



ONE-CHANCE SEALED BID SALE

An aerial photograph of a vast agricultural landscape, likely cornfields, with several parcels outlined in yellow. A dirt road or path runs diagonally across the lower portion of the image.

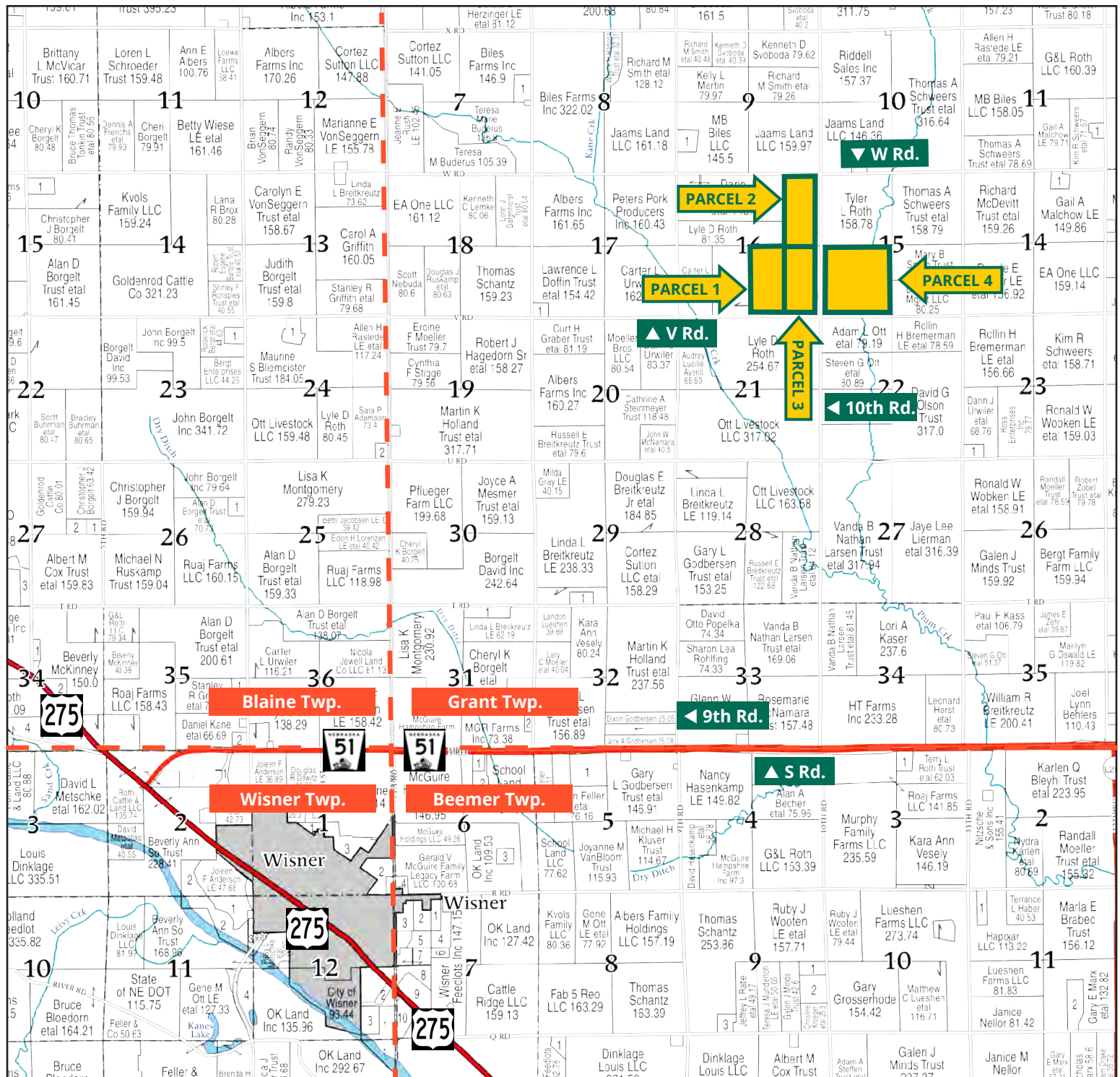
Single or Multi-Parcel Purchase Options for
Highly Productive Farmland



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

Bid Deadline:
Tuesday, December 8, 2026
2:00 P.M., CST

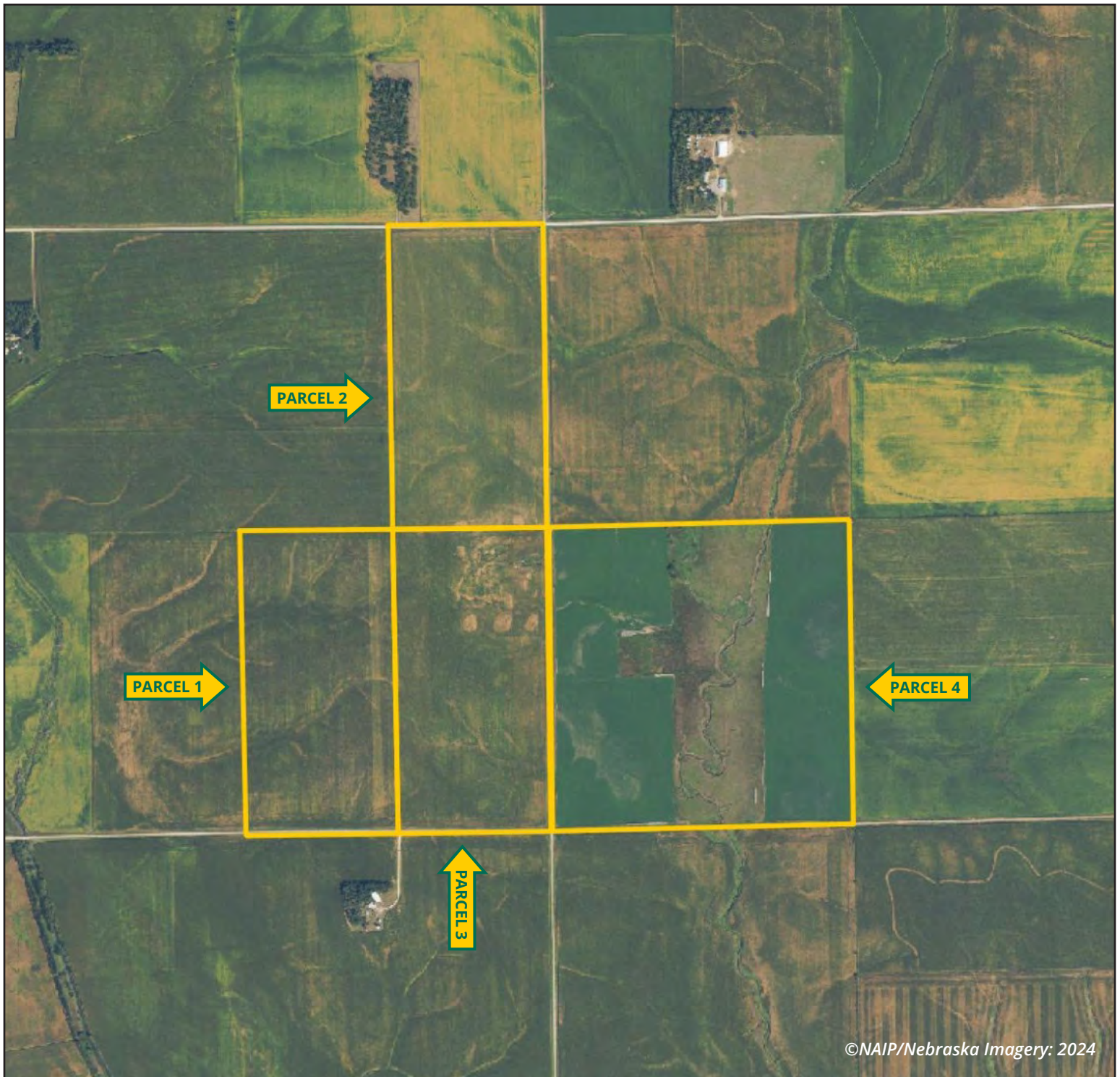
399.88 Acres, m/l
4 Parcels
Cuming County, NE



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

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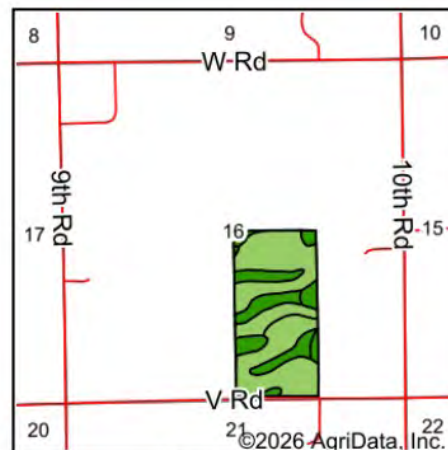


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FSA/Eff. Crop Acres: 75.74 | Soil Productivity: 67.60 NCCPI



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State: **Nebraska**
County: **Cuming**
Location: **16-24N-5E**
Township: **Grant**
Acres: **75.74**
Date: **9/24/2026**



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

Area Symbol: NE039, 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
6756	Nora silt loam, 6 to 11 percent slopes, eroded	46.87	61.8%		IIIe	IVe	67
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	9.22	12.2%		Ile	IIIe	64
6603	Alcester silty clay loam, 2 to 6 percent slopes	7.29	9.6%		Ile	IIIe	75
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	6.71	8.9%		IIIe	IVe	63
6811	Moody silty clay loam, 2 to 6 percent slopes	5.65	7.5%		Ile	IIIe	75
Weighted Average					2.71	3.71	*n 67.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Wisner: Go east on S Rd. / Hwy 51 for 3 miles, then north on 9th Rd. for 3 miles, and then east on V Rd. for 0.6 miles. Property is located on the north side of the road.

Simple Legal

W½ SE¼ of Section 16, Township 24 North, Range 5 East of the 6th P.M., Cuming Co., NE. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$2,740.66
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$34.26

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 7753, Part of Tract 1679
FSA/Eff. Crop Acres: 75.74
Corn Base Acres: 26.09*
Corn PLC Yield: 174 Bu.
Bean Base Acres: 26.22*
Bean PLC Yield: 59 Bu.
**Acres are estimated pending reconstitution of farm by the Cuming County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil type is Nora. The NCCPI productivity rating on the FSA/Eff. crop acres is 67.60. 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

Gently sloping to strongly sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

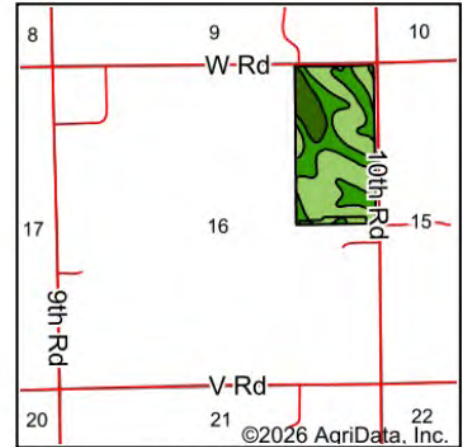
None.



FSA/Eff. Crop Acres: 77.00 | Soil Productivity: 71.10 NCCPI



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State: **Nebraska**
County: **Cuming**
Location: **16-24N-5E**
Township: **Grant**
Acres: **77**
Date: **9/24/2026**



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Soils data provided by USDA and NRCS.

Area Symbol: NE039, 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
6756	Nora silt loam, 6 to 11 percent slopes, eroded	40.16	52.2%		IIIe	IVe	67
6811	Moody silty clay loam, 2 to 6 percent slopes	17.05	22.1%		IIe	IIIe	75
6603	Alcester silty clay loam, 2 to 6 percent slopes	10.34	13.4%		IIe	IIIe	75
6628	Belfore silty clay loam, 0 to 2 percent slopes	8.24	10.7%		I	I	79
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	1.21	1.6%		IIIe	IVe	63
Weighted Average					2.43	3.32	*n 71.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Wisner: Go east on S Rd. / Hwy 51 for 3 miles, then north on 9th Rd. for 3 miles, then east on V Rd. for 1 mile, and then north on 10th Rd. for 0.7 miles. Property is located on the west side of the road.

Simple Legal

E½ NE¼ of Section 16, Township 24, Range 5 East of the 6th P.M., Cuming Co., NE. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$2,741.14
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$34.26

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 7753, Part of Tract 1679
FSA/Eff. Crop Acres: 77.00
Corn Base Acres: 26.53*
Corn PLC Yield: 174 Bu.
Bean Base Acres: 26.66*
Bean PLC Yield: 59 Bu.
**Acres are estimated pending reconstitution of farm by the Cuming County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil types are Nora and Moody. 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

Nearly level to strongly sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.



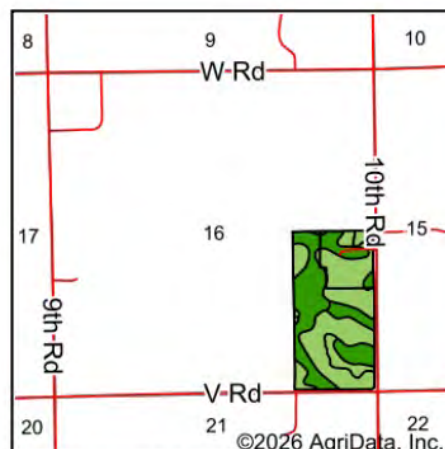
Parcel 1 - 75.74 FSA/Eff. Crop Acres
Parcel 2 - 77.00 FSA/Eff. Crop Acres



FSA/Eff. Crop Acres: 77.19 | Soil Productivity: 70.00 NCCPI



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State: **Nebraska**
County: **Cuming**
Location: **16-24N-5E**
Township: **Grant**
Acres: **77.19**
Date: **9/24/2026**



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Soils data provided by USDA and NRCS.

Area Symbol: NE039, 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
6756	Nora silt loam, 6 to 11 percent slopes, eroded	42.17	54.6%		IIIe	IVe	67
6811	Moody silty clay loam, 2 to 6 percent slopes	22.49	29.1%		IIe	IIIe	75
6603	Alcester silty clay loam, 2 to 6 percent slopes	5.26	6.8%		IIe	IIIe	75
6813	Moody silty clay loam, 6 to 11 percent slopes	3.70	4.8%		IIIe	IVe	73
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	3.36	4.4%		IIe	IIIe	64
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	0.21	0.3%		IIIe	IVe	63
Weighted Average					2.60	3.60	*n 70

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Wisner: Go east on S Rd. / Hwy 51 for 3 miles, then north on 9th Rd. for 3 miles, and then east on V Rd. for 0.9 miles. Property is located on the north side of the road.

Simple Legal

NE¼ SE¼ and Tax Lots 19 and 20, all in Section 16, Township 24, Range 5 East of the 6th P.M., Cuming Co., NE. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$2,712.00
Net Taxable Acres: 79.88
Tax per Net Taxable Acre: \$33.95

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 9034, Tract 492
FSA/Eff. Crop Acres: 77.19
Corn Base Acres: 41.50
Corn PLC Yield: 164 Bu.
Bean Base Acres: 15.22
Bean PLC Yield: 53 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil types are Nora and Moody. The NCCPI productivity rating on the FSA/Eff. crop acres is 70.00. 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.

Buildings/Improvements

None.

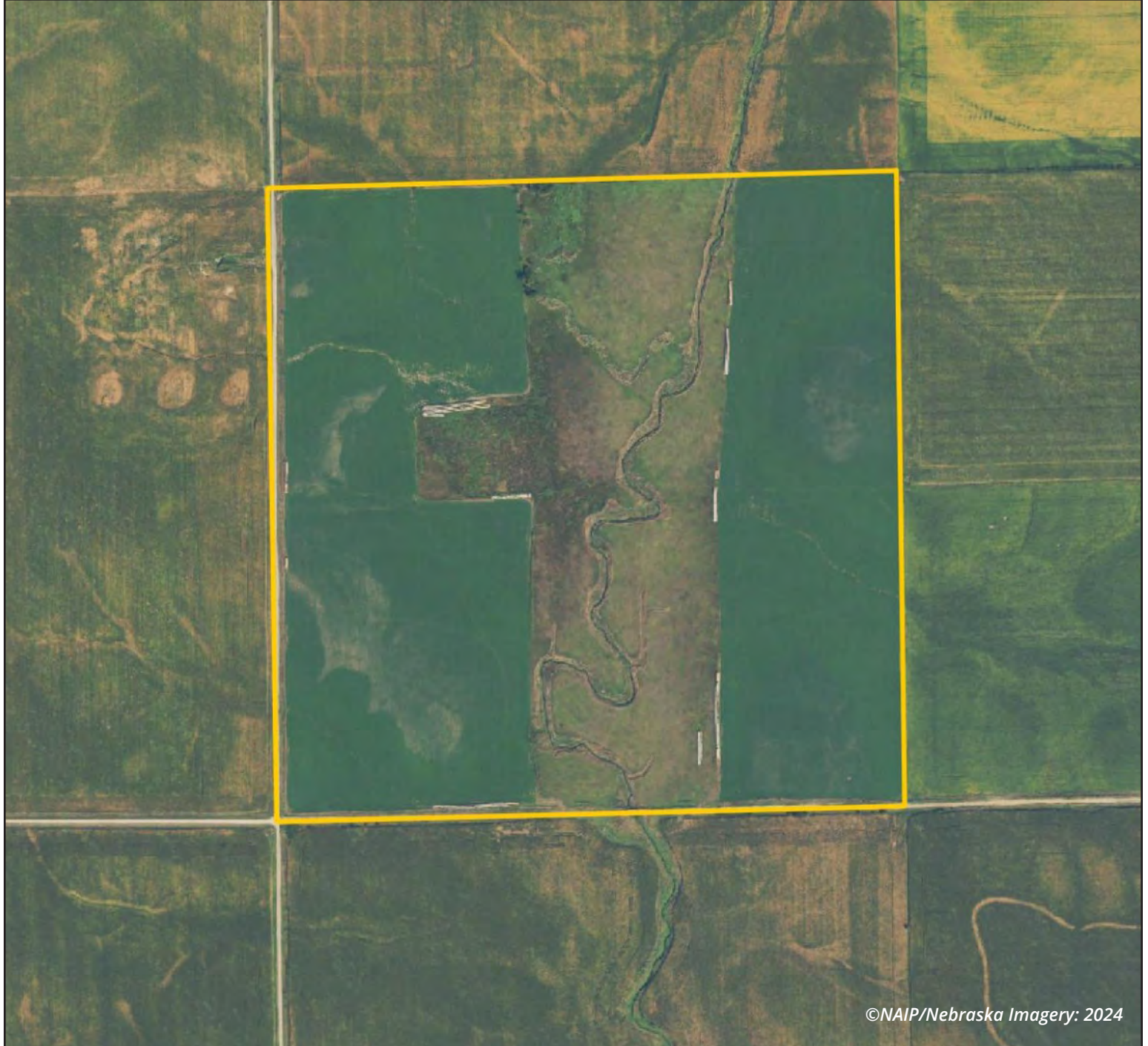
Water & Well Information

There is a well located in the northeast corner of the farm.

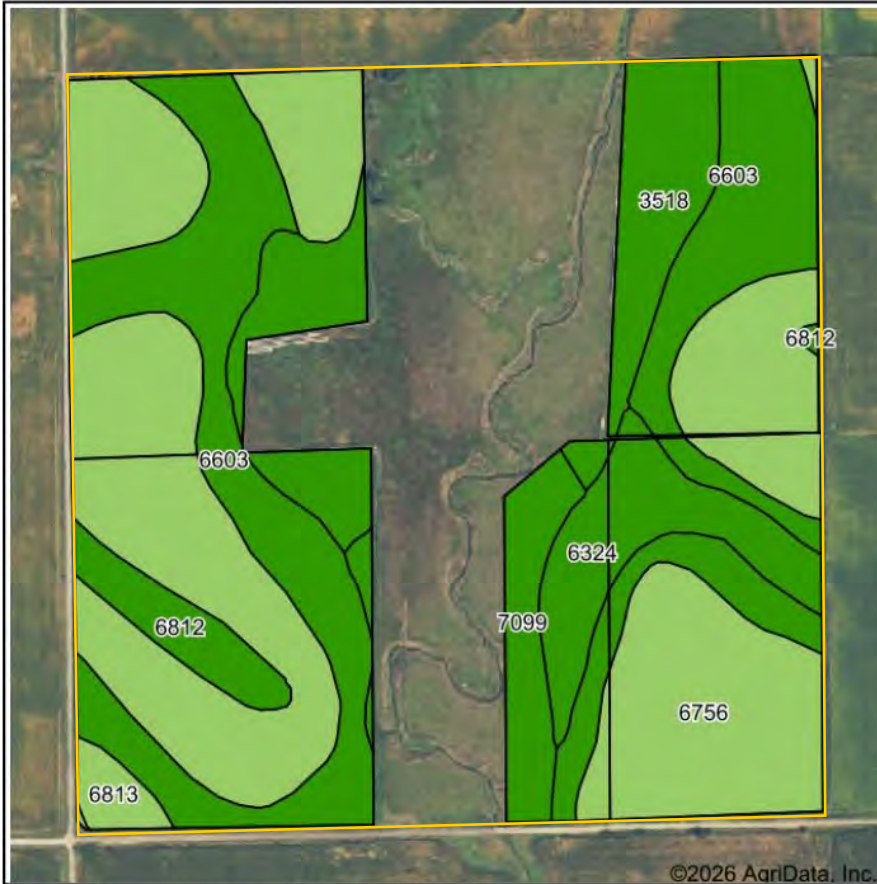




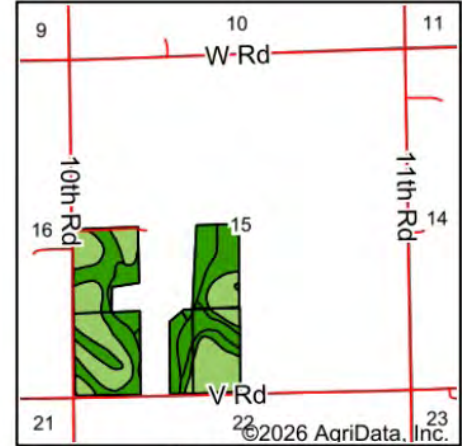
FSA/Eff. Crop Acres: 109.95 | Soil Productivity: 71.30 NCCPI



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Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Cuming**
Location: **15-24N-5E**
Township: **Grant**
Acres: **109.95**
Date: **9/24/2026**



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Area Symbol: NE039, 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
6756	Nora silt loam, 6 to 11 percent slopes, eroded	48.67	44.3%		IIle	IVe	67
6603	Alcester silty clay loam, 2 to 6 percent slopes	31.20	28.4%		Ile	IIle	75
3518	Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	12.44	11.3%		IIlw	IIlw	77
6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.56	6.9%		IIlw	IIlw	80
7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.10	4.6%		IIlw	IIlw	68
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	3.51	3.2%		Ile	IIle	64
6813	Moody silty clay loam, 6 to 11 percent slopes	1.47	1.3%		IIle	IVe	73
Weighted Average					2.46	3.23	*n 71.3

Location

From Wisner: Go east on S Rd. / Hwy 51 for 3 miles, then north on 9th Rd. for 3 miles, and then east on V Rd. for 1.2 miles. Property is located on the north side of the road.

Simple Legal

SW¼ of Section 15, Township 24 North, Range 5 East of the 6th P.M., Cuming Co., NE. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Taxes Payable 2026: \$4,573.62
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$28.59

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 9034, Tracts 1668 & 8612
FSA/Eff. Crop Acres: 109.95
Corn Base Acres: 74.33
Corn PLC Yield: 164 Bu.
Bean Base Acres: 11.60
Bean PLC Yield: 53 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil types are Nora, Alcester and Lamo. The NCCPI productivity rating on the FSA/Eff. crop acres is 71.30. 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

Natural.

Buildings/Improvements

None.

Water & Well Information

None.







Parcel 1 - South looking North



Parcel 2 - South looking North



Parcel 3 - South looking North



Parcel 4 - Northeast looking Southwest



Bid Deadline: Tues., Dec. 8, 2026

Time: 2:00 p.m., CST

Mail To:

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

Seller

Roth & Associated Entities

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 Manager, Scott Henrichsen at 716-310-0466.

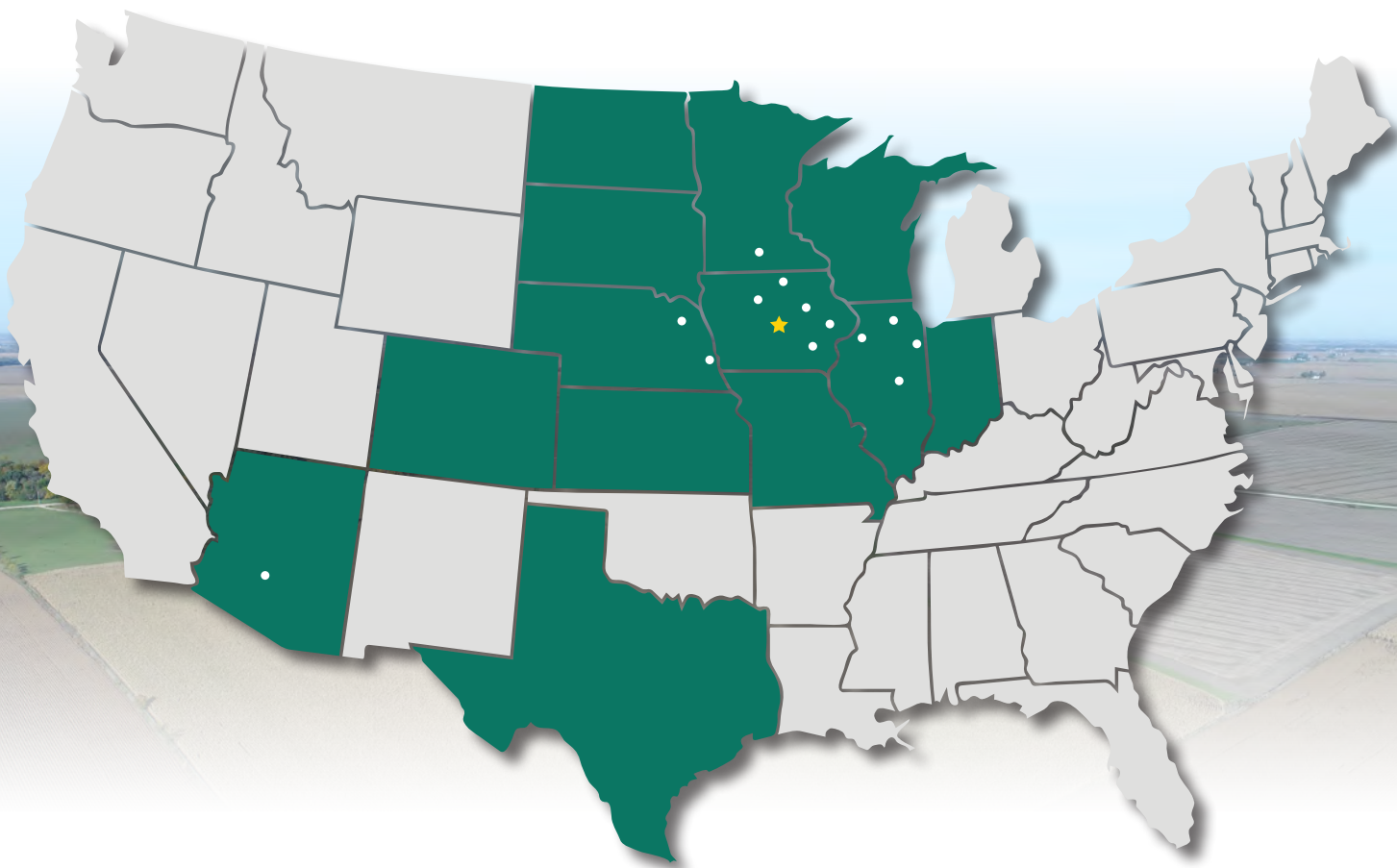
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before Tuesday, December 8, 2026 by 2:00 p.m., CST. The Seller will accept or reject all bids by 5:00 p.m., CST on Wednesday, December 9, 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 2% 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 January 27, 2027, 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.



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