

Land Auction

ACREAGE:**240.0 Acres, m/l**

In 2 parcels

Pawnee County, NE

DATE:

Thursday

March 1, 2018**10:00 a.m.****LOCATION:****Burchard****Community Center**

Burchard, NE

Parcel

1.....
160.0 Ac.

Parcel

2.....
80.0 Ac.

Property Key Features

- Both Parcels subject to CRP Contract expiring 9/30/2018
- Possession & Closing November 1, 2018
- Electrical access on Parcel 1

Scott Henrichsen, AFM

Licensed in NE and IA

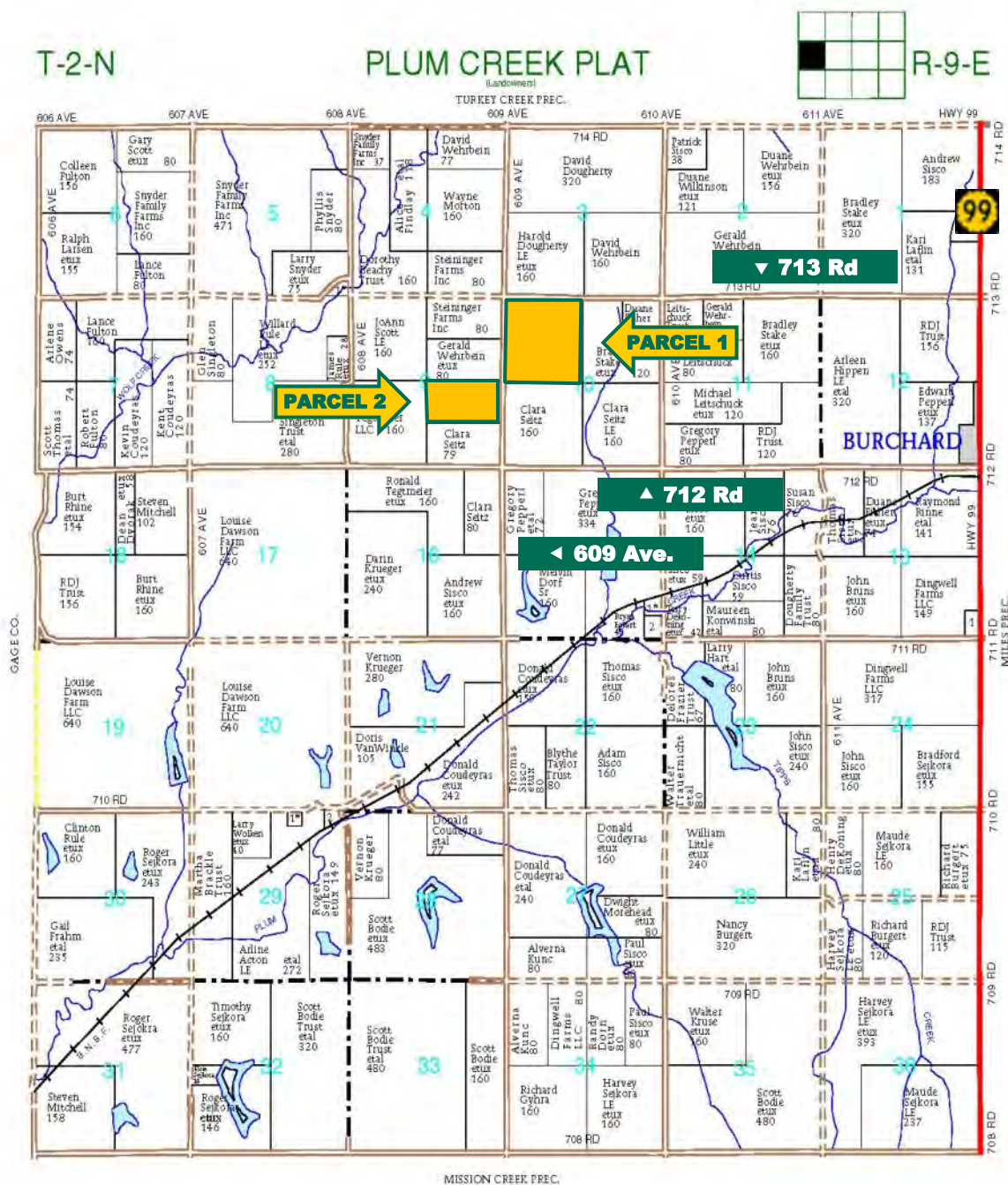
ScottH@Hertz.ag

402-697-7500

11717 M Circle

Omaha, NE 68137

www.Hertz.ag



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Parcel 1

Total Acres:	160.00
*Crop Acres:	144.51
*Sorghum Base Acres:	102.95
Soil Productivity:	47.8 NCCPI

Parcel 1 Property Information 160 Acres, m/l

Location

From Burchard, 3 miles west on 712 Road, turn right (north) on 608 Ave 1/2 mile. Parcel is located on the east side of 608 Ave.

Legal Description

NW 1/4 of Section 10, Township 2N, Range 9E of the 6th P.M. (Plum Creek Township)

Net Real Estate Tax

2017 Net Taxes Payable 2018: \$3,447.32
Net Taxable Acres: 160.0
Tax per Net Taxable Acre: \$21.55

FSA Data

Farm Number 503, Tract 564
*Crop Acres: 144.51
* Sorghum Base Acres: 102.95
Sorghum PLC Yield: 63 Bu.
**Acres and bases are estimated pending FSA farm reconstitution. The local FSA office will determine final Acres and Bases.*

CRP Contracts

136.10 Acres in CRP to expire September 30, 2018

Soil Types/Productivity

Primary soils are the Wymore, Pawnee, Burchard, Malmo, Colo and Kennebec soil series. See soil map for detail.

Buildings/Improvements

- 3-Grain Bins (unuseable)
- Livestock Shed estimated 25' x 35'

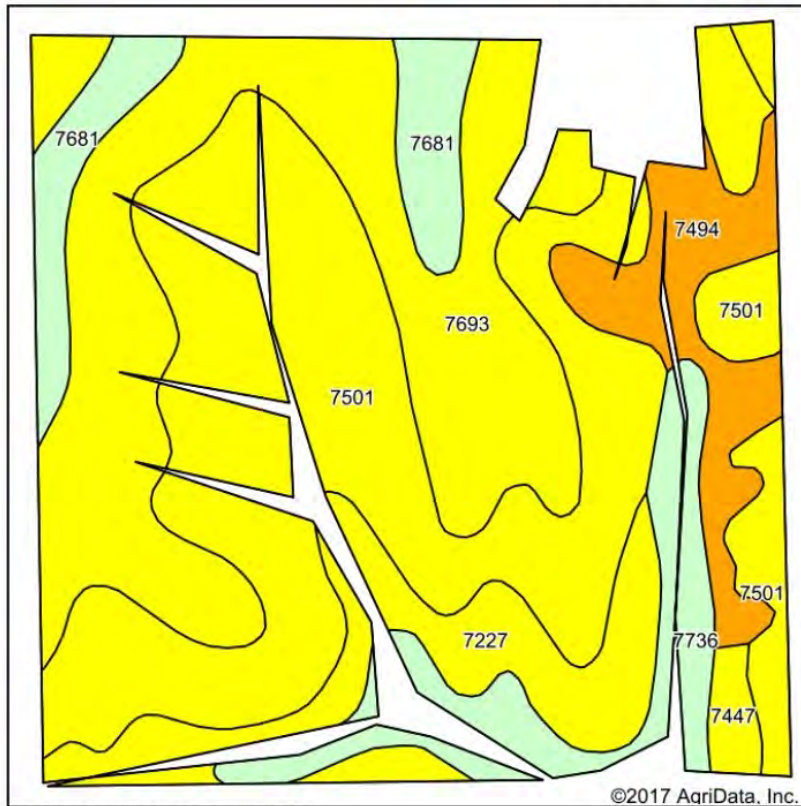
Drainage

Natural

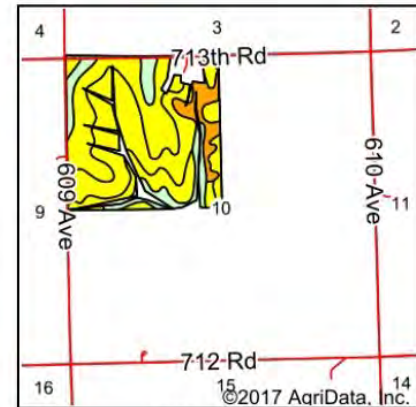
Water, Well & Irrigation Information

3 hydrants hooked to the Rural Water District and a small pond located in the northeast corner of the farm.

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Pawnee**
Location: **10-2N-9E**
Township: **Precinct 5, Burchard**
Acres: **141.51**
Date: **1/24/2018**



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE133, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	NCCPI Corn and Soybeans
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	51.77	36.6%		IIIe		31
7693	Wymore silty clay loam, 2 to 6 percent slopes	42.71	30.2%		IIIe	IIIe	61
7227	Burchard clay loam, 6 to 11 percent slopes	14.64	10.3%		IIIe	IVe	50
7494	Pawnee and Malmo soils, 6 to 11 percent slopes, eroded	11.05	7.8%		IVe		37
7736	Colo and Kennebec soils, occasionally flooded	10.45	7.4%		IIw	IIw	70
7681	Wymore silty clay loam, 1 to 3 percent slopes	9.22	6.5%		IIe	IIe	62
7447	Morrill loam, 6 to 11 percent slopes	1.67	1.2%		IIIe	IVe	70
Weighted Average							47.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Parcel 2

Total Acres:	80.00
*Crop Acres:	74.00
*Sorghum Base Acres:	48.45
Soil Productivity:	50.1 NCCPI

Parcel 2 Property Information 80 Acres, m/l

Location

From Burchard, 3 miles west on 712 Road, turn right (north) on 608 Ave 1/4 mile. Parcel is located on the west side of 608 Ave.

Legal Description

N 1/2 SE 1/4 of Section 9, Township 2N, Range 9E of the 6th P.M. (Plum Creek Township)

Net Real Estate Tax

2017 Net Taxes Payable 2018: \$1,541.04
Net Taxable Acres: 80
Tax per Net Taxable Acre: \$19.26

FSA Data

Farm Number 503, Tract 564
*Crop Acres: 74.00 (Crop acres are comprised of 37.63 CRP acres and 36.37 acres certified as grass)
*Sorghum Base Acres: 48.45
Sorghum PLC Yield: 63 Bu.
**Acres and bases are estimated pending FSA farm reconstitution. The local FSA office will determine final Acres and Bases.*

CRP Contracts

37.63 Acres in CRP to expire September 30, 2018

Soil Types/Productivity

Primary soils are the Wymore, Pawnee and Burchard soil series. See soil map for detail.

Buildings/Improvements

None

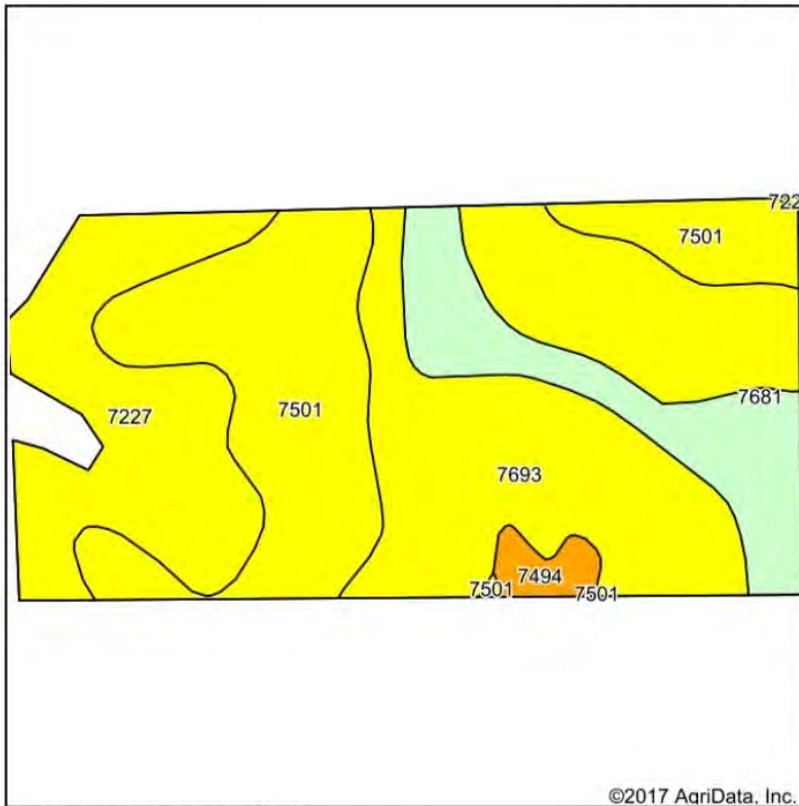
Drainage

Natural

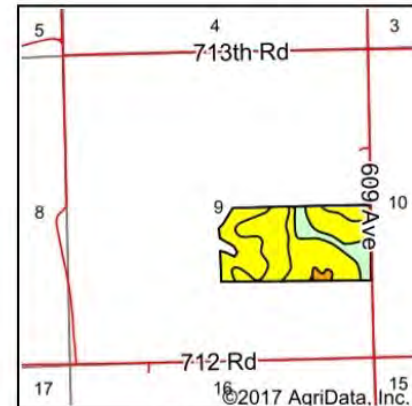
Water, Well & Irrigation Information

Well located in the southeast area of the farm.

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Pawnee**
Location: **9-2N-9E**
Township: **Precinct 5, Burchard**
Acres: **74**
Date: **1/24/2018**



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE133, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	NCCPI Corn and Soybeans
7693	Wymore silty clay loam, 2 to 6 percent slopes	27.26	36.8%		IIIe	IIIe	61
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	20.51	27.7%		IIIe		31
7227	Burchard clay loam, 6 to 11 percent slopes	15.32	20.7%		IIIe	IVe	50
7681	Wymore silty clay loam, 1 to 3 percent slopes	9.53	12.9%		Ile	Ile	62
7494	Pawnee and Malmo soils, 6 to 11 percent slopes, eroded	1.38	1.9%		IVe		37
Weighted Average							50.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Parcel 1 - 160.0 Acres



Parcel 1 - 160.0 Acres



Parcel 1 - 160.0 Acres



Parcel 1 - 160.0 Acres



Parcel 1 - 160.0 Acres



Parcel 1 - 160.0 Acres



Parcel 1 - 160.0 Acres



Parcel 1 - 160.0 Acres



Parcel 2 - 80.0 Acres



Parcel 2 - 80.0 Acres



Parcel 2 - 80.0 Acres



Parcel 2 - 80.0 Acres



Date: **Thursday, March 1, 2018**

Time: **10:00 a.m.**

Site: **Burchard Community
Center
301 2nd Street
Burchard, NE 68323**

Seller

LeRoy and Marlene Snyder

Agency

Hertz Farm Management, Inc. and their
representatives are Agents of the Seller.

Auctioneer

Scott Henrichsen

Method of Sale

- Land will be offered by the choice and privilege method with the choice to high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the remaining parcel at the high bid, it will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 1, 2018 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing hay/brome ground cash rent lease which expires October 1, 2018. Taxes will be prorated to date of closing.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals