Hertz Farm Management, Inc.

ONE-CHANCE SEALED BID SALE



High-Quality Cass County Farm Offered Individually or in Combination



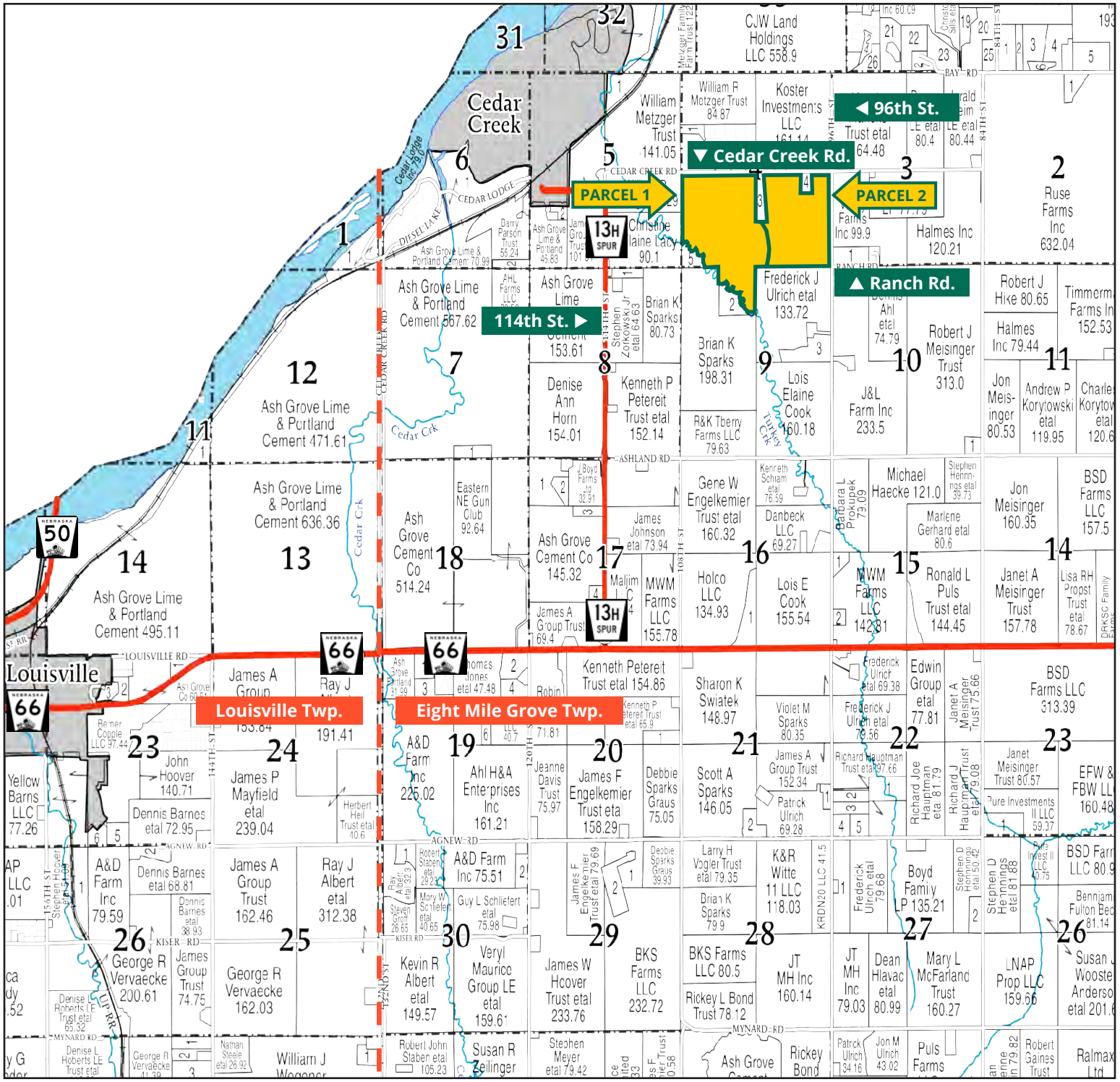
SCOTT HENRICHSEN, AFM
Licensed Salesperson
in IA, NE & MO
716.310.0466
ScottH@Hertz.ag

Bid Deadline:
Tuesday, December 15, 2026
2:00 P.M., CST

322.79 Acres, m/l
2 Parcels
Cass County, NE

PLAT MAP

Eight Mile Grove Township, Cass County, NE

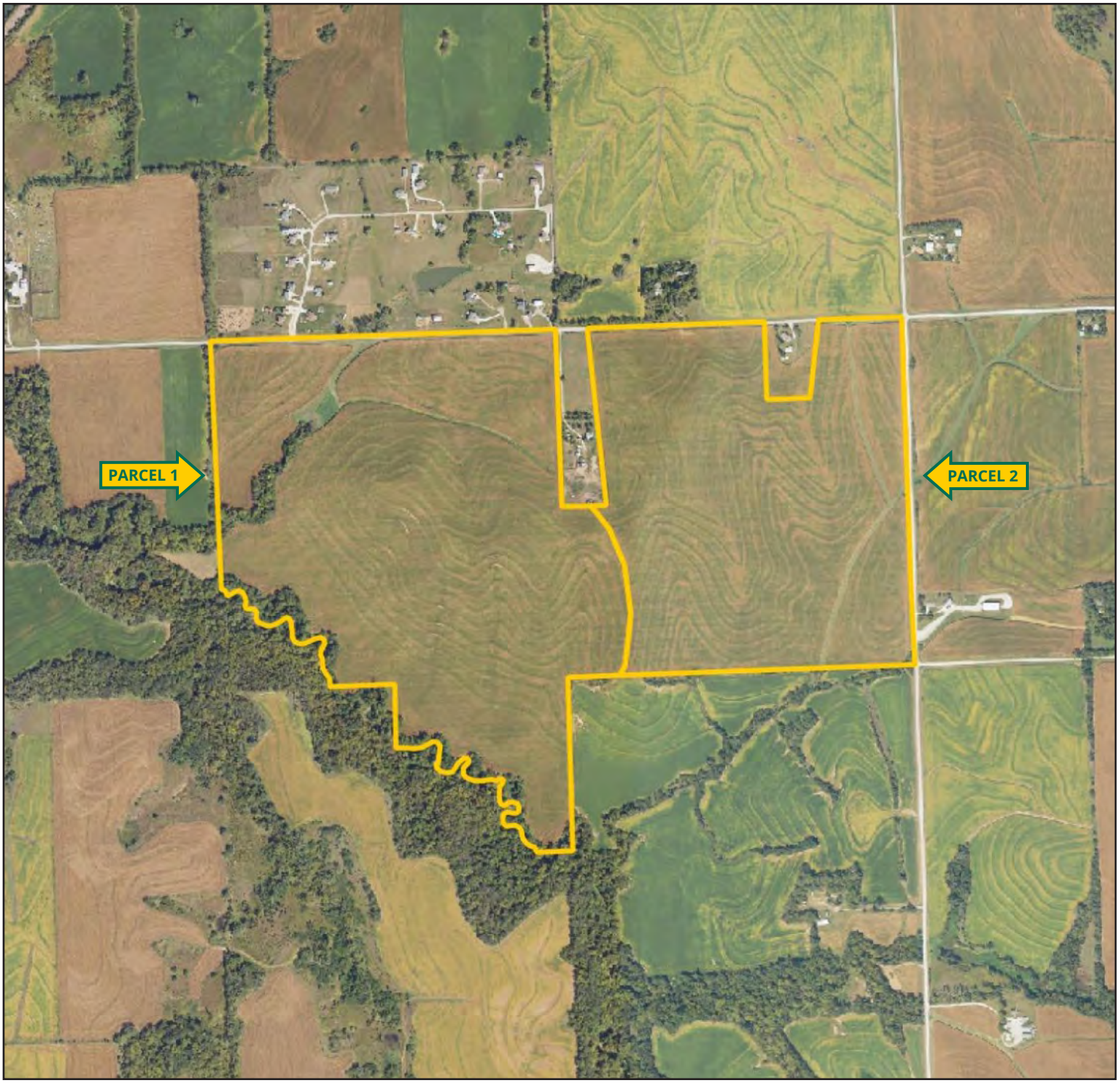


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COMBINED AERIAL PHOTO

322.79 Acres, m/l, in 2 Parcels, Cass County, NE

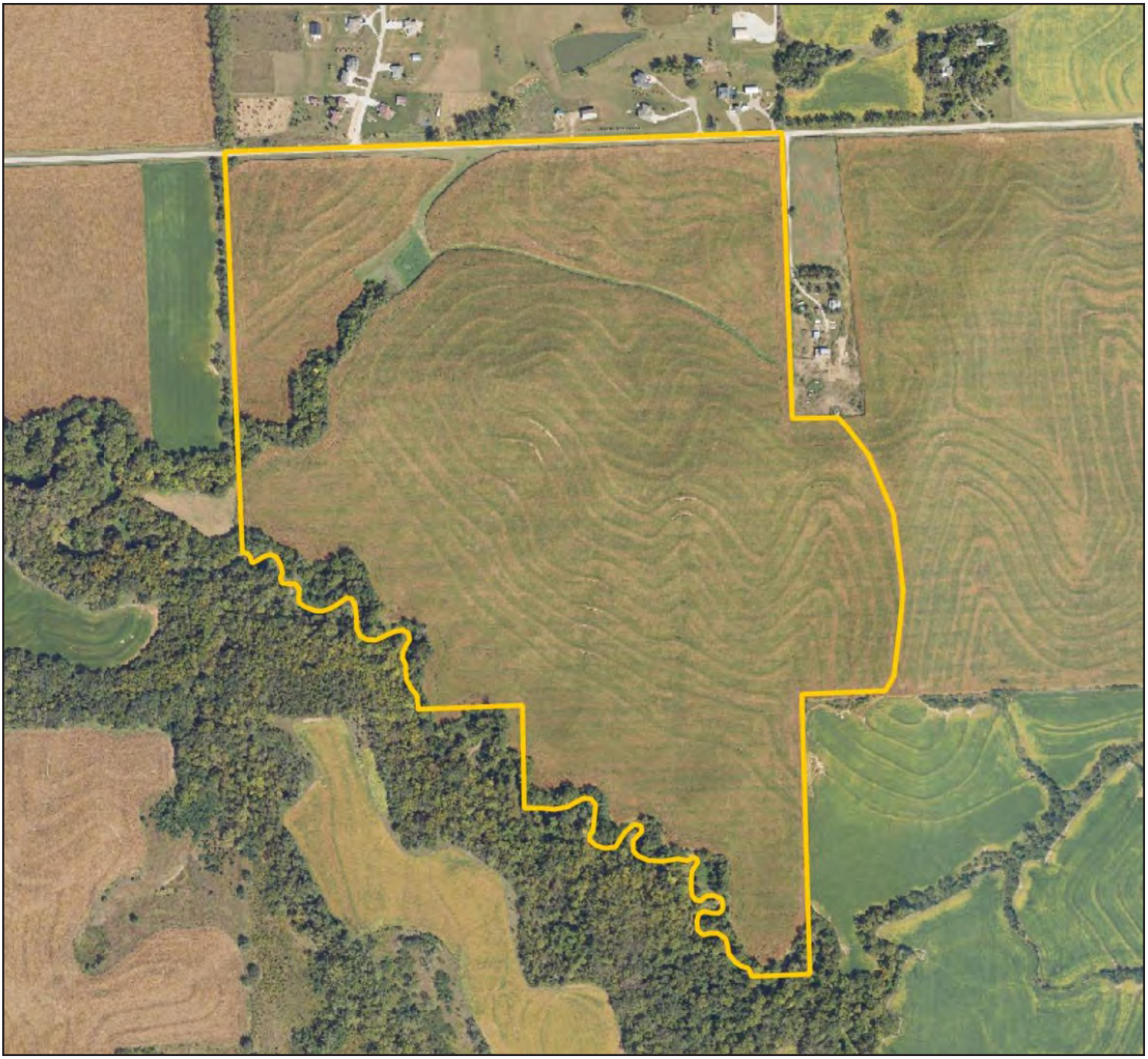


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AERIAL PHOTO

189.60 Acres, m/l, Cass County, NE
Parcel 1

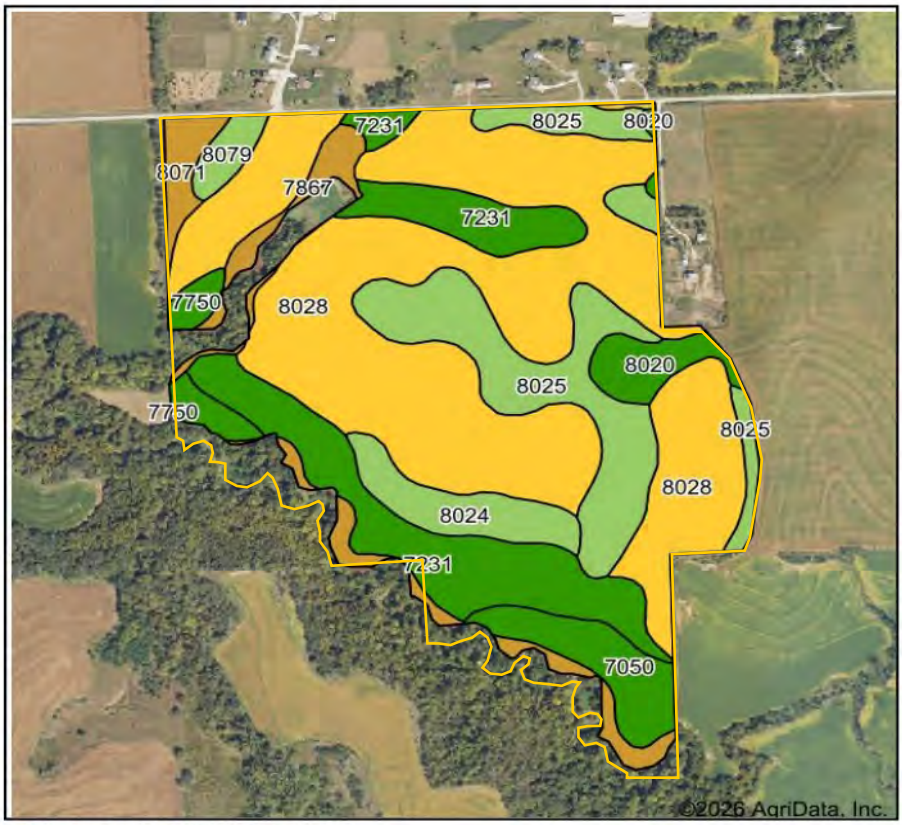
Est. FSA/Eff. Crop Acres: 176.08 | Soil Productivity: 80.10 NCCPI



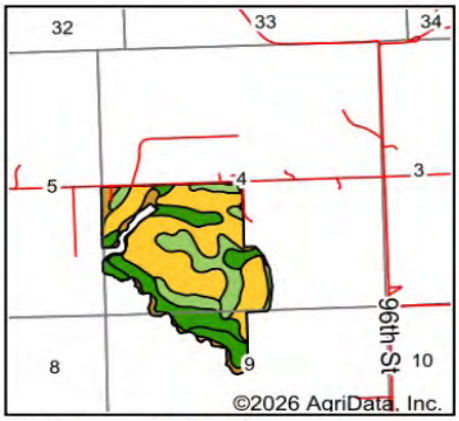
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SOIL MAP

176.08 Est. FSA/Eff. Crop Acres
Parcel 1



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Cass**
Location: **4-12N-12E**
Township: **Eight Mile Grove**
Acres: **176.08**
Date: **10/16/2026**

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE025, 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
8028	Marshall silty clay loam, 11 to 17 percent slopes, eroded	84.60	48.0%		IVe		79
7231	Judson silt loam, 2 to 6 percent slopes	27.95	15.9%		IIe		79
8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	26.07	14.8%		IIIe	IVe	86
7050	Kennebec silt loam, occasionally flooded	9.72	5.5%		IIw		89
7867	Nodaway silt loam, channeled, frequently flooded	8.55	4.9%		VIw		52
8024	Marshall silty clay loam, 6 to 11 percent slopes	7.28	4.1%		IIIe	IVe	89
8020	Marshall silty clay loam, 2 to 6 percent slopes, eroded	4.81	2.7%		IIe	IIIe	91
8071	Monona silt loam, 11 to 17 percent slopes, eroded	3.09	1.8%		VIe		74
8079	Monona silt loam, 6 to 11 percent slopes, eroded	2.41	1.4%		IIIe	IVe	79
7750	Nodaway silt loam, occasionally flooded	1.60	0.9%		IIw	IIw	94
				Weighted Average	**3.43**	***-**	***n 80.1**

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PROPERTY INFORMATION

189.60 Acres, m/l, Cass County, NE
Parcel 1

Location
From Louisville: Go east on NE-66 for 3½ miles, then north on NE-13H Spur / 114th St. for 2½ miles and then east on Cedar Creek Rd. for 0.8 miles. Property is located on the south side of the road.

Simple Legal
N½ SW¼; part of the SW¼ SW¼; SE¼ SW¼; part of the SW¼ SE¼ of Section 4, and part of the NE¼ NW¼ of Section 9, all in Township 12 North, Range 12 East of the 6th P.M., Cass Co., NE. *Final abstract/ title documents to govern legal description.*

Real Estate Tax
2025 Taxes Payable 2026: $10,141.62*
Net Taxable Acres: 189.60*
Tax per Net Taxable Acre: $53.49*
**Taxes estimated pending survey of property and tax parcel split. Cass County Treasurer/Assessor will determine final tax figures.*

Zoning
Zoned as TA - transitional agricultural. Part of the farm is located within the Village of Cedar Creek Extraterritorial Jurisdiction (ETJ). Contact agent for details.

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 7177, Part of Tract 21435
FSA/Eff. Crop Acres: 176.08*
Corn Base Acres: 91.85*
Corn PLC Yield: 163 Bu.
Bean Base Acres: 83.70*
Bean PLC Yield: 53 Bu.
**Acres are estimated pending reconstitution of farm by the Cass County FSA office.*

NRCS Classification
HEL: Highly Erodible Land.

Soil Types/Productivity
Main soil types are Marshall and Judson. The NCCPI productivity rating on the estimated FSA/Eff. crop acres is 80.10. 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
Gently to strongly sloping.

Drainage
Tiled with terraces. No tile maps available.

Buildings/Improvements
None.

Water & Well Information
Rural water is available at the ditch.

Survey
If parcels should sell to separate Buyers, the parcels will be surveyed at Seller's expense to determine the property lines. Final sale price will be adjusted up/down based on final gross surveyed acres.



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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AERIAL PHOTO

133.19 Acres, m/l, Cass County, NE
Parcel 2

Est. FSA/Eff. Crop Acres: 129.97 | Soil Productivity: 82.70 NCCPI



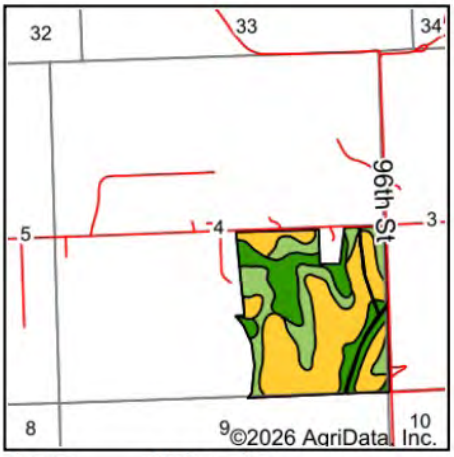
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SOIL MAP

129.97 Est. FSA/Eff. Crop Acres
Parcel 2



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Cass**
Location: **4-12N-12E**
Township: **Eight Mile Grove**
Acres: **129.97**
Date: **10/16/2026**

Maps Provided By:
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Area Symbol: NE025, 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
8028	Marshall silty clay loam, 11 to 17 percent slopes, eroded	66.16	50.9%		IVe		79
8025	Marshall silty clay loam, 6 to 11 percent slopes, eroded	34.02	26.2%		IIIe	IVe	86
8020	Marshall silty clay loam, 2 to 6 percent slopes, eroded	20.19	15.5%		IIe	IIIe	91
7231	Judson silt loam, 2 to 6 percent slopes	9.60	7.4%		IIe		79
				Weighted Average	**3.28**	***-**	***n 82.7**

*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.

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PROPERTY INFORMATION

133.19 Acres, m/l, Cass County, NE
Parcel 2

Location
From Louisville: Go east on NE-66 for 3½ miles, then north on NE-13H Spur / 114th St. for 2½ miles and then east on Cedar Creek Rd. for 1.2 miles. Property is located on the south side of the road.

Simple Legal
Part of the NW¼ SE¼; part of NE¼ SE¼; part of SW¼ SE¼ and part of SE¼ SE¼ of Section 4, Township 12 North, Range 12 East of the 6th P.M., Cass Co., NE. *Final abstract/title documents to govern legal description.*

Real Estate Tax
2025 Taxes Payable 2026: $9,145.88*
Net Taxable Acres: 133.19*
Tax per Net Taxable Acre: $68.67*
**Taxes estimated pending survey of property and tax parcel split. Cass County Treasurer/Assessor will determine final tax figures.*

Zoning
Zoned as TA - transitional agricultural.

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 7177, Part of Tract 21435
FSA/Eff. Crop Acres: 129.97*
Corn Base Acres: 67.79*
Corn PLC Yield: 163 Bu.
Bean Base Acres: 61.79*
Bean PLC Yield: 53 Bu.
**Acres are estimated pending reconstitution of farm by the Cass County FSA office.*

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HEL: Highly Erodible Land.

Soil Types/Productivity
Main soil type is Marshall. The NCCPI productivity rating on the estimated FSA/Eff. crop acres is 82.70. See soil map for details.

Mineral Rights
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

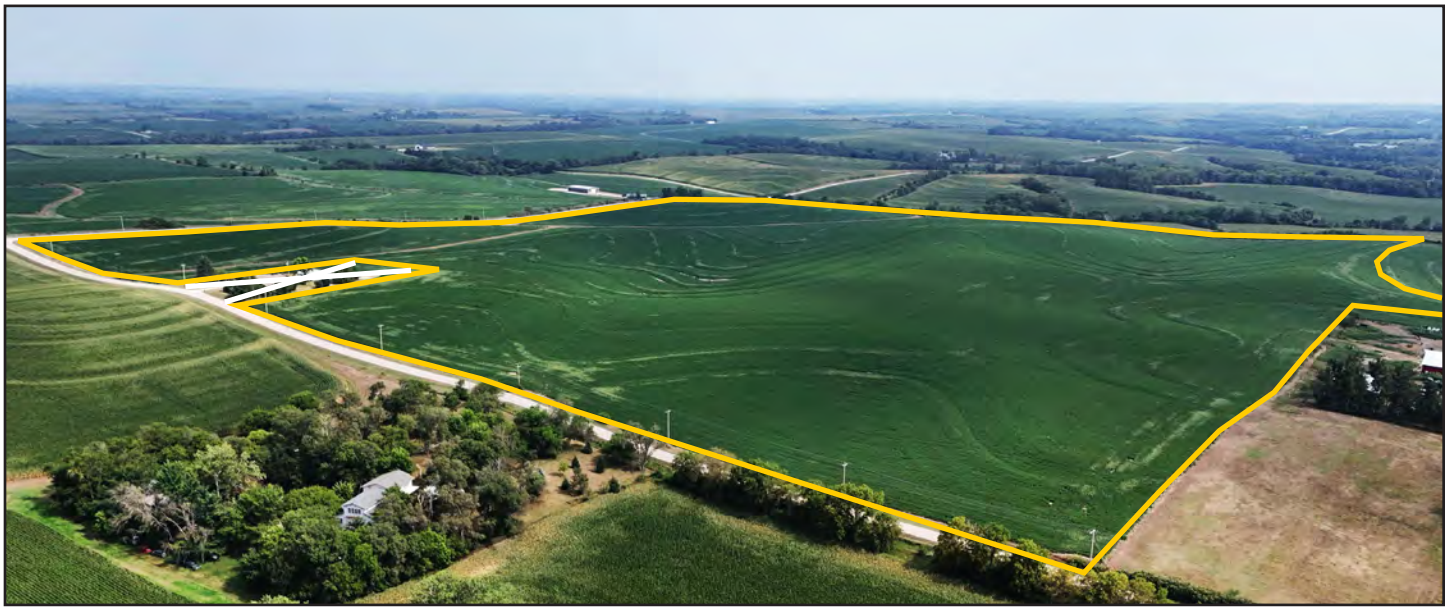
Land Description
Gently to strongly sloping.

Drainage
Tiled with terraces. No tile maps available.

Buildings/Improvements
None.

Water & Well Information
No wells. Rural water is available at the ditch.

Survey
If parcels should sell to separate Buyers, the parcels will be surveyed at Seller's expense to determine the property lines. Final sale price will be adjusted up/down based on final gross surveyed acres.



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Parcel 1 - Northwest looking Southeast



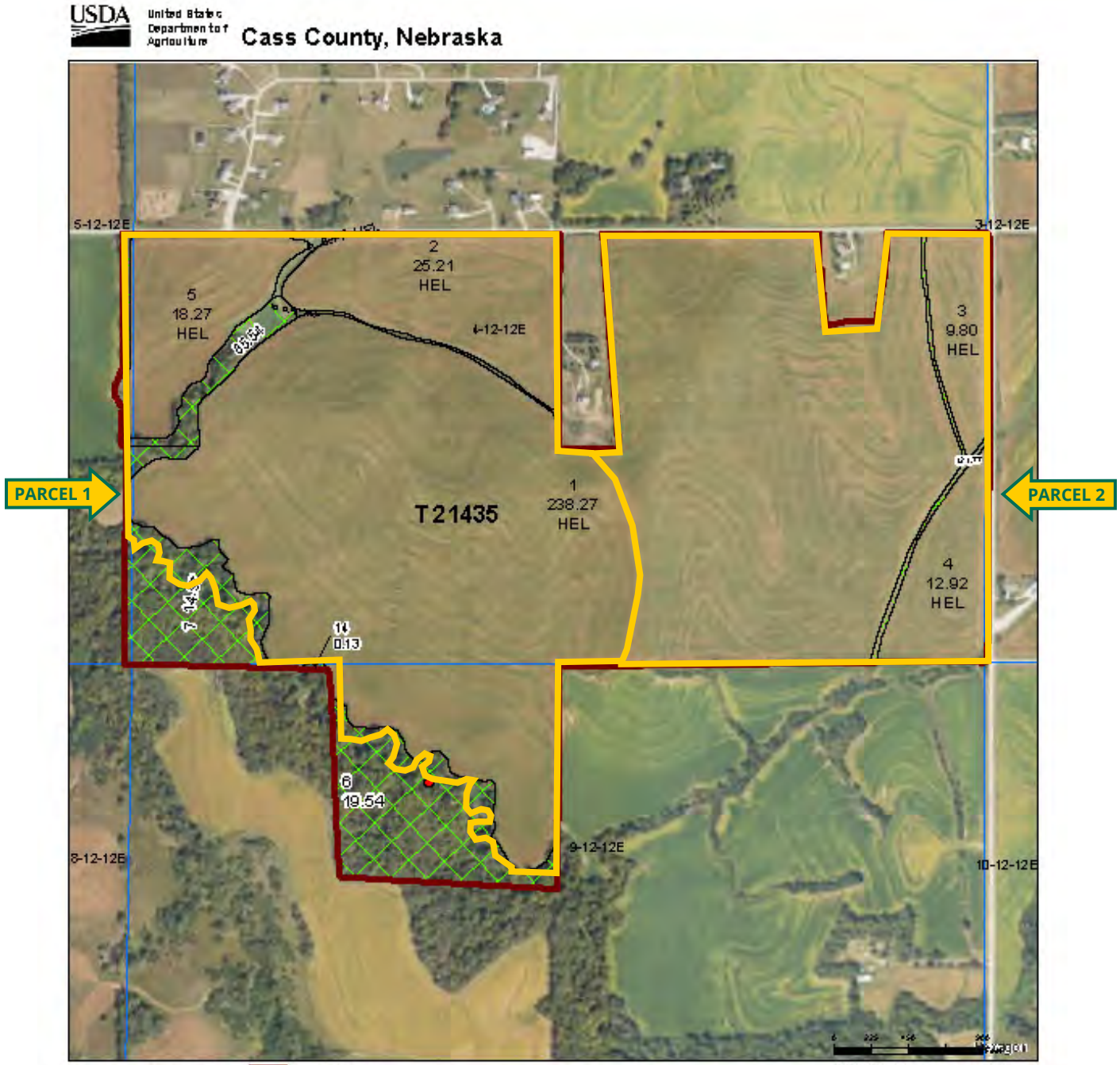
Parcel 2 - Southeast looking Northwest



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FSA MAP

Parcel 1 - 176.08 Est. FSA/Eff. Crop Acres
Parcel 2 - 129.97 Est. FSA/Eff. Crop Acres



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SEALED BID INFORMATION

Bid Deadline: Tues., Dec. 15, 2026

Time: 2:00 p.m., CST

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

Sellers
Brian D. Albert & Leigh Anne Albert

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 15, 2026 by 2:00 p.m., CST. The Seller will accept or reject all bids by 2:00 p.m. on Wednesday, December 16, 2026, and all bidders will be notified shortly thereafter.

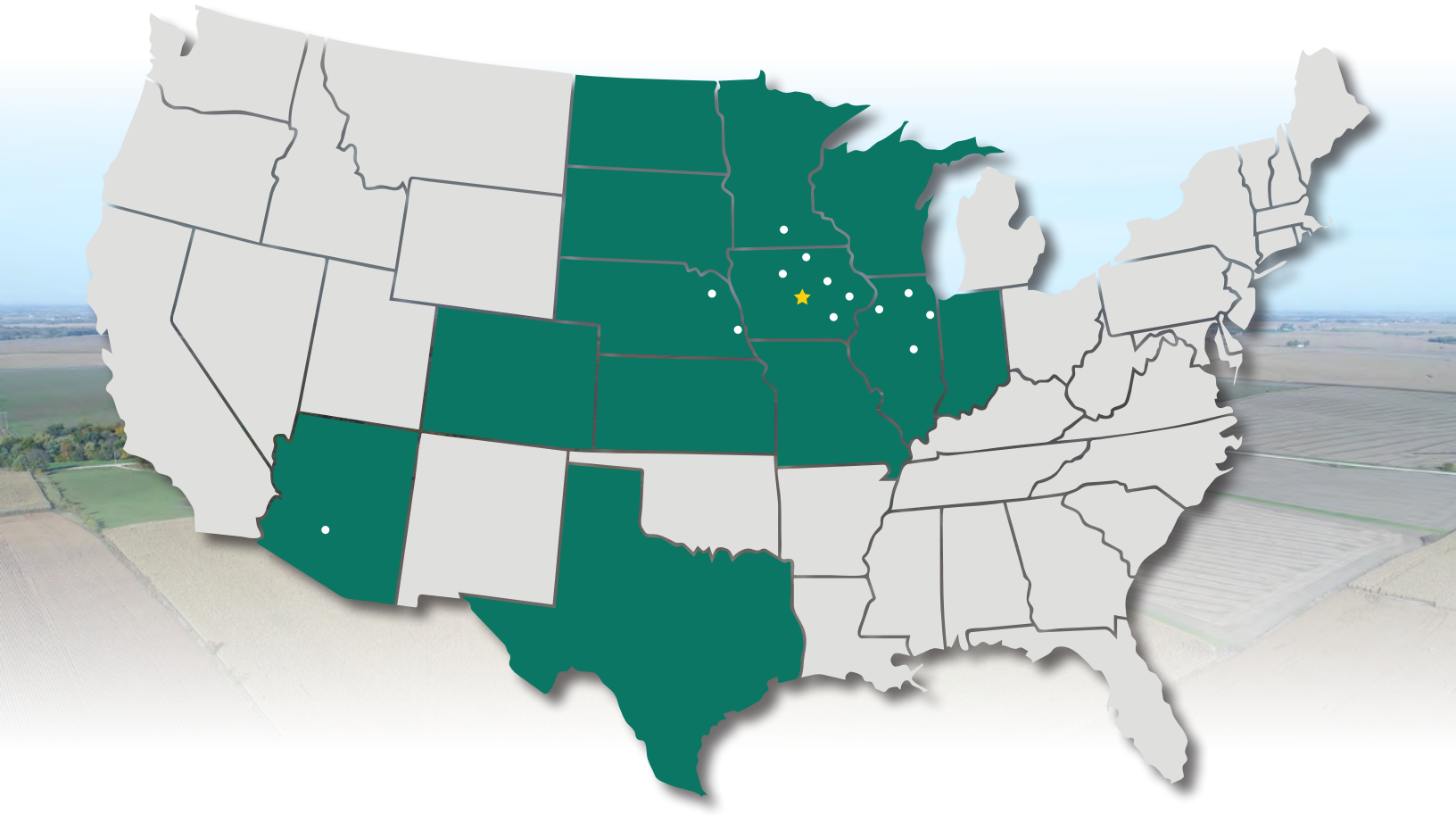
Terms of Possession
The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before February 11, 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.

Survey
If parcels should sell to separate Buyers, the parcels will be surveyed at Seller's expense to determine boundary lines. Final sale price will be adjusted up/down based on final gross surveyed acres.

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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MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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