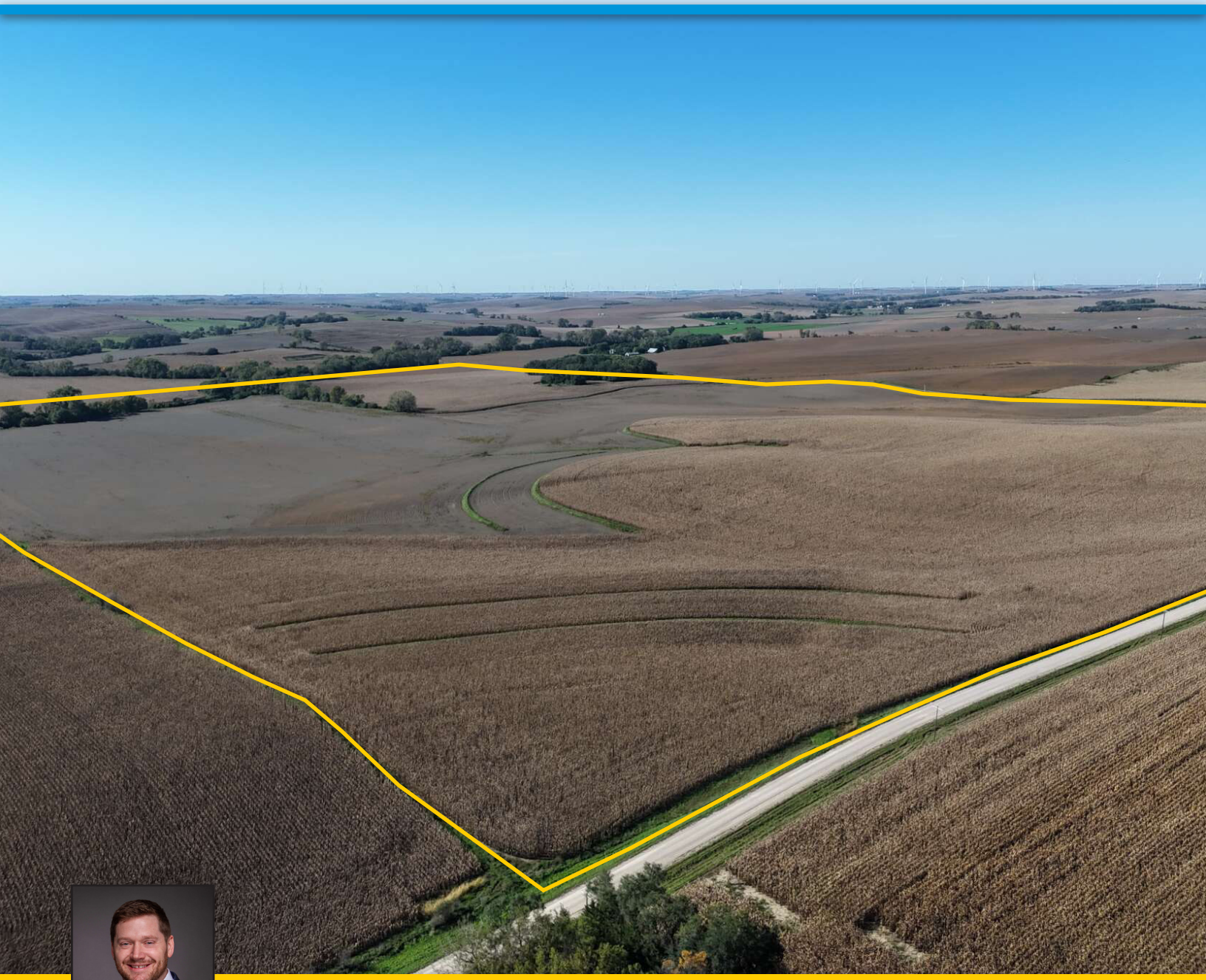
Hertz Farm Management, Inc.

LAND FOR SALE

Strong Soils, Productive Cropland & a Well-Maintained Terrace System



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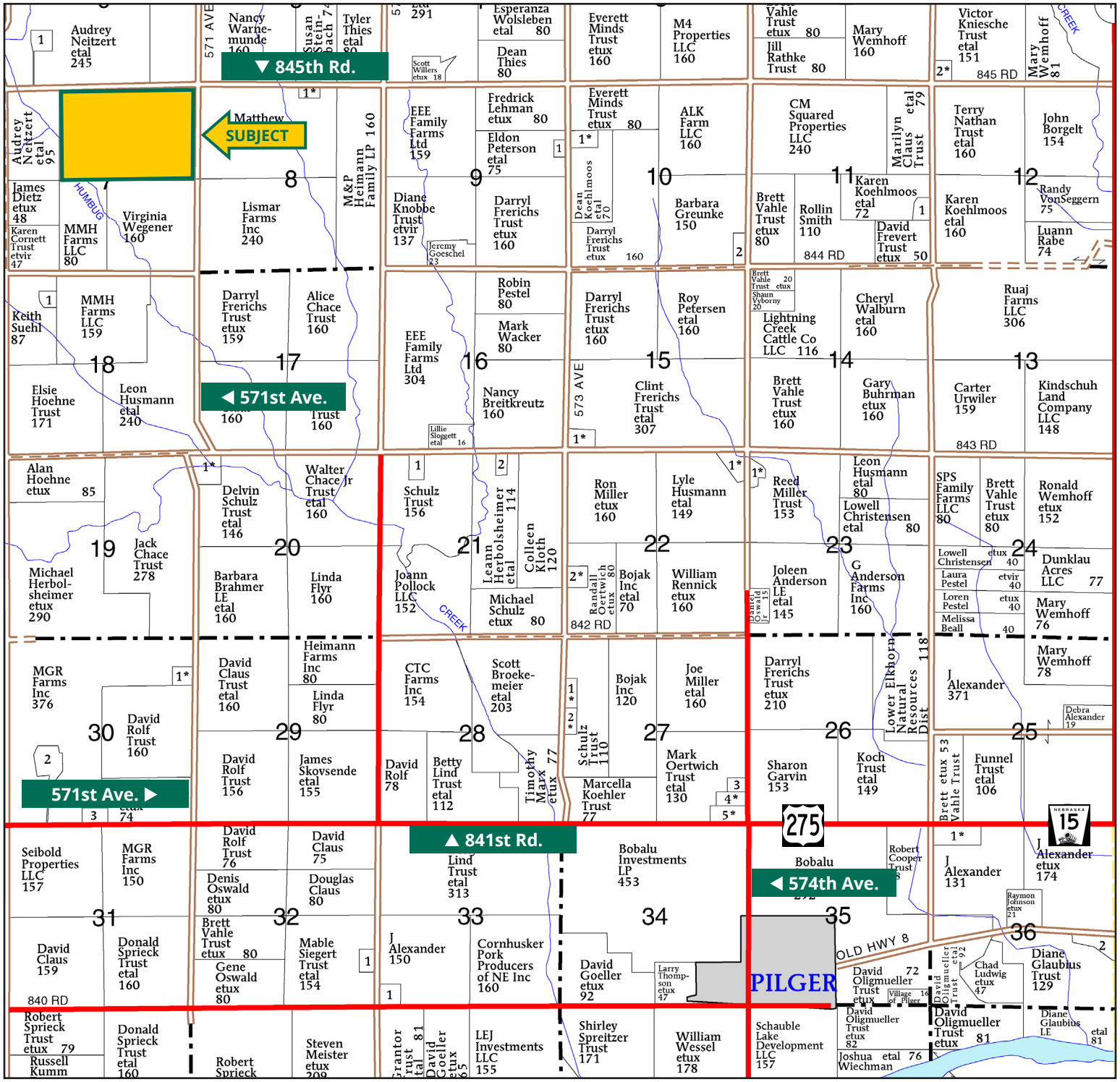
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240.00 Acres, m/l
Stanton County, NE

092-0062-01

PLAT MAP

Pilger Township, Stanton County, NE



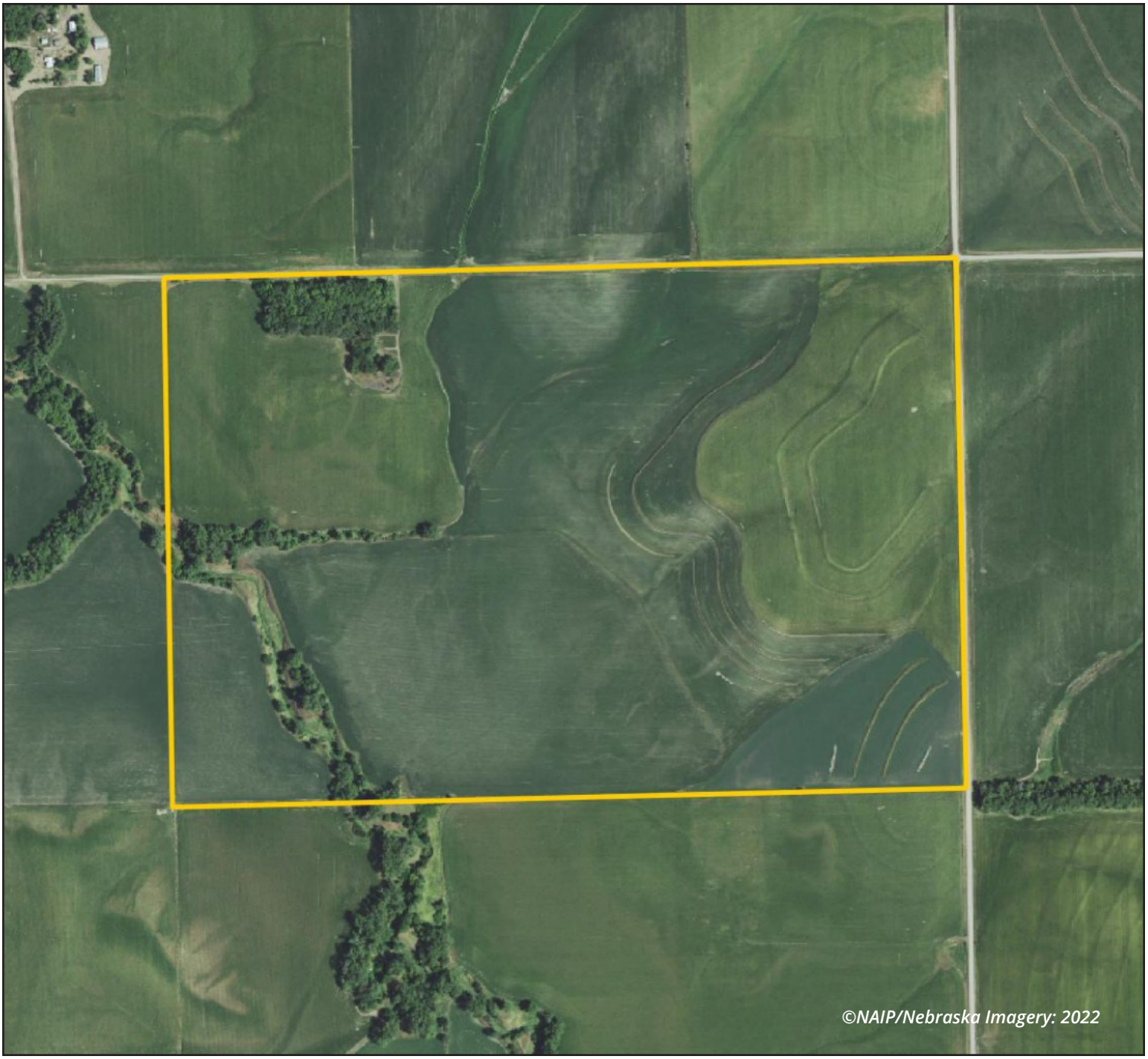
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AERIAL PHOTO

240.00 Acres, m/l, Stanton County, NE

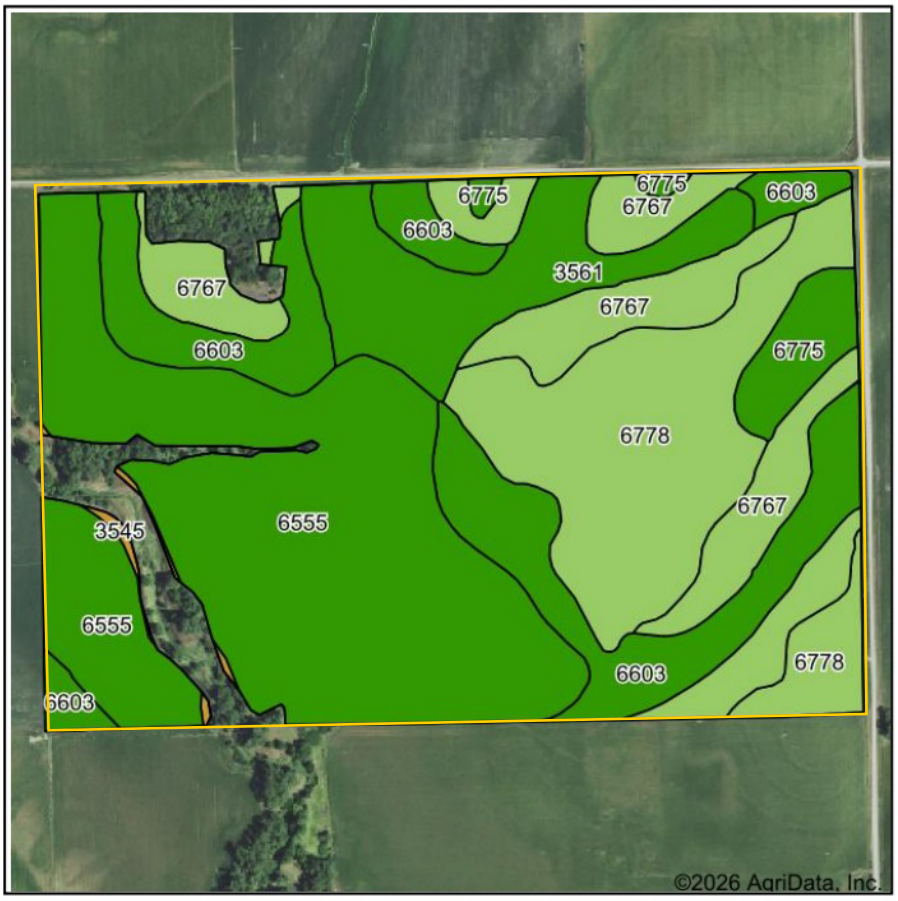
FSA/Eff. Crop Acres: 219.46 | Soil Productivity: 76.70 NCCPI



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402.843.8994
JasonZ@Hertz.ag

SOIL MAP

219.46 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Stanton**
Location: **7-24N-3E**
Township: **Pilger**
Acres: **219.46**
Date: **10/20/2026**

Maps Provided By:
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N W E S

Area Symbol: NE167, 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
6555	Shell silty clay loam, 0 to 2 percent slopes, occasionally flooded	78.48	35.8%		IIw	IIw	85
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	41.32	18.8%		IIIe	IVe	66
6603	Alcester silty clay loam, 2 to 6 percent slopes	36.75	16.7%		IIe	IIIe	75
6767	Nora silty clay loam, 6 to 11 percent slopes	33.77	15.4%		IIIe	IVe	74
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	21.18	9.7%		IIw	IIw	78
6775	Nora-Crofton complex, 2 to 6 percent slopes, eroded	7.07	3.2%		IIe	IIIe	68
3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	0.89	0.4%		VIw		41
				Weighted Average	**2.36**	***-**	***n 76.7**

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

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PROPERTY INFORMATION

240.00 Acres, m/l, Stanton County, NE

Location
From Pilger: Go north on 574th Ave. for 0.7 miles, then west on 841st Rd/ US-275 for 3 miles, and then north on 571st Ave. for 4 miles. Property is located on the southwest side of the intersection 845th Rd. and 571st Ave.

Simple Legal
The NE¼ and the E½ NW¼ all in Section 7, Township 24 North, Range 3 East of the 6th P.M., Stanton Co., NE. *Final abstract/title documents to govern legal description.*

Price & Terms
- $2,340,000
- $9,750/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: $8,884.70
Net Taxable Acres: 240.00
Tax per Net Taxable Acre: $37.02

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 1875, Tract 7481
FSA/Eff. Crop Acres: 219.46
Corn Base Acres: 118.45
Corn PLC Yield: 147 Bu.
Bean Base Acres: 99.94
Bean PLC Yield: 45 Bu.

NRCS Classification
HEL: Highly Erodible Land.
NHEL: Non-Highly Erodible Land.

Soil Types/Productivity
Main soil types are Shell, Nora-Crofton, Alcester, and Nora. The NCCPI productivity rating on the FSA/Eff. crop acres is 76.70. 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 strongly sloping.

Drainage
Property has an established terrace system and some subsurface drainage tile. Contact agent for details.

Buildings/Improvements
None.

Water & Well Information
No wells. Humbug Creek runs through the western portion of the property.

Comments
There are approximately 13.40 acres that lie across Humbug Creek, without direct access from the main tract. Contact agent for 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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PROPERTY PHOTOS

240.00 Acres, m/l, Stanton County, NE

Northwest looking Southeast



Southwest looking Northeast



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PROPERTY PHOTOS

240.00 Acres, m/l, Stanton County, NE

Southeast looking Northwest



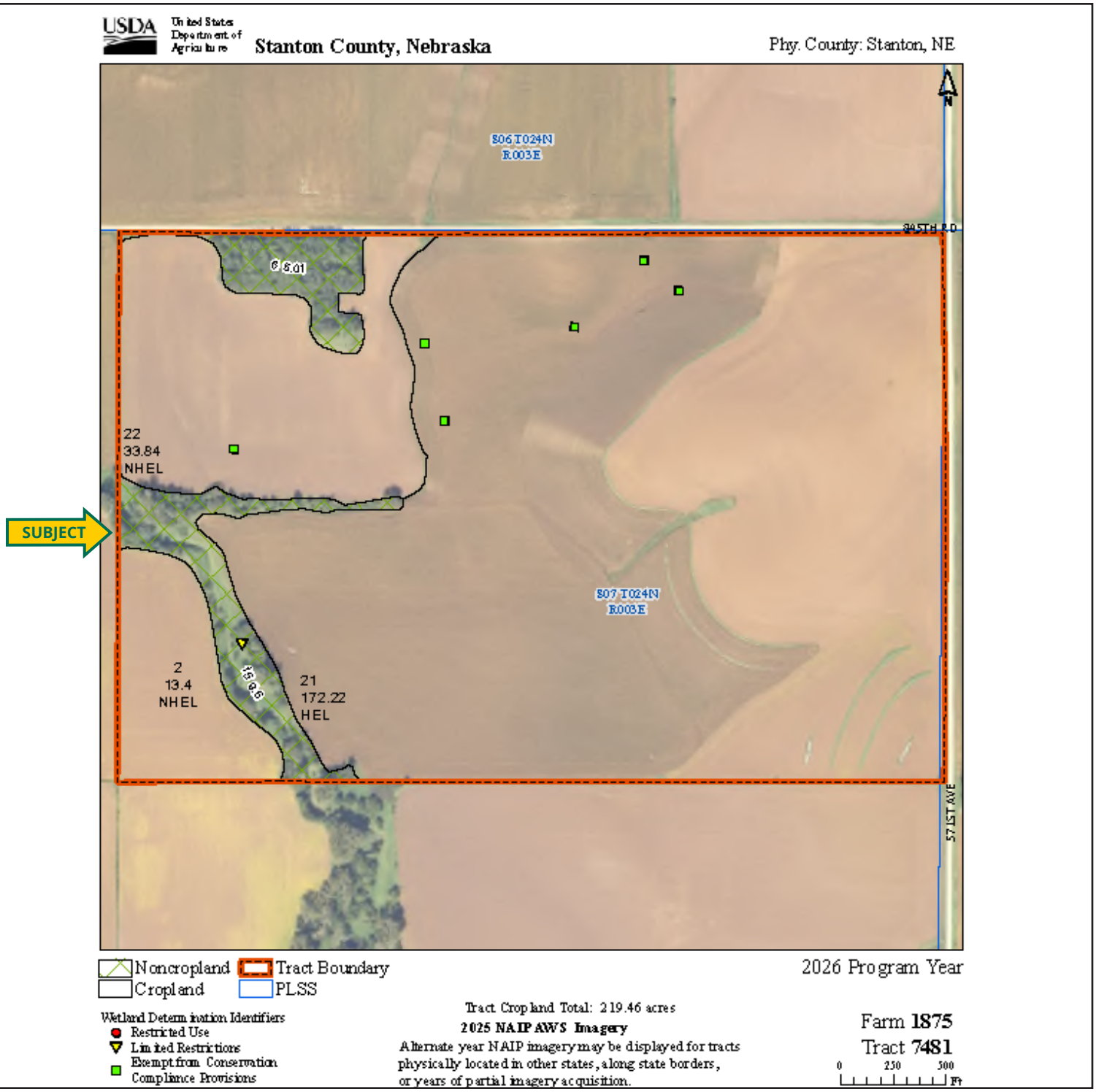
Northeast looking Southwest



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FSA MAP

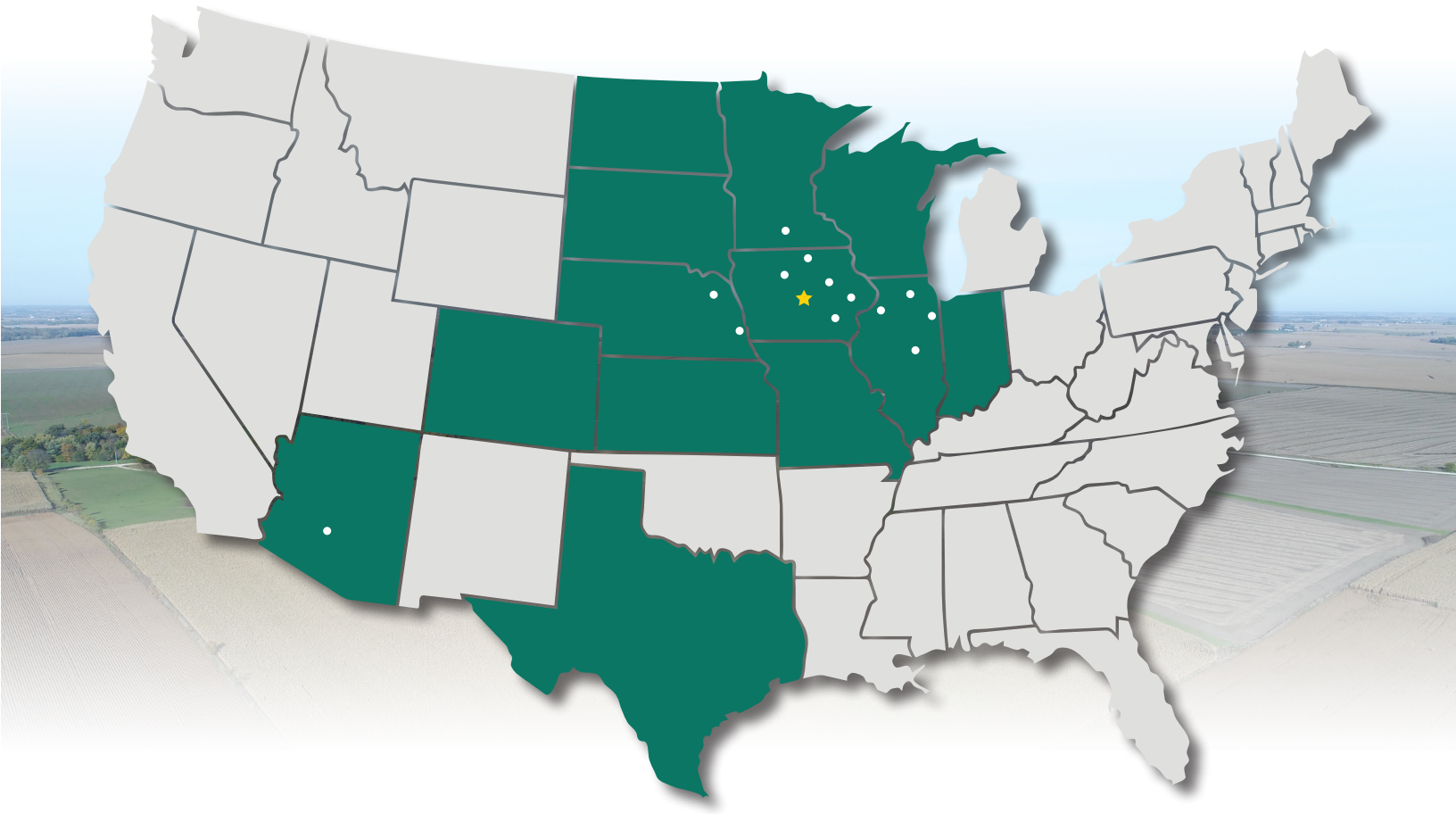
219.46 FSA/Eff. Crop Acres



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