

Land Auction

ACREAGE:

77.18 Acres, m/l
Lancaster County, NE

DATE:

Thursday
March 24, 2022
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



Property Key Features

- High-Quality Lancaster County Farmland
- Near Several Grain Market Outlets
- Acreage Development Potential - Near Lincoln, Nebraska

Stan Lierz, AFM, ALC

Licensed Salesperson in NE, IA, & KS

402-618-4114

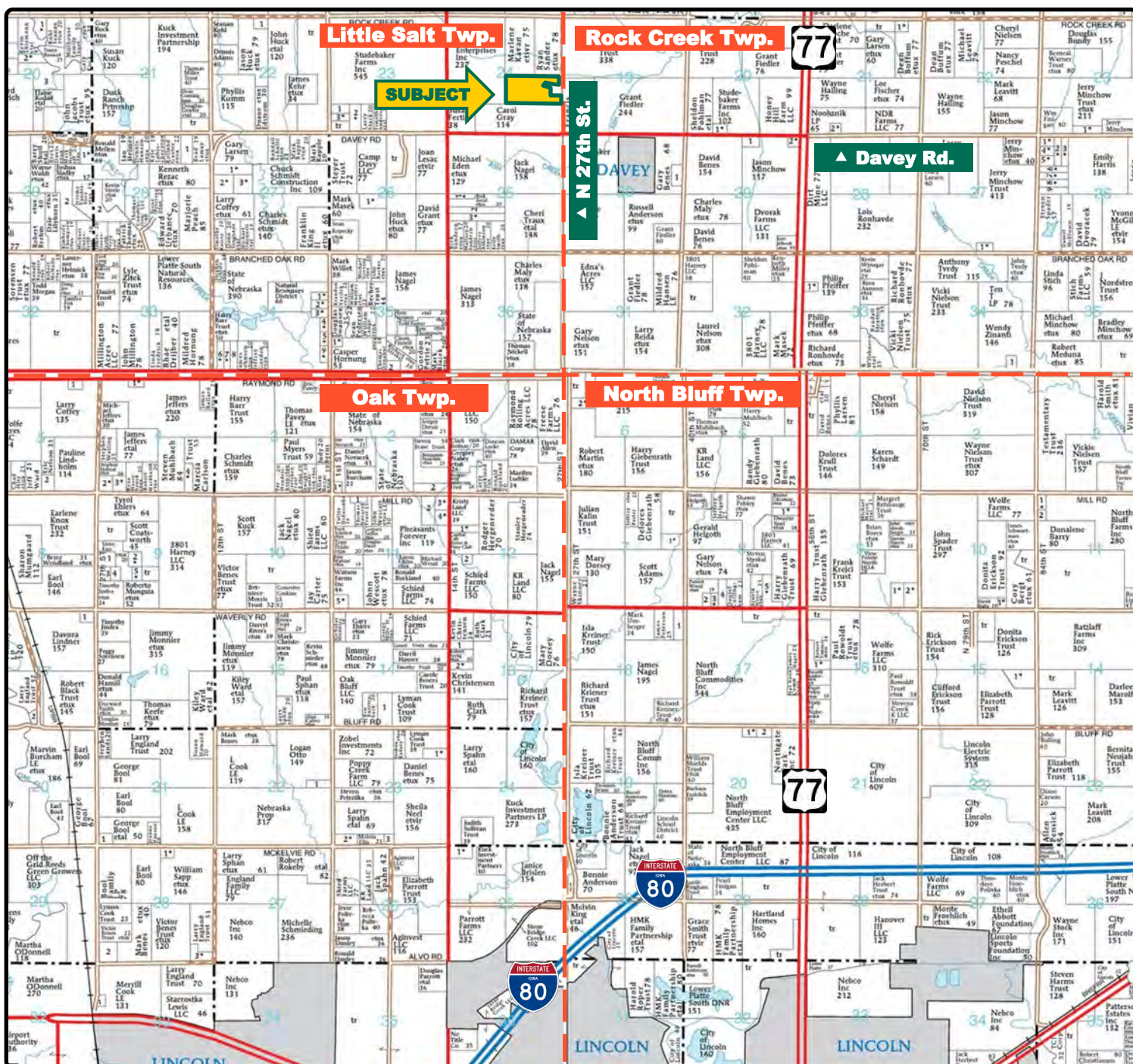
StanL@Hertz.ag

402-697-7500

11717 M Circle

Omaha, NE 68137

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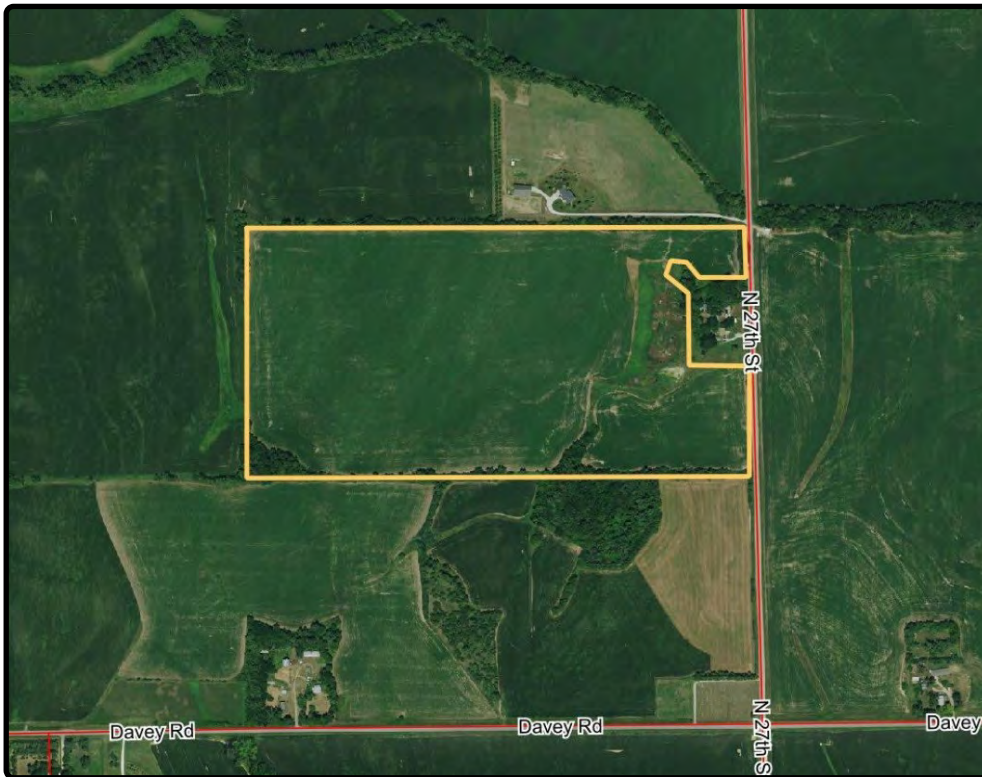
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FSA/Eff. Crop Acres:	77.19
Corn Base Acres:	32.92
Bean Base Acres:	33.77
Soil Productivity:	68.70 SRPG

Property Information

77.18 Acres, m/l

Location

From Lincoln: North of I-80 approximately 6 miles to Davey Rd., then 2 miles west to N 27th St., then ¼ mile north. The property is on the west side of N 27th St.

Legal Description

Lot 28, SE¼, Section 24, Township 12 North, Range 6 East of the 6th P.M., Lancaster Co., NE.

Real Estate Tax

2021 Taxes Payable 2022: \$4,085.36
Net Taxable Acres: 77.18
Tax per Net Taxable Acre: \$52.93

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 12889, Tract 14753
FSA/Eff. Crop Acres: 77.19
Corn Base Acres: 32.92
Corn PLC Yield: 126 Bu.
Bean Base Acres: 33.77
Bean PLC Yield: 37 Bu.

Soil Types/Productivity

Main soil types are Yutan and Aksarben.
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 rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality Lancaster County farmland located near Lincoln, Nebraska and several grain market outlets.

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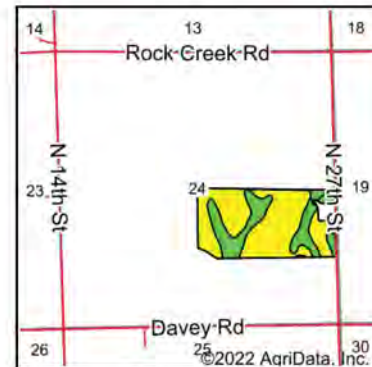
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State: **Nebraska**
County: **Lancaster**
Location: **24-12N-6E**
Township: **Little Salt**
Acres: **77.19**
Date: **2/3/2022**



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: NE109, Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Overall
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	48.35	62.6%		IIIe	IVe	67	63
7206	Aksarben silty clay loam, 2 to 6 percent slopes	14.11	18.3%		IIe	IIIe	72	66
7231	Judson silt loam, 2 to 6 percent slopes	6.85	8.9%		IIe		74	80
7207	Aksarben silty clay loam, 6 to 11 percent slopes	6.11	7.9%		IIIe	IVe	68	68
7050	Kennebec silt loam, occasionally flooded	1.64	2.1%		IIw		73	89
7422	Morrill clay loam, 6 to 11 percent slopes, eroded	0.13	0.2%		IVe	IVe	68	64
Weighted Average					2.71	3.38	68.7	*n 65

*n: The aggregation method is "Weighted Average using all components"
Soils data provided by USDA and NRCS.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. 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 Looking Southwest



West Looking East



Southwest Looking Northeast



Northwest Looking Southeast



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Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on screen as he guides the process.
- Go to www.Hertz.ag. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Lancaster County auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Manager, Stan Lierz at 402-618-4114 with questions.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Joseph D. Peterson.

Agency

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

Auctioneer

Doug Hensley

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 April 21, 2022 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to December 31, 2021.

Contract & Title

Immediately upon conclusion of the auction, the high 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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