



ONE-CHANCE SEALED BID SALE



Two Productive Parcels with 64.26 Eff. Crop Acres in York County



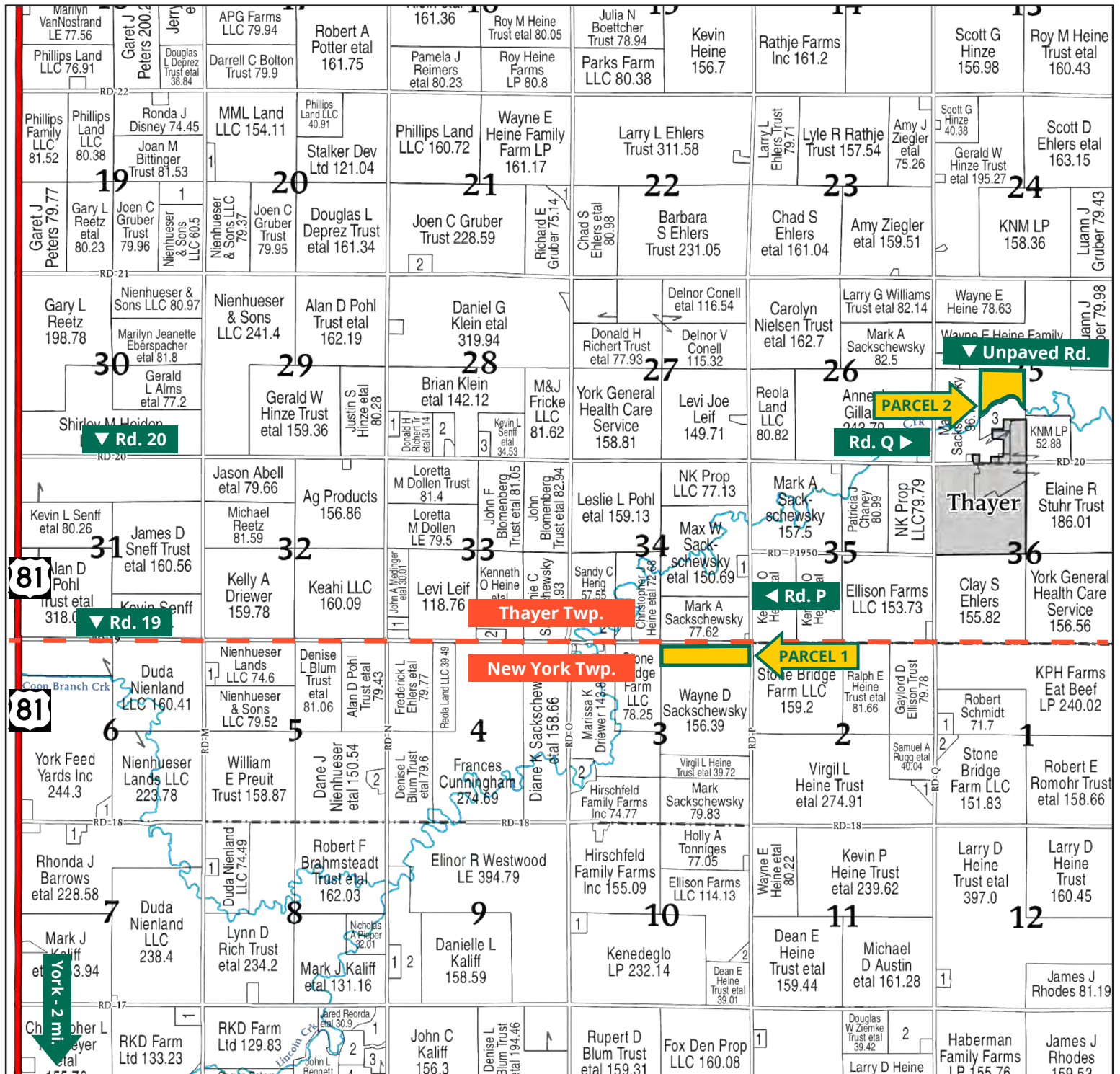
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DAVID MICHAELIS
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Bid Deadline:
Wednesday, October 21, 2026
2:00 P.M., CDT

70.43 Acres, m/l
2 Parcels
York County, NE

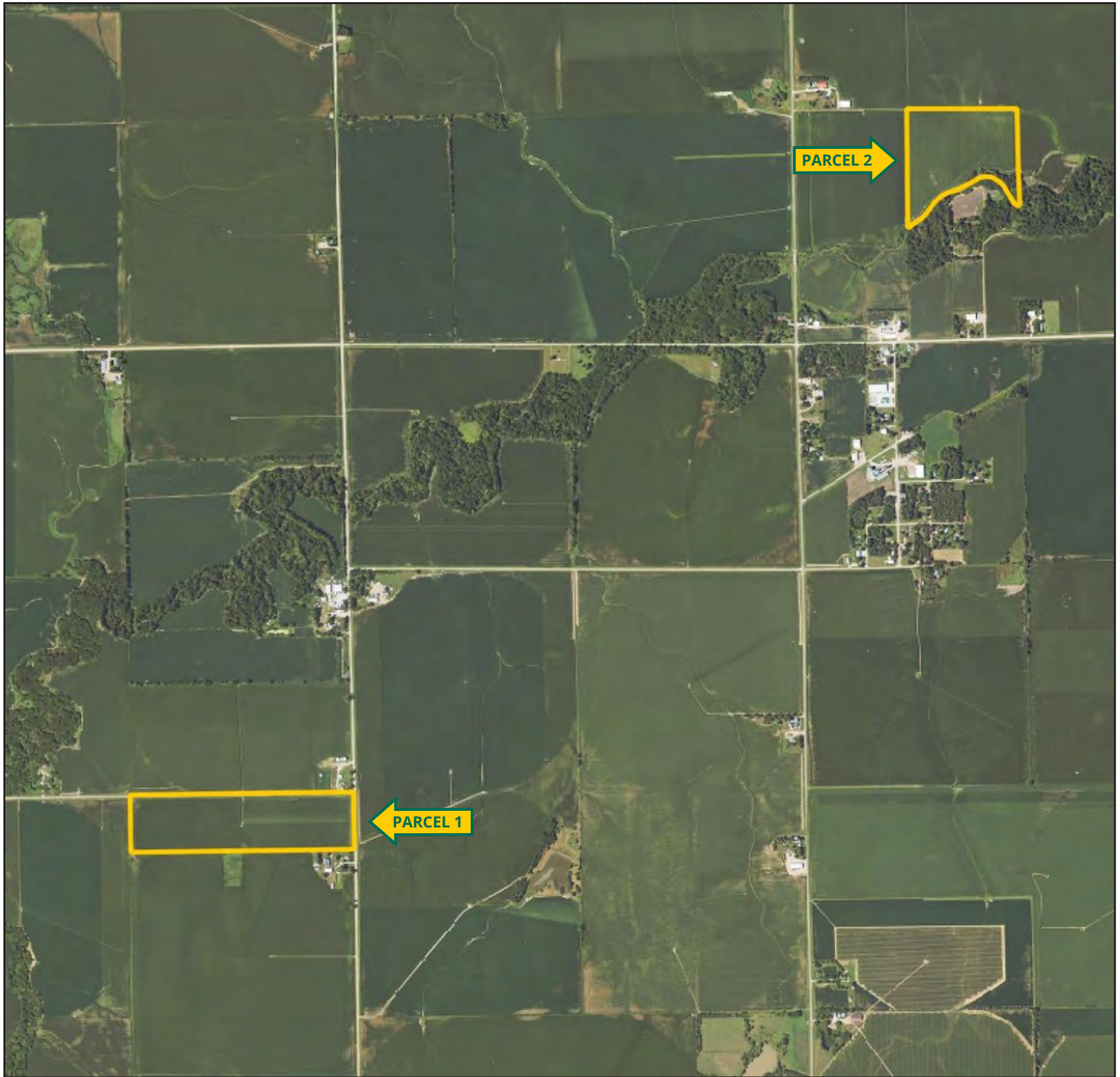


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FSA/Eff. Crop Acres: 37.56 | Soil Productivity: 64.90 NCCPI



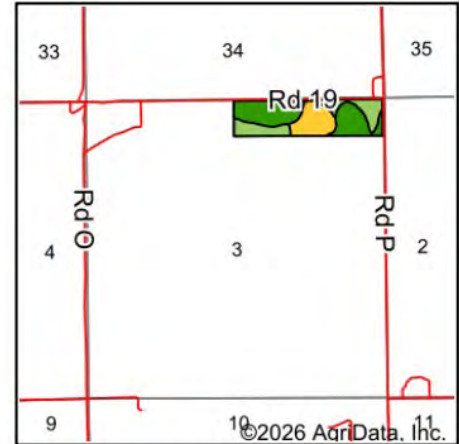
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Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **York**
Location: **3-11N-2W**
Township: **New York**
Acres: **37.56**
Date: **9/2/2026**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE185, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
8870	Hord silt loam, 1 to 3 percent slopes	10.99	29.3%		Ile	Ile	76
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	10.49	27.9%		IIle	IIle	58
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	8.31	22.1%		IVe	IVe	57
3866	Hastings silt loam, 1 to 3 percent slopes	7.77	20.7%		Ile	Ile	67
Weighted Average					2.72	2.72	*n 64.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From the intersection of US Hwy 34 and US Hwy 81 near York: Go north on US 81 for 6.7 miles and then east on Rd. 19 for 4 miles. The property is located on the southwest side of the intersection of Rd. P and Rd. 19.

Simple Legal

N½ N½ NE¼ of Section 3, Township 11 North, Range 2 West of the 6th P.M., York Co., NE. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$1,511.86
Net Taxable Acres: 40.31
Tax per Net Taxable Acre: \$37.51

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 7007, Tract 5906
FSA/Eff. Crop Acres: 37.56
Corn Base Acres: 27.50
Corn PLC Yield: 148 Bu.
Bean Base Acres: 5.10
Bean PLC Yield: 41 Bu.
Grain Sorghum Base Acres: 3.40
Grain Sorghum PLC Yield: 92 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Hord and Hastings. The NCCPI productivity rating on the FSA/Eff. crop acres is 64.90. 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

Level to strongly sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

Well number G-056883 is located near the center of the parcel.

Irrigation Information

There are 37.76 NRD certified irrigated acres. The irrigation well has an approximate depth of 100 feet. The irrigation pivots are currently owned by the tenant and may be available for purchase, subject to an agreement between the tenant and buyer. Contact the listing agent for additional details.



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.

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West looking East



Irrigation Control Station





FSA/Eff. Crop Acres: 26.70 | Soil Productivity: 71.10 NCCPI



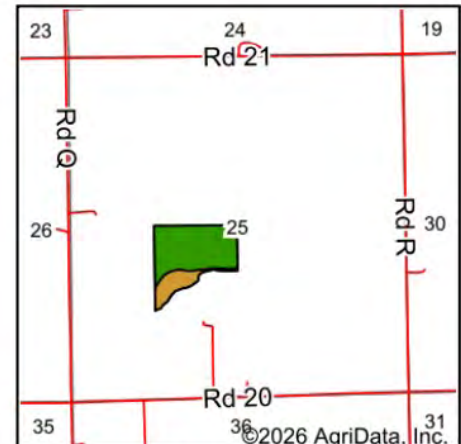
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Soils data provided by USDA and NRCS.

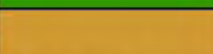


State: **Nebraska**
County: **York**
Location: **25-12N-2W**
Township: **Thayer**
Acres: **26.7**
Date: **9/2/2026**



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Area Symbol: NE185, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
8866	Hord silt loam, 0 to 1 percent slopes, warm	21.14	79.2%		IIc	Ie	79
3545	Hobbs silt loam, channeled, frequently flooded	5.56	20.8%		VIw		41
Weighted Average					2.83	*-	*n 71.1

*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 the intersection of US Hwy 34 and US Hwy 81 near York: Go north on US 81 for 7.7 miles, then east on Rd. 20 for 5 miles, then north on Rd. Q for ½ mile, and then east on the unpaved road for ¼ mile. The property is located on the south side of the road.

Simple Legal

N½ NE¼ SW¼ and all that part S½ NE¼ SW¼ north of the creek in Section 25, Township 12 North, Range 2 West of the 6th P.M., York Co., NE. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$1,105.42
Net Taxable Acres: 30.12
Tax per Net Taxable Acre: \$36.71

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 7007, Tract 5904
FSA/Eff. Crop Acres: 26.70
Corn Base Acres: 19.80
Corn PLC Yield: 148 Bu.
Bean Base Acres: 2.30
Bean PLC Yield: 41 Bu.
Grain Sorghum Base Acres: 1.50
Grain Sorghum PLC Yield: 41 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Hord. The NCCPI productivity rating on the FSA/Eff. crop acres is 71.10. 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 nearly level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Irrigation Information

This parcel has irrigation potential with 26.60 NRD certified irrigated acres.



West looking East



East looking West





Bid Deadline: Wed., Oct. 21, 2026

Time: 2:00 P.M., CDT

Mail To:

Hertz Farm Management
Attn: David Michaelis
11717 M Circle
Omaha, NE 68137

Seller

Melanie J. Sullivan Trustee for the
Melanie J. Sullivan Revocable Trust

Agency

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

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 Managers, Scott Henrichsen at 716-310-0466 or David Michaelis at 402-953-4787.

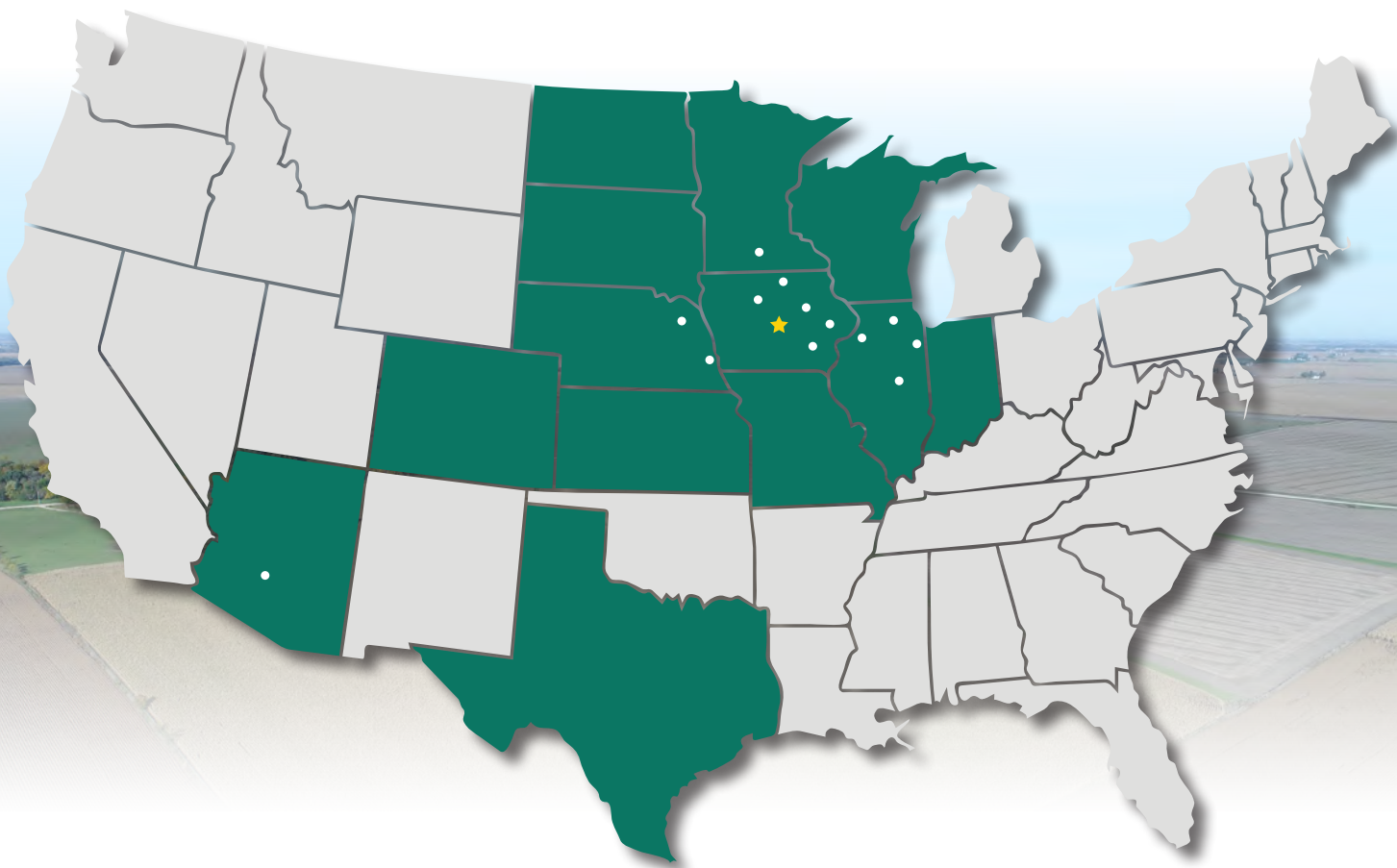
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before Wednesday, October 21, 2026 by 2:00 p.m., CDT. The Seller will accept or reject all bids by 2:00 p.m. on Friday, October 23, 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 December 1, 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 which expires March 1, 2027. 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.



15