346, 130139629, 130398480, 130139769, 130139742, 130139696, 130139688, 130252347, 130252686, 130139750, 130397288, 130139718, 130252685, 130139726, 130140325, 130398245, 130140341, 130140244, 130140236, 130397305, 130397404, 130259985, 130140260, 130140430, 130140384, 130252685, 130397472, 130393743, 130392451, 130140252, 130393284, 130393283, 130393282, 130140392, 130140287, 130393836, and 130392575.

20

Bid Deadline: Fri., Sept. 25, 2026

Time: 2:00 P.M., CDT

Mail To:

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

Seller

Deborah K. Fontenot &
Beverly Maier, Co-Personal
Representatives of Lois E. Cook
Estate

Agency

Hertz Farm Management and their
representatives are Agents of the
Seller.

Attorney

Lynn McHugh
McHugh & McHugh, Attorneys at Law

Method of Sale

- Parcels will be offered individually and/or in combination.
- 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 716-310-0466.

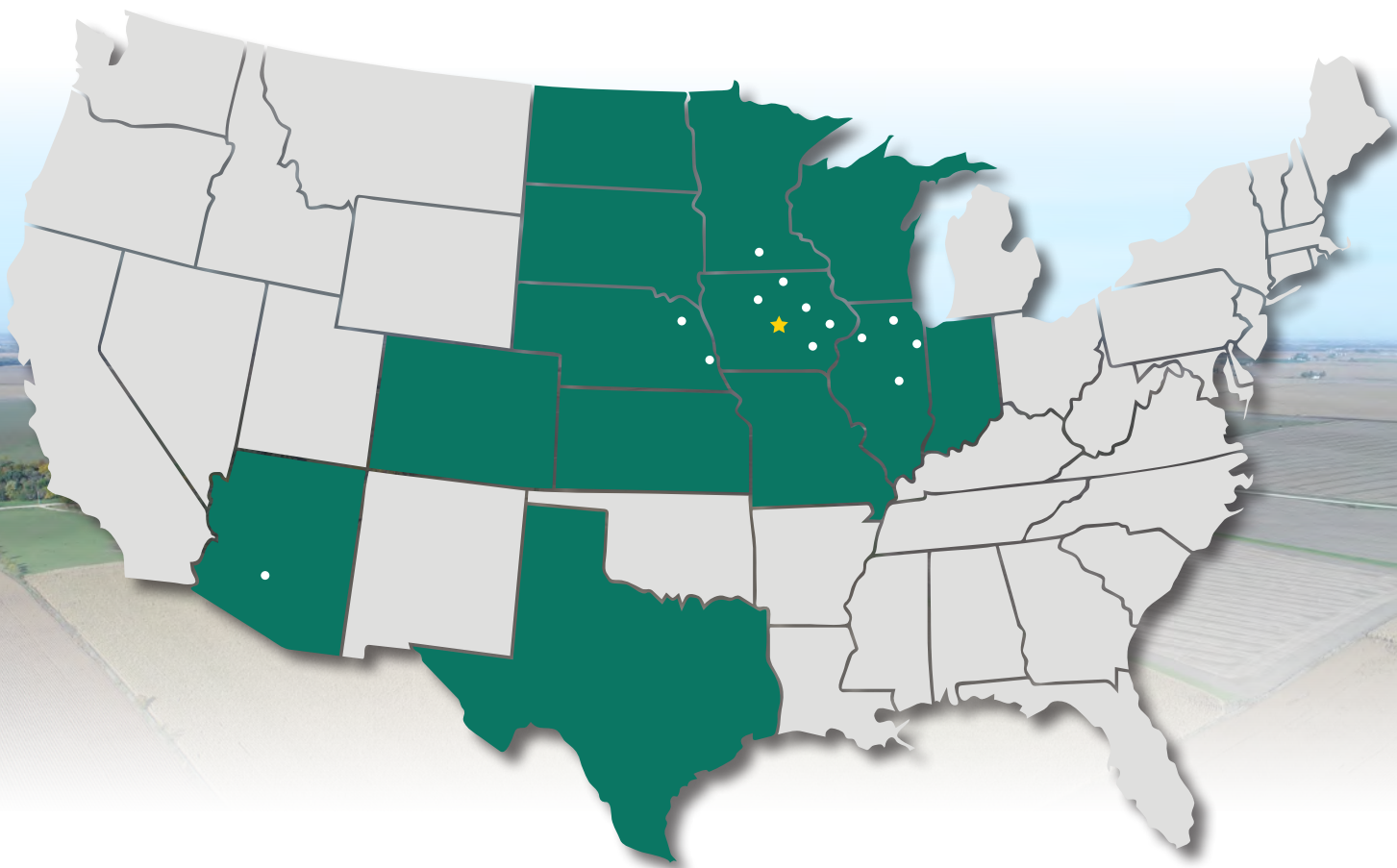
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before Friday, September 25, 2026 by 2:00 p.m., CDT. The Seller will accept or reject all bids by 4:00 p.m. on Monday, September 28, 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 October 29, 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.

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.



402.697.7500 | 11717 M Circle | Omaha, NE 68137 | [**www.Hertz.ag**](http://www.Hertz.ag)

22