Hertz Farm Management, Inc.

LAND FOR SALE

Multigenerational Family Ownership and Professional Farm Management



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

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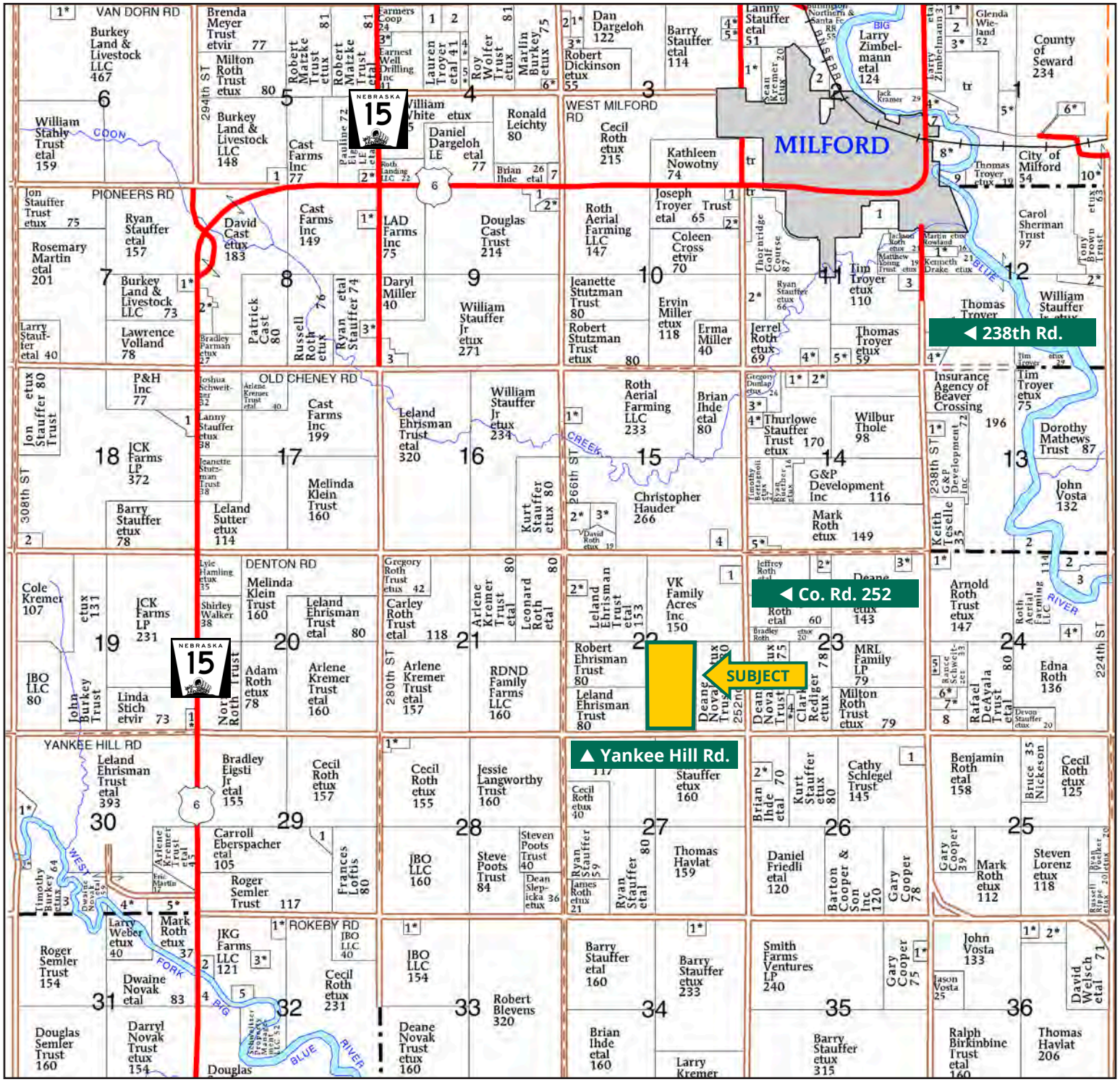
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80.00 Acres, m/l
Seward County, NE

Hertz Farm Management, Inc.

PLAT MAP

Precint O Township, Seward County, NE



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AERIAL PHOTO

80.00 Acres, m/l, Seward County, NE

FSA/Eff. Crop Acres: 79.20 | Soil Productivity: 62.90 NCCPI



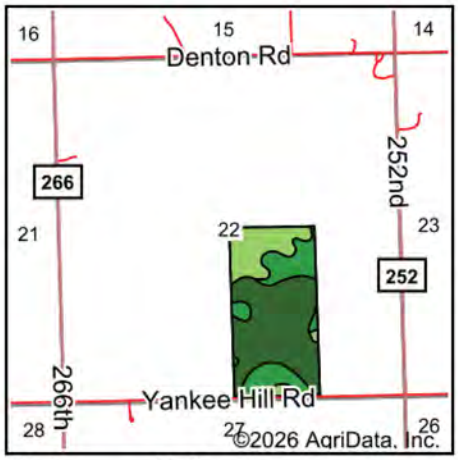
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SOIL MAP

79.20 FSA/Eff. Crop Acres





State: **Nebraska**
County: **Seward**
Location: **22-9N-3E**
Township: **Precinct O**
Acres: **79.20**
Date: **8/27/2026**

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: NE159, 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
3864	Hastings silt loam, 0 to 1 percent slopes	41.57	52.5%		Iw	Iw	68
3866	Hastings silt loam, 1 to 3 percent slopes	18.14	22.9%		IIe	IIe	67
3952	Fillmore silt loam, frequently ponded	17.59	22.2%		IIIw	IVw	46
3820	Butler silt loam, 0 to 1 percent slopes	1.90	2.4%		IIw	IIw	68
				Weighted Average	**1.70**	**1.92**	***n 62.9**

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

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PROPERTY INFORMATION

80.00 Acres, m/l, Seward County, NE

Location
From Milford: go south on 238th Rd. for 3.3 miles, then west on Yankee Hill Rd. for 1.25 miles. The farm is on the north side of the road.

Simple Legal
W½ SE¼, Section 22, Township 9 North, Range 3 East of the 6th P.M., Seward Co., NE. *Final abstract/title documents to govern legal description.*

Price & Terms
PRICE REDUCED!
- ~~$742,000~~ $730,800
- ~~$9,275/acre~~ $9,135/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated.

Real Estate Tax
2025 Taxes Payable 2026: $3,884.96
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: $48.56

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 1721, Tract 1747
FSA/Eff. Crop Acres: 79.20
Corn Base Acres: 39.60
Corn PLC Yield: 145 Bu.
Bean Base Acres: 39.60
Bean PLC Yield: 49 Bu.

NRCS Classification
NHEL: Non-Highly Erodible Land.

Soil Types/Productivity
Main soil types are Hastings and Fillmore. The NCCPI productivity rating on the FSA/Eff. crop acres is 62.90. 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.

Drainage
Natural.

Buildings/Improvements
None.

Water & Well Information
None.

Comments
This is a highly tillable farm located southwest of Milford, Nebraska with multigenerational family ownership and professional farm management.



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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PROPERTY PHOTOS

80.00 Acres, m/l, Seward County, NE

Southeast Looking Northwest



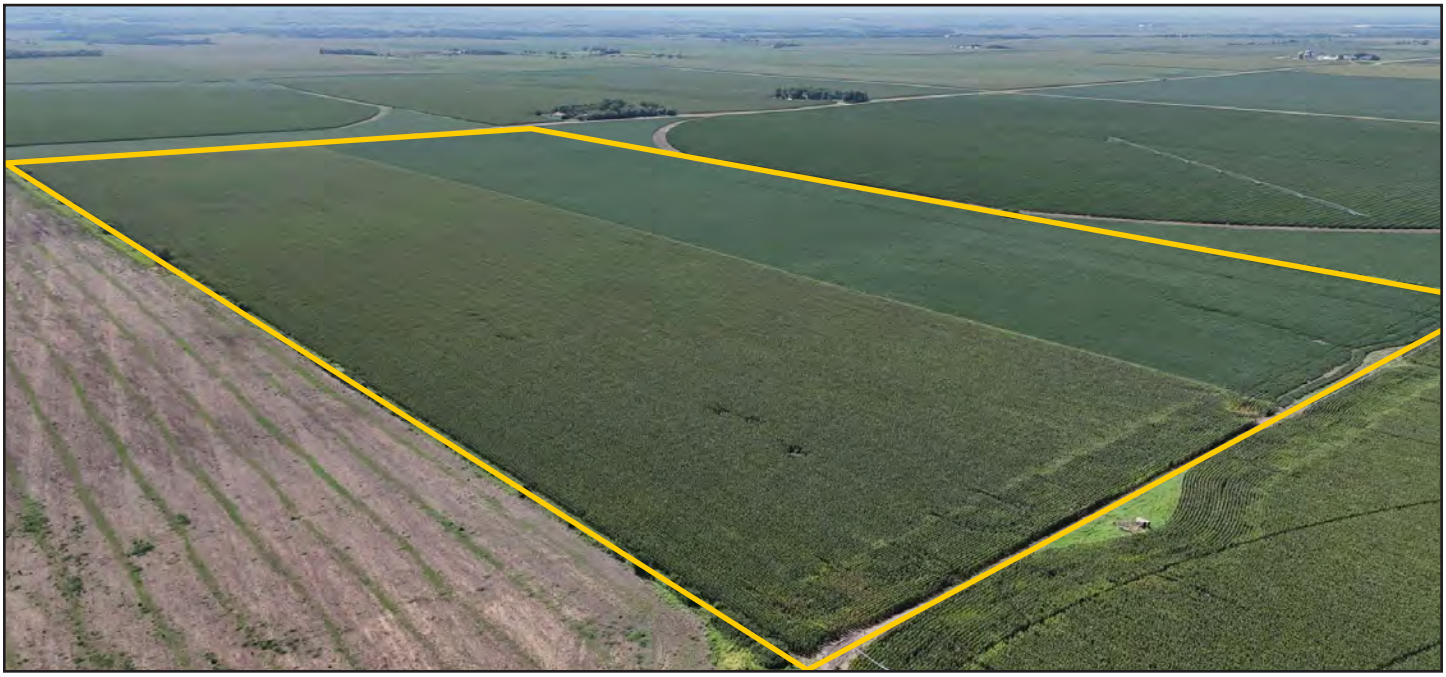
Southwest Looking Northeast



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Northeast Looking Southwest



Northwest Looking Southeast

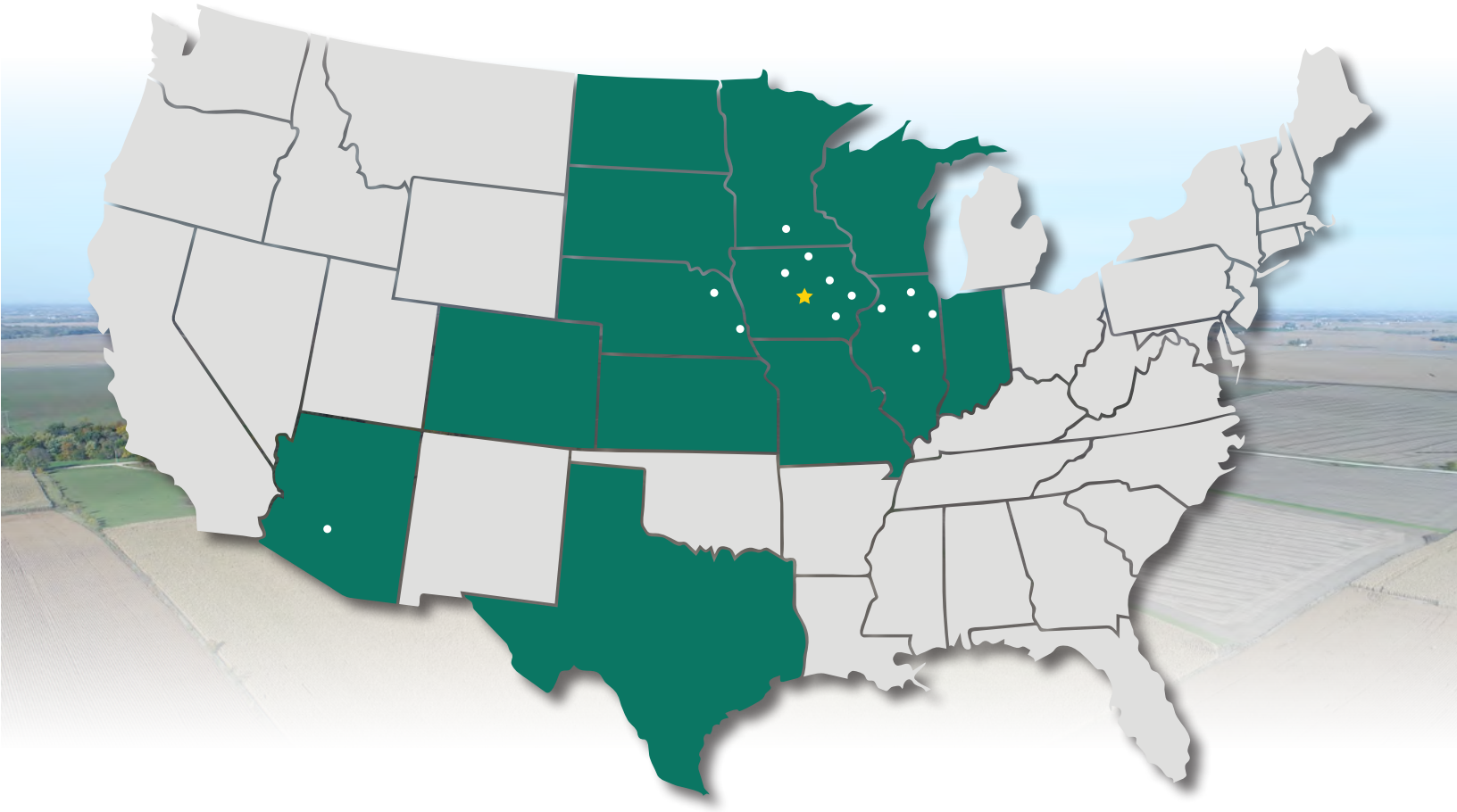


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