

## Diverse Tract Featuring Productive Farmland, Pasture & CRP Acres



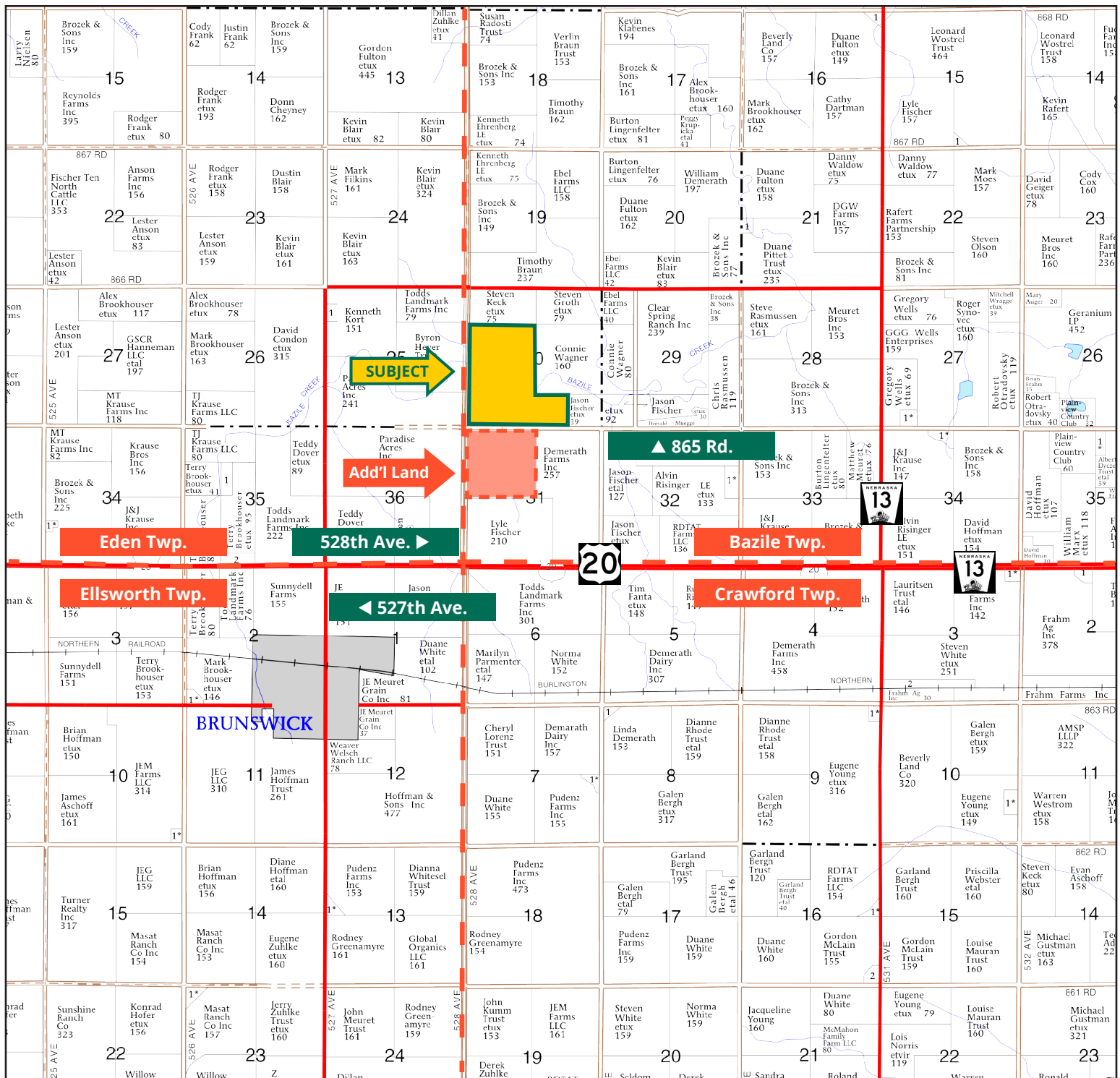
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Norfolk, NE 68701-7700 | [www.Hertz.ag](http://www.Hertz.ag)

**271.09 Acres, m/l  
Antelope County, NE**



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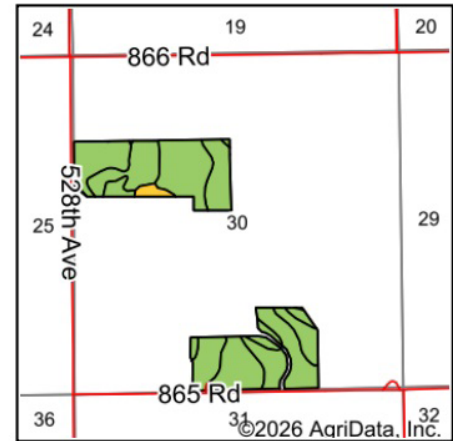
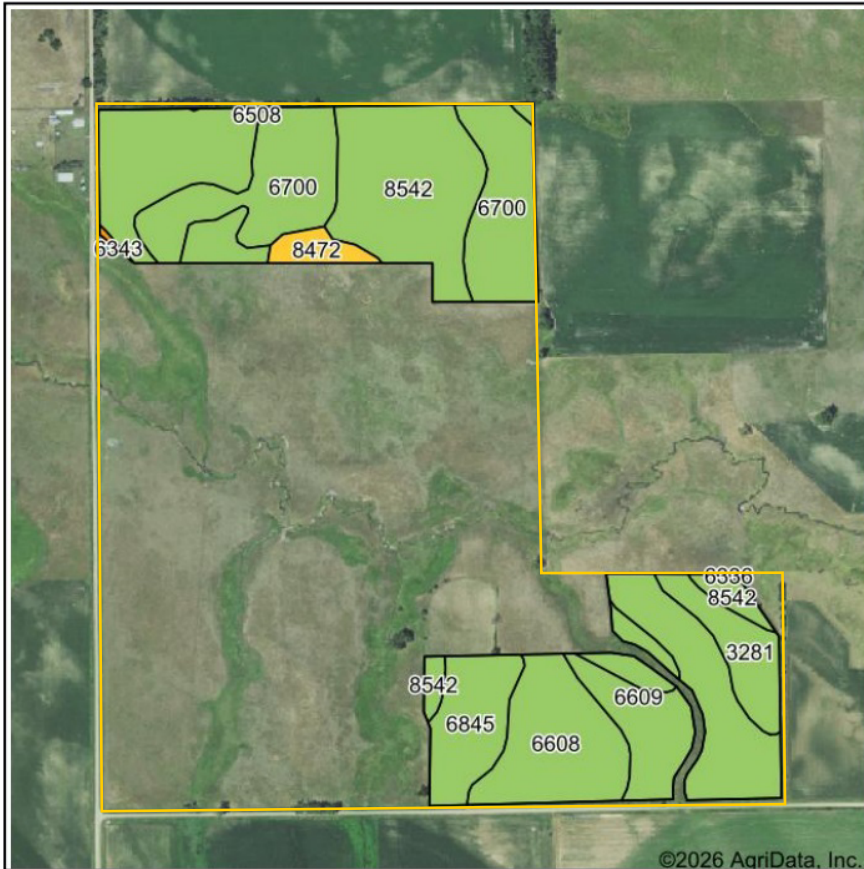
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FSA/Eff. Crop Acres: 44.75 | CRP Acres: 51.80 | Grass Acres: 166.16 | Soil Productivity: 56.70 NCCPI





State: **Nebraska**  
 County: **Antelope**  
 Location: **30-28N-5W**  
 Township: **Bazile**  
 Acres: **96.55**  
 Date: **9/10/2026**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: NE003, Soil Area Version: 27

| Code             | Soil Description                                                      | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | *n NCCPI Overall |
|------------------|-----------------------------------------------------------------------|-------|------------------|----------------------|------------------|--------------|------------------|
| 8542             | Ovina loamy fine sand, rarely flooded                                 | 31.63 | 32.8%            |                      | IIIw             | IIIw         | 52               |
| 6700             | Thurman loamy fine sand, 0 to 2 percent slopes                        | 20.24 | 21.0%            |                      | IIIe             | IIIe         | 50               |
| 6609             | Bazile loamy fine sand, 2 to 6 percent slopes                         | 16.53 | 17.1%            |                      | IIIe             | IIIe         | 66               |
| 6608             | Bazile loamy fine sand, 0 to 2 percent slopes                         | 11.39 | 11.8%            |                      | IIIe             | Ile          | 67               |
| 6845             | Ortello fine sandy loam, 2 to 6 percent slopes                        | 9.48  | 9.8%             |                      | IIIe             | IIIe         | 63               |
| 3281             | Paka complex, 2 to 6 percent slopes                                   | 5.15  | 5.3%             |                      | IIIe             | IIIe         | 51               |
| 8472             | Gibbon silt loam, saline, 0 to 2 percent slopes, occasionally flooded | 1.94  | 2.0%             |                      | IVs              | IIIIs        | 48               |
| 6343             | Lawet soils, wet, occasionally flooded                                | 0.13  | 0.1%             |                      | Vw               |              | 62               |
| 6508             | Blendon fine sandy loam, 0 to 2 percent slopes                        | 0.06  | 0.1%             |                      | IIIs             | Ile          | 64               |
| Weighted Average |                                                                       |       |                  |                      | 3.02             | *-           | *n 56.7          |

\*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 Brunswick: Go north on 527th Ave. for ½ mile, then east on US Hwy 20 for 1 mile, and then north on 528th Ave. for 1 mile. Property is located on the northeast side of the intersection of 528th Ave. and 865 Rd.

## Simple Legal

5½ NW¼; SW¼ and SW¼ SE¼, of Section 30, Township 28 North, Range 5 West of the 6th P.M., Antelope Co., NE. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$1,287,678
- \$4,750/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: \$4,289.74  
Net Taxable Acres: 271.09  
Tax per Net Taxable Acre: \$15.82

## Lease Status

Open lease for the 2027 crop year.

## FSA Data

Farm Number 9078, Tract 4767  
FSA/Eff. Crop Acres: 44.75  
CRP Acres: 51.80  
Cert. Grass Acres: 166.16  
Corn Base Acres: 59.45  
Corn PLC Yield: 162 Bu.  
Bean Base Acres: 12.02  
Bean PLC Yield: 45 Bu.

## CRP Contracts

There are 51.80 acres enrolled in a CP-2 contract that pays \$5,905.00 annually and expires 9/30/2030.

## Soil Types/Productivity

Main soil types are Ovina, Thurman, and Bazile. The NCCPI productivity rating on the FSA/Eff. crop acres and CRP acres is 56.70. 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

Level to gently sloping.

## Drainage

Natural.

## Buildings/Improvements

None.

## Water & Well Information

No wells. A spring-fed creek runs through the middle of the pasture.

## Wind Lease & Easement

The property is subject to an existing wind lease and easement agreement providing potential wind energy development and associated landowner payments. Contact agent for details.

## Additional Land for Sale

Seller has an additional tract of land for sale located south of this property. See Additional Land Aerial Photo.



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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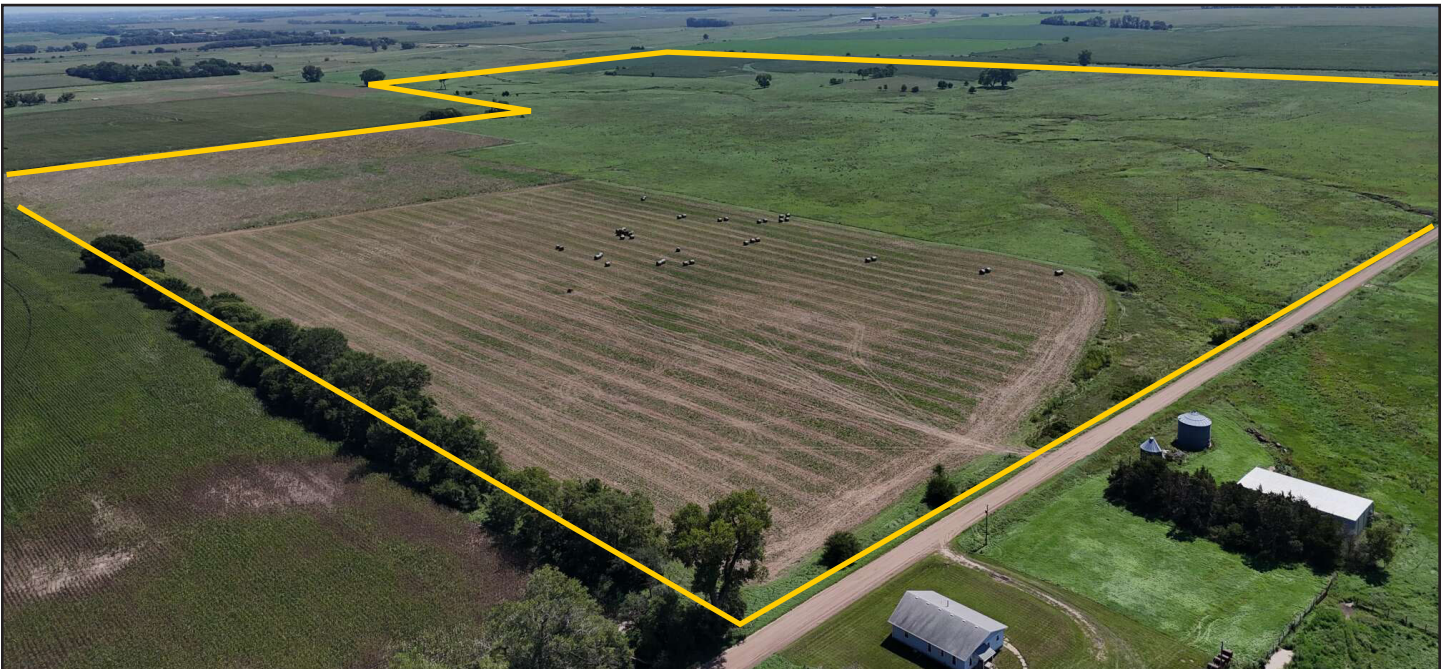
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West looking East



Northwest looking Southeast

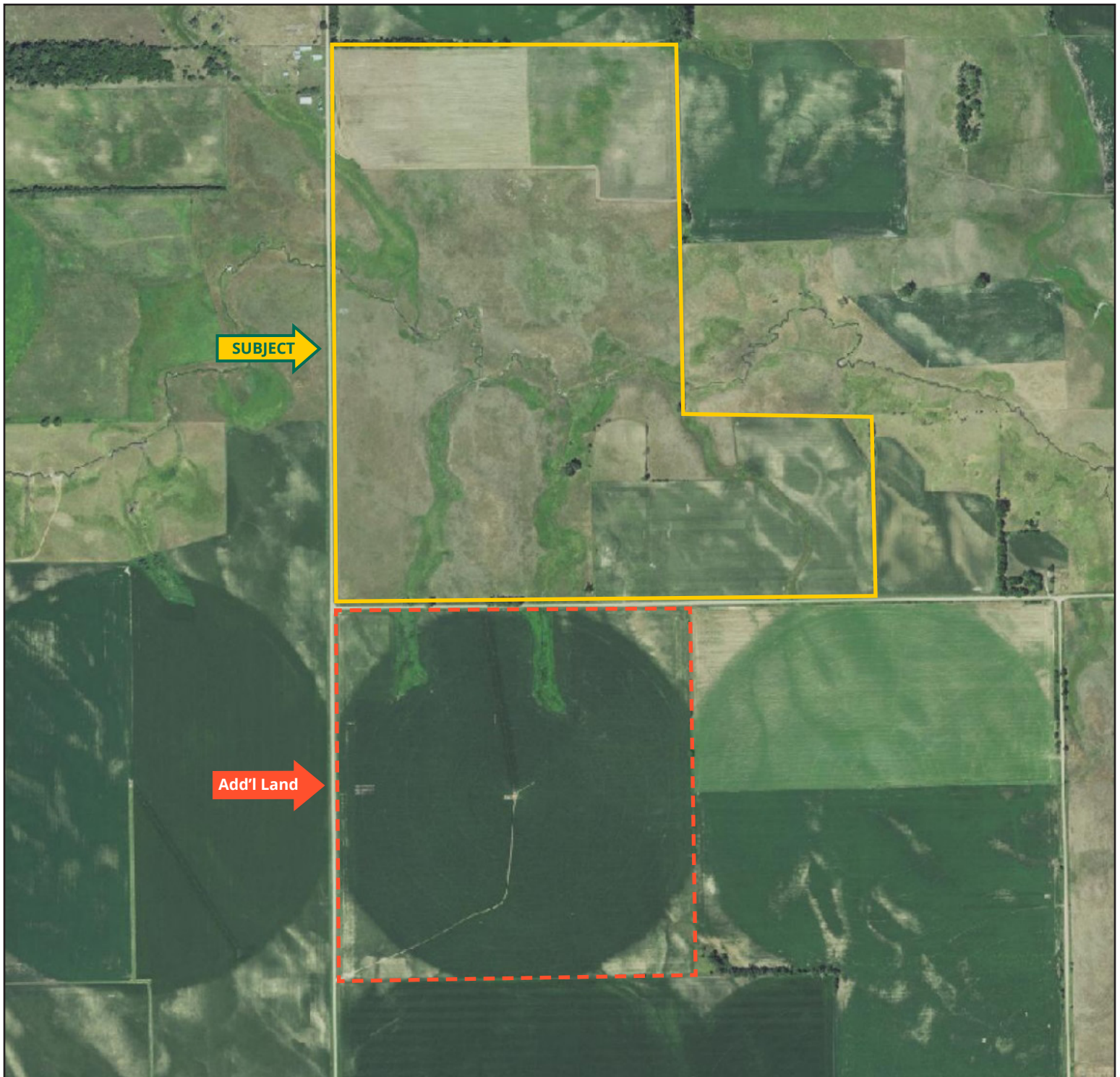


Southwest Corner looking Northeast

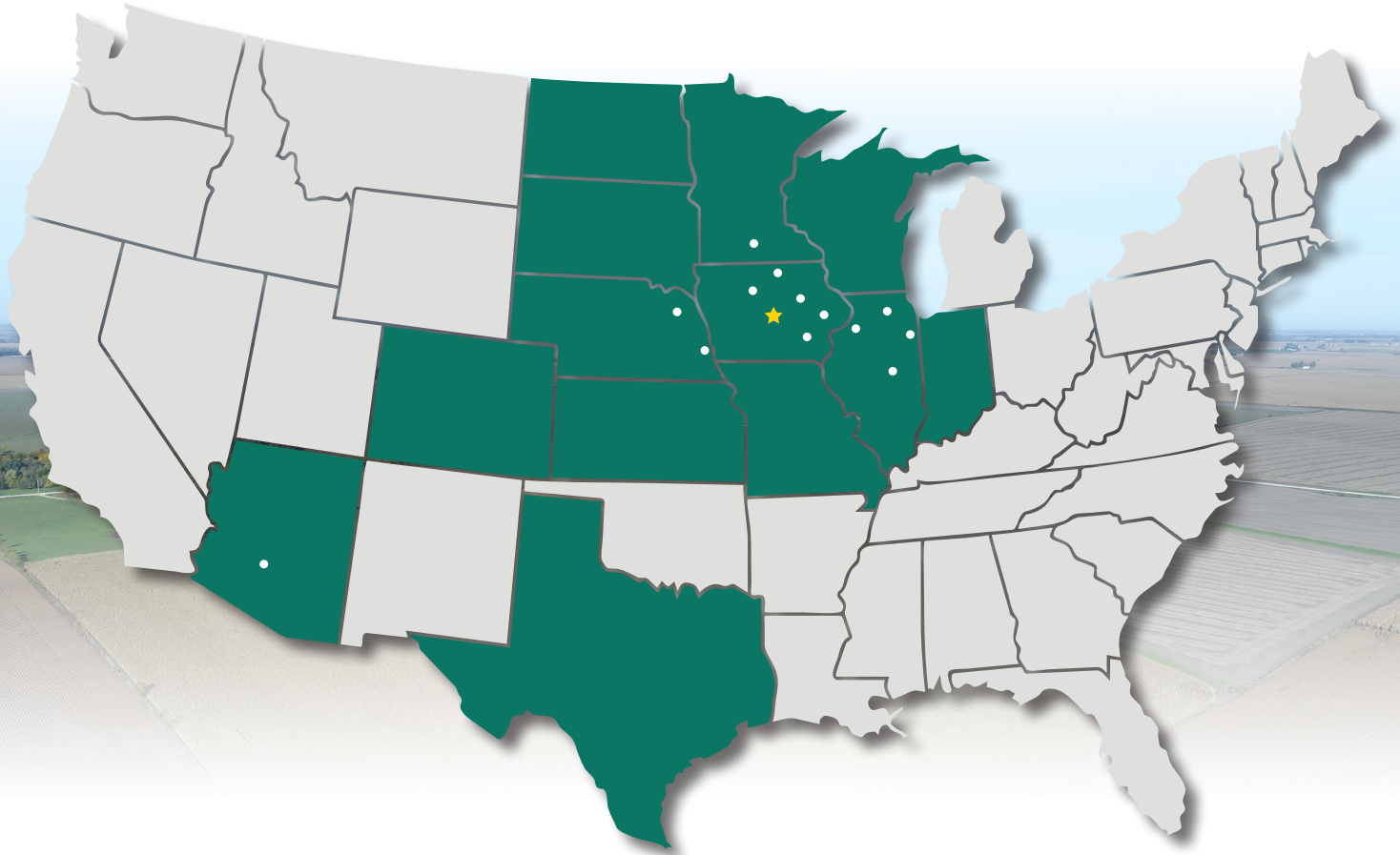


Northeast looking Southwest





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