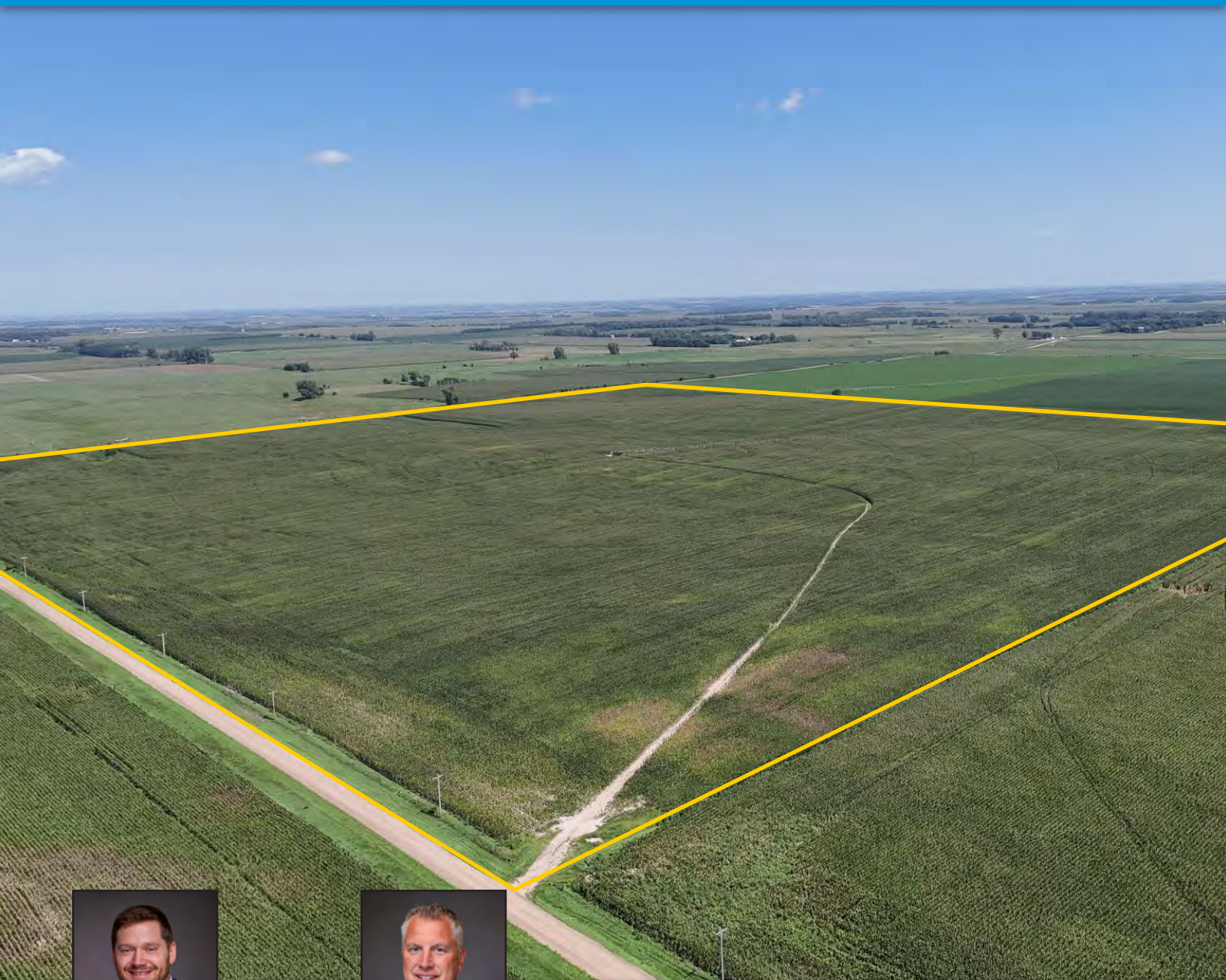


Level to Gently Sloping, Productive Irrigated Cropland



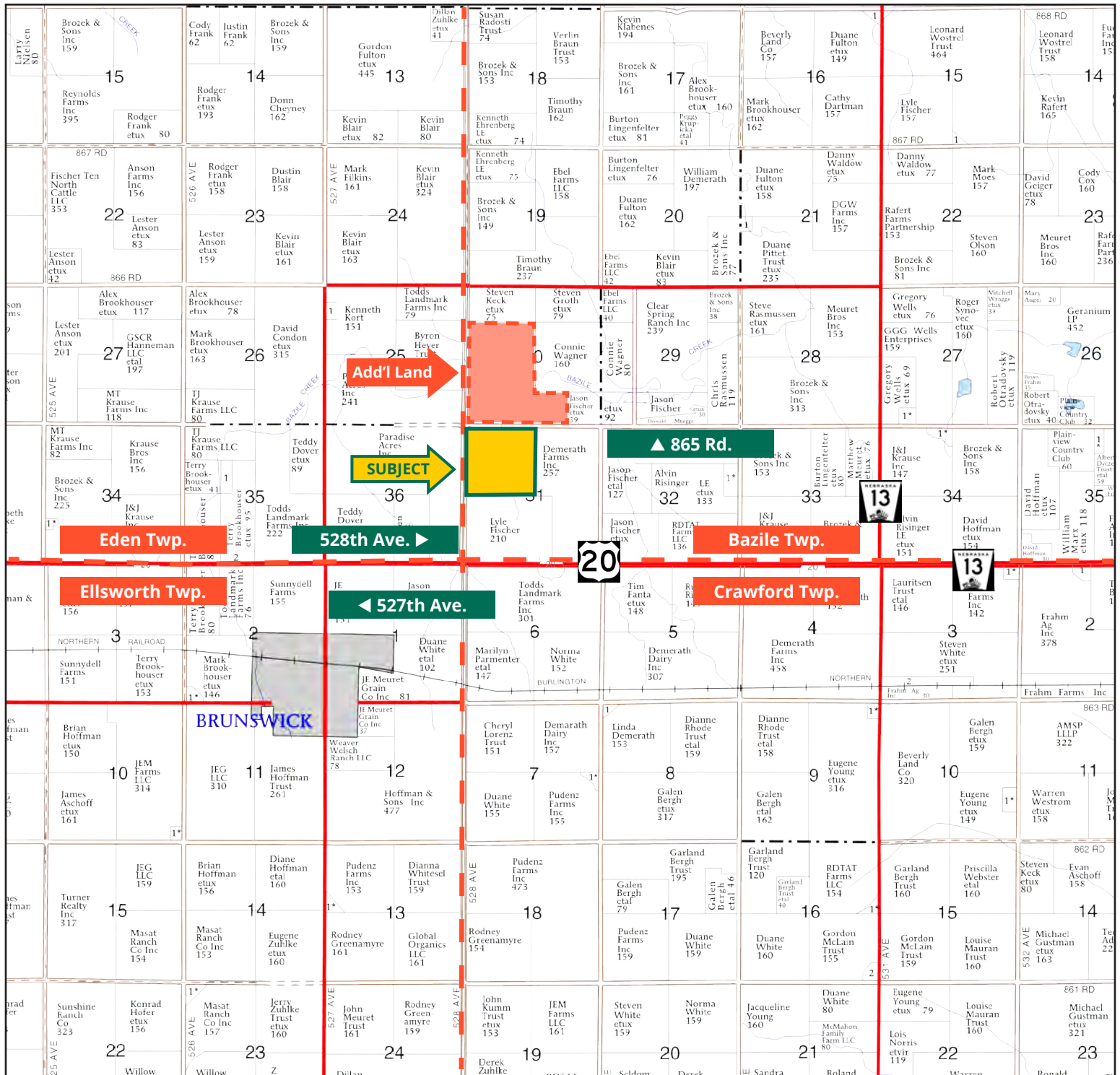
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153.50 Acres, m/I
Antelope County, NE



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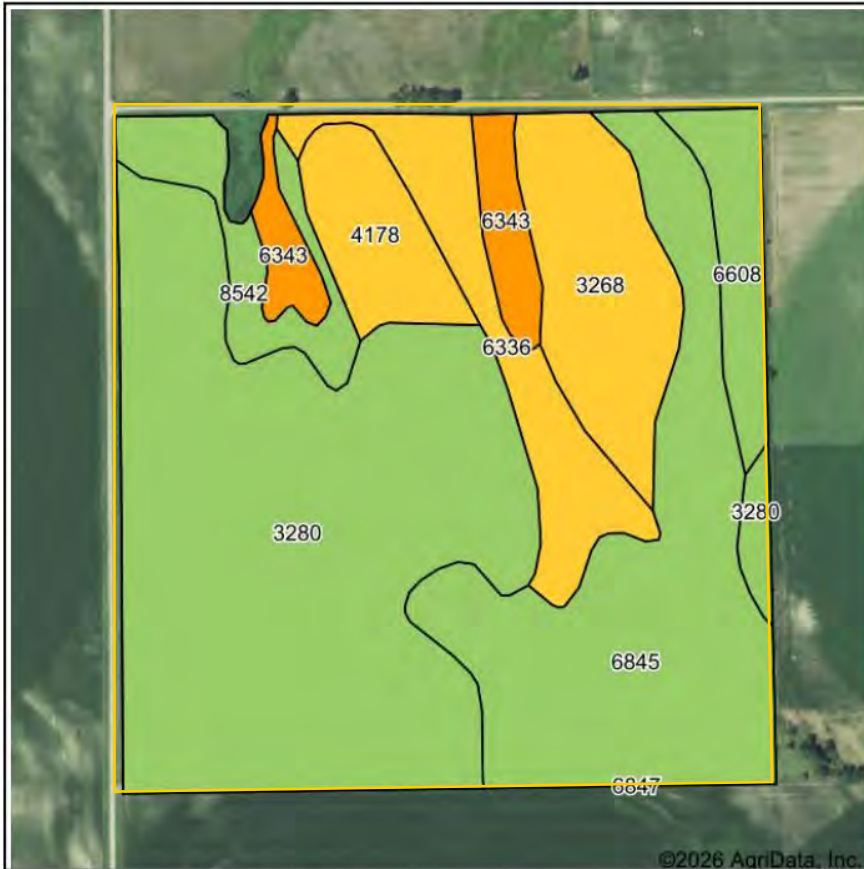
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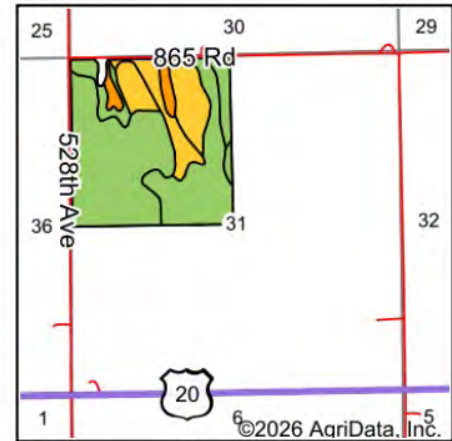
FSA/Eff. Crop Acres: 148.39 | Soil Productivity: 55.40 NCCPI



©NAIP/Nebraska Imagery: 2022



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Antelope**
 Location: **31-28N-5W**
 Township: **Bazile**
 Acres: **148.39**
 Date: **9/10/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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
3280	Paka complex, 0 to 2 percent slopes	63.81	43.0%		IIIe	IIe	52
6845	Ortello fine sandy loam, 2 to 6 percent slopes	33.46	22.5%		IIIe	IIIe	63
3268	Oneill sandy loam, 2 to 6 percent slopes	13.91	9.4%		IVe	IVe	43
6336	Lawet silt loam, 0 to 2 percent slopes, occasionally flooded	11.25	7.6%		IVw		63
4178	Longford complex, 1 to 7 percent slopes	7.35	5.0%		IVe	IVe	51
8542	Ovina loamy fine sand, rarely flooded	6.82	4.6%		IIIw	IIIw	52
6608	Bazile loamy fine sand, 0 to 2 percent slopes	5.95	4.0%		IIIe	IIe	67
6343	Lawet soils, wet, occasionally flooded	5.84	3.9%		Vw		62
Weighted Average					3.30	*-	*n 55.4

*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 ¾ mile. Property is located on the east side of the road.

Simple Legal

NW¼, of Section 31, Township 28 North, Range 5 West of the 6th P.M., Antelope Co., NE. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,650,125
- \$10,750/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: \$5,187.34
Net Taxable Acres: 153.50
Tax per Net Taxable Acre: \$33.79

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 9079, Tract 4766
FSA/Eff. Crop Acres: 148.39
Corn Base Acres: 71.56
Corn PLC Yield: 162 Bu.
Bean Base Acres: 52.87
Bean PLC Yield: 45 Bu.

Soil Types/Productivity

Main soil types are Paka and Ortello. The NCCPI productivity rating on the FSA/ Eff. crop acres is 55.40. 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

Level to gently sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

- Well number G-127938 is located at the pivot point near the center of the field.
- Upper Elkhorn NRD
- 126.67 Certified Irrigated Acres
- Well Depth of 350 Ft.
- Pump Capacity 925 GPM
- Pump Motor 75 HP, 3-Phase Electric

Irrigation Information

- 8-Tower 2008 Reinke Center Pivot

Easement

Property is subject to an existing electric distribution line right-of-way easement. Contact agent for details.

Additional Land for Sale

Seller has an additional tract of land for sale located north 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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Northeast Corner looking Southwest



Northwest Corner looking Southeast

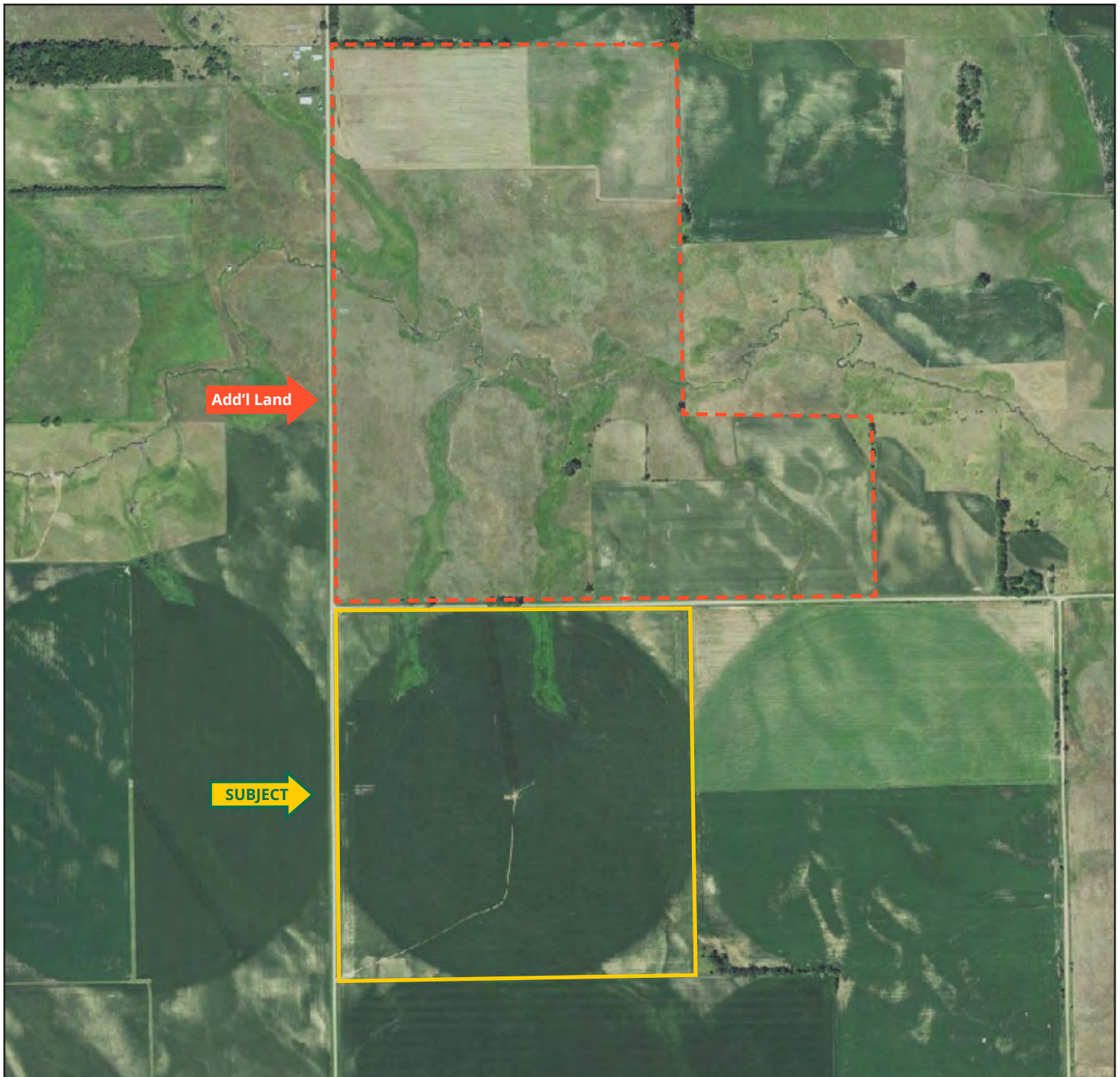


Southeast Corner looking Northwest

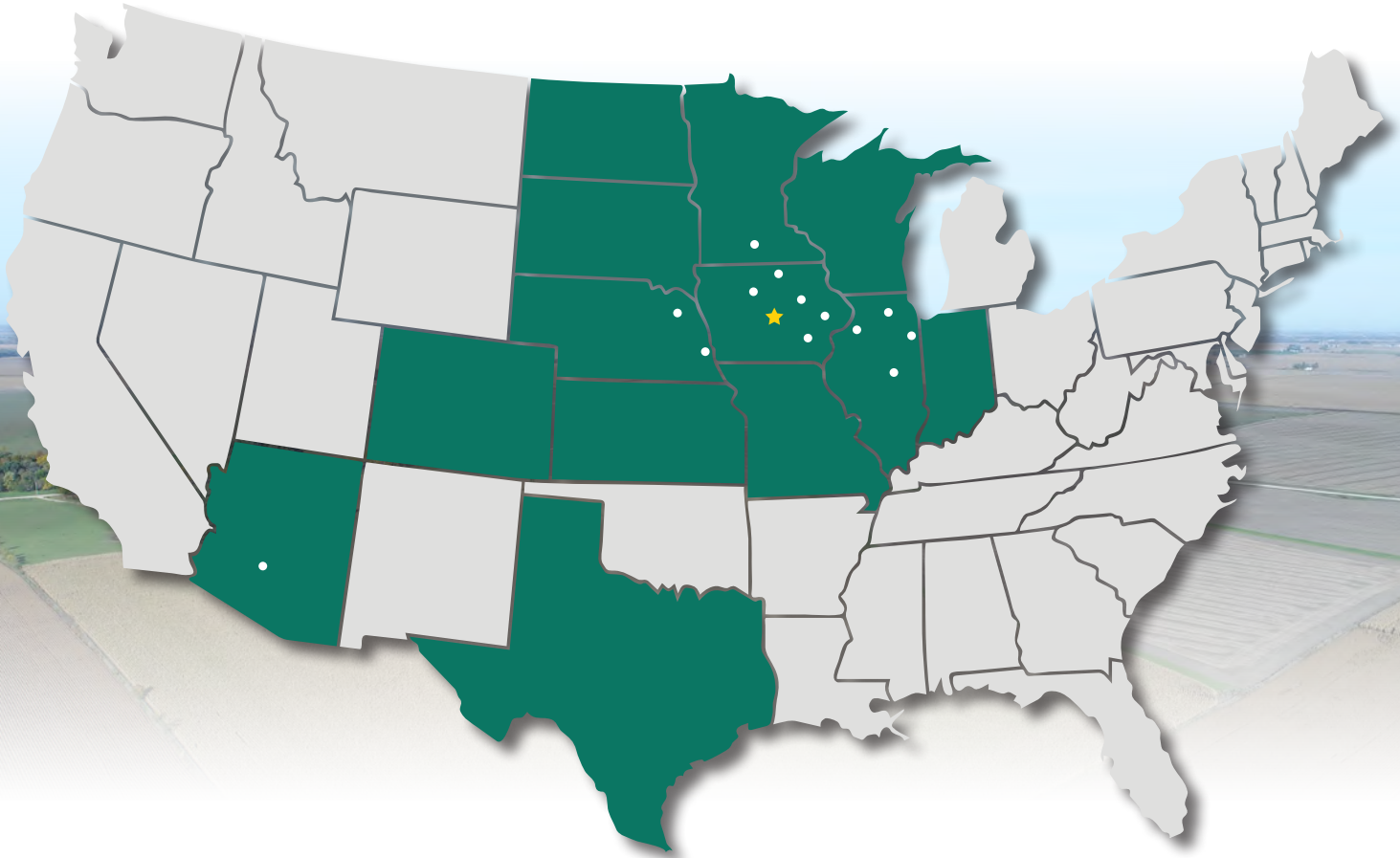


Pivot Point - Chemigation Tank Not Included in the Sale of Property





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