

Land Auction

ACREAGE:

548.03 Acres, m/l
In 5 parcels
Nemaha County, NE

DATE:

Tuesday
March 29, 2022
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag

Parcel

1

.....
160.00 Ac.

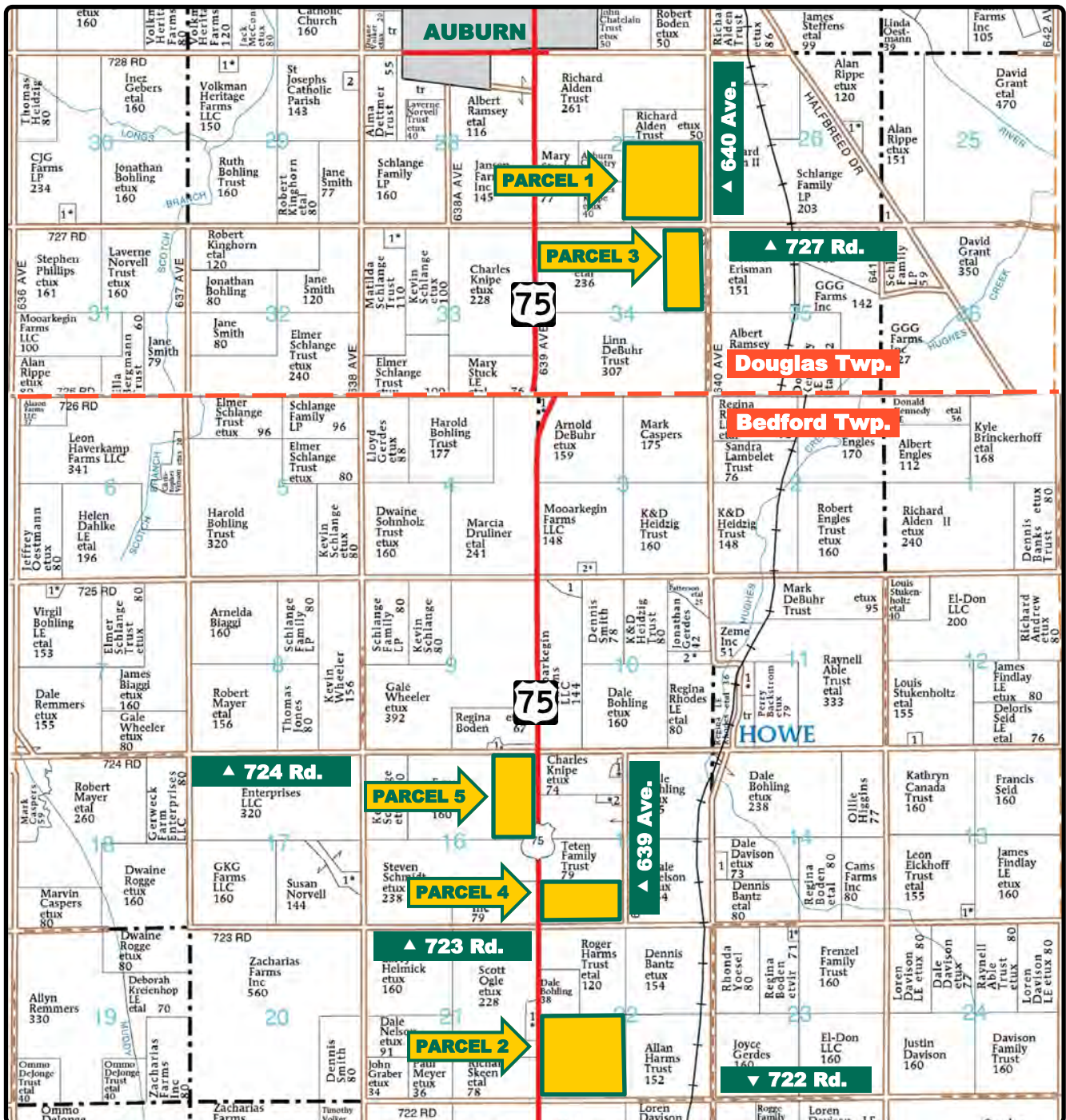


Property Key Features

- Located Along or Near Nebraska State Highway 75
- Well-Maintained Nemaha County Farms
- Significant Tile and Terrace Improvements

Scott Henrichsen, AFM, Agent
Licensed in NE, IA, MO
716-310-0466
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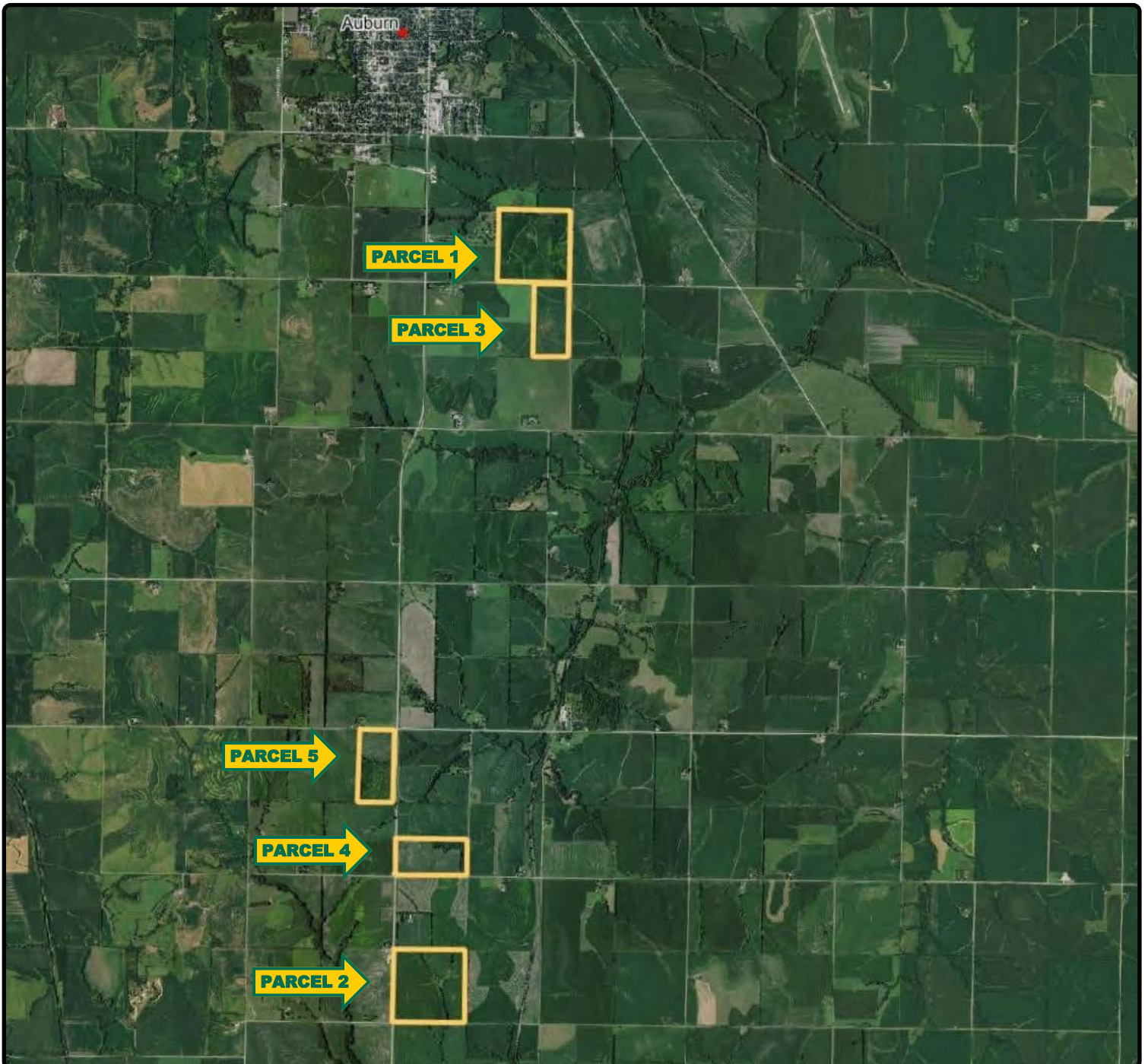
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Parcel 1

FSA/Eff. Crop Acres: 147.07*
Corn Base Acres: 66.59*
Bean Base Acres: 46.34*
Wheat Base Acres: 23.86*
Soil Productivity: 69.30 SRPG

**Acres are estimated.*

Parcel 1 Property Information 160.00 Acres, m/l

Location

From Auburn: 1 mile south on State Hwy 75 to 727 Rd., then ½ mile east. Property is on the north side of 727 Rd.

Legal Description

SE¼, Section 27, Township 5 North, Range 14 East of the 6th P.M., Nemaha Co., NE.

Real Estate Tax

2021 Taxes Payable 2022: \$8,410.52
 Net Taxable Acres: 160.00
 Tax per Net Taxable Acre: \$52.57

Lease Status

Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 3819, Tract 589
 FSA/Eff. Crop Acres: 147.07*
 Corn Base Acres: 66.59*
 Corn PLC Yield: 116 Bu.
 Bean Base Acres: 46.34*
 Bean PLC Yield: 39 Bu.
 Wheat Base Acres: 23.86*
 Wheat PLC Yield: 37 Bu.

**Acres are estimated pending reconstitution of farm by the Nemaha County FSA office.*

Soil Types/Productivity

Main soil type is Yutan. 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 moderately sloping.

Drainage

Natural with some tile. Maps available contact agent.

Water & Well Information

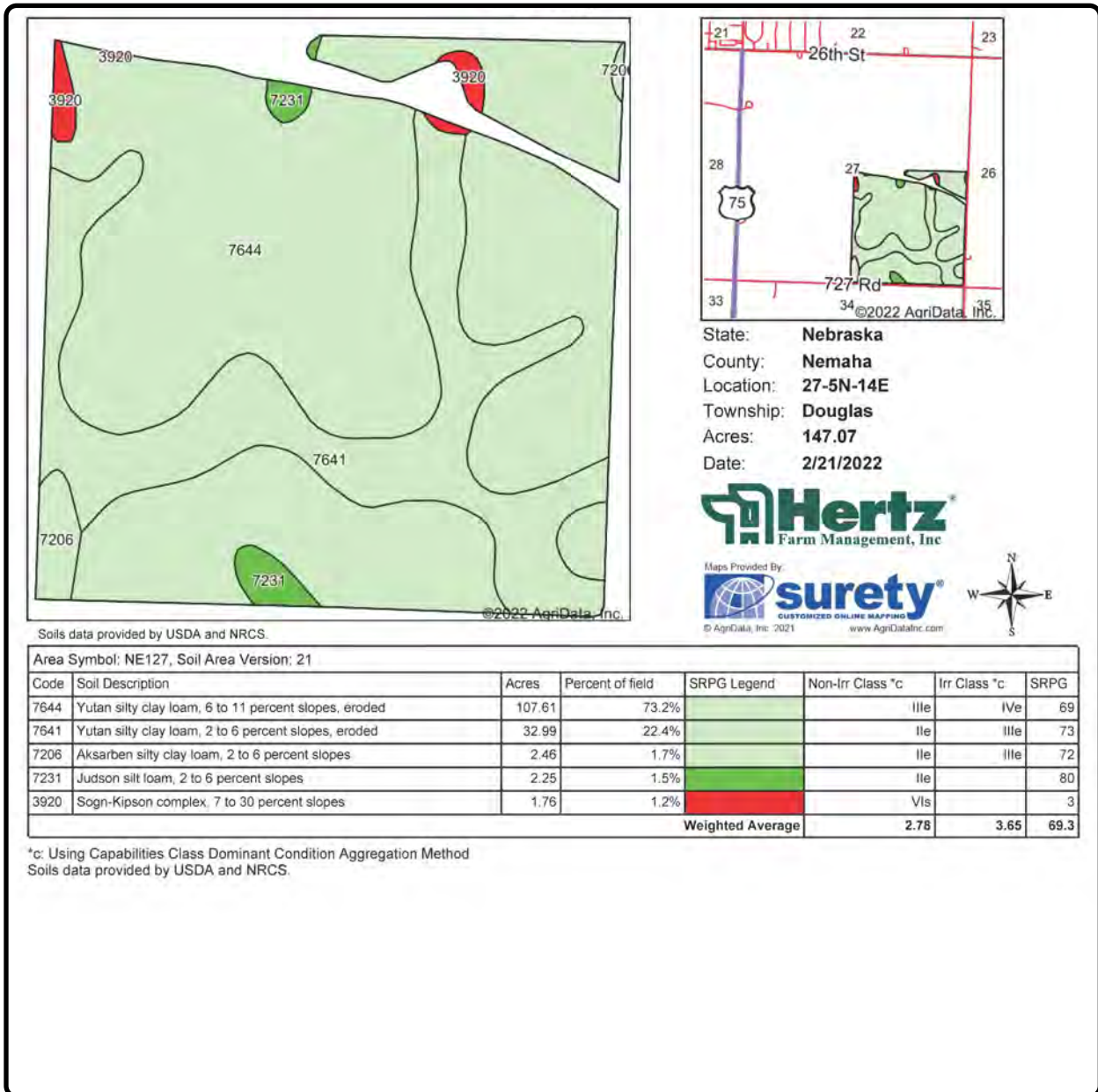
None.

Comments

The northwest part of this property adjoins Auburn Country Club. There is significant tile and terrace improvements on this farm.

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Parcel 2

FSA/Eff. Crop Acres:	143.71
Corn Base Acres:	69.00
Bean Base Acres:	68.80
Soil Productivity:	70.00 SRPG

Parcel 2 Property Information 156.37 Acres, m/l

Location

From Auburn: 6 miles south on State Hwy 75 to 722 Rd. The property is on the north side of 722 Rd. at State Hwy 75.

Legal Description

SW¼, Section 22, Township 4 North, Range 14 East of the 6th P.M., Nemaha Co., NE.

Real Estate Tax

2021 Taxes Payable 2022: \$7,802.64
Net Taxable Acres: 156.37
Tax per Net Taxable Acre: \$49.90

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 113, Tract 173
FSA/Eff. Crop Acres: 143.71
Corn Base Acres: 69.00
Corn PLC Yield: 152 Bu.
Bean Base Acres: 68.80
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Main soil type is Wymore. 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 moderately sloping.

Drainage

Natural with some tile. Maps available contact agent.

Water & Well Information

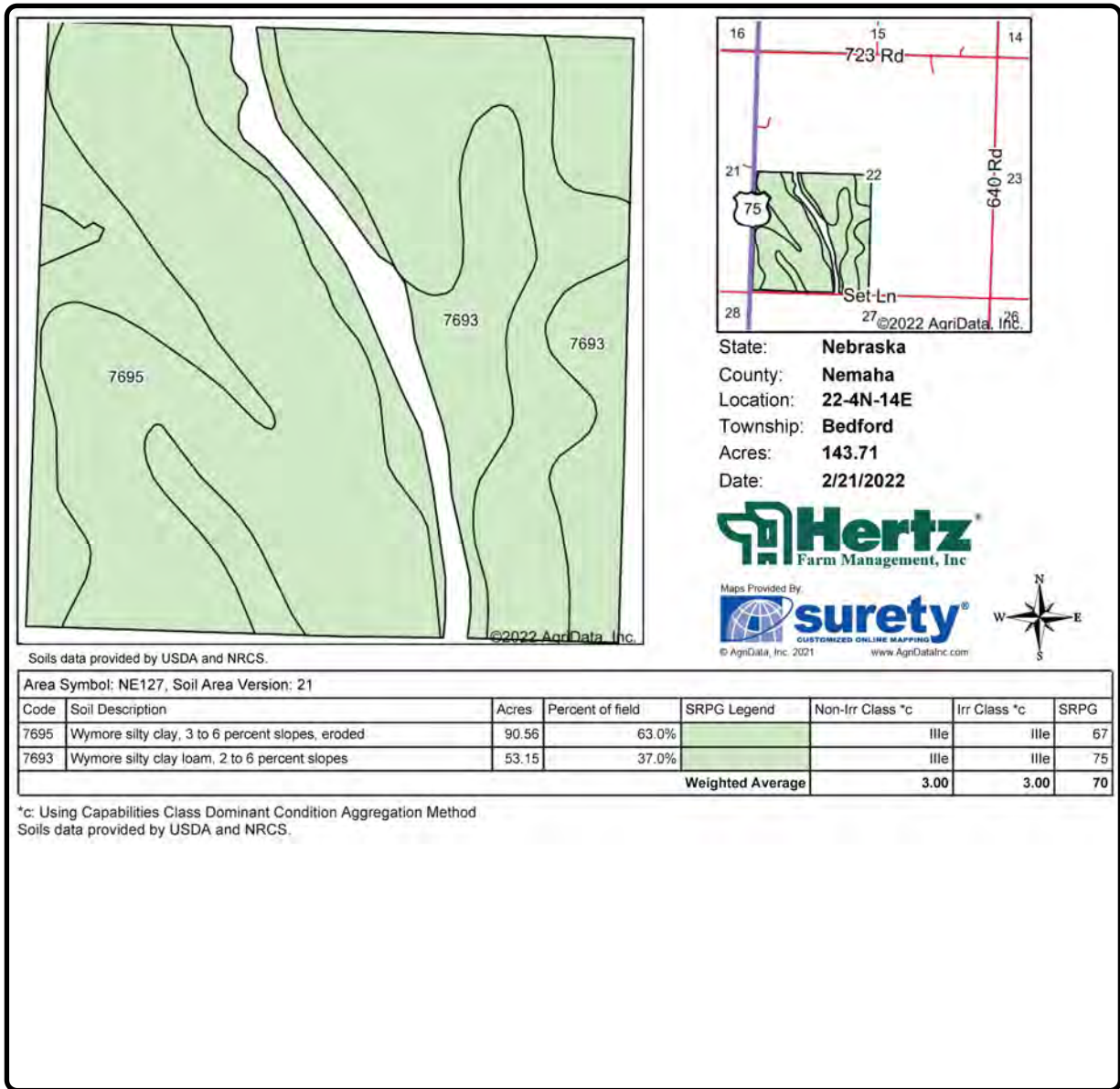
None.

Comments

This farm has existing tile and terrace improvements with hard-surface road access to State Hwy 75.

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Parcel 3

FSA/Eff. Crop Acres:	76.65*
Corn Base Acres:	34.71*
Bean Base Acres:	24.16*
Wheat Base Acres:	12.44*
Soil Productivity:	70.60 SRPG

**Acres are estimated.*

Parcel 3 Property Information 80.00 Acres, m/l

Location

From Auburn: 1 mile south on State Hwy 75 to 727 Rd., then ¾ mile east. The property is on the south side of 727 Rd.

Legal Description

E½ NE ¼, Section 34, Township 5 North, Range 14 East of the 6th P.M., Nemaha Co., NE.

Real Estate Tax

2021 Taxes Payable 2022: \$4,337.04
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$54.21

Lease Status

Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 3819, Tract 589
FSA/Eff. Crop Acres: 76.65*
Corn Base Acres: 34.71*
Corn PLC Yield: 116 Bu.
Bean Base Acres: 24.16*
Bean PLC Yield: 39 Bu.
Wheat Base Acres: 12.44*
Wheat PLC Yield: 37 Bu.
**Acres are estimated pending reconstitution of farm by the Nemaha County FSA office.*

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 to moderately sloping.

Drainage

Natural with some tile. Maps available contact agent.

Water & Well Information

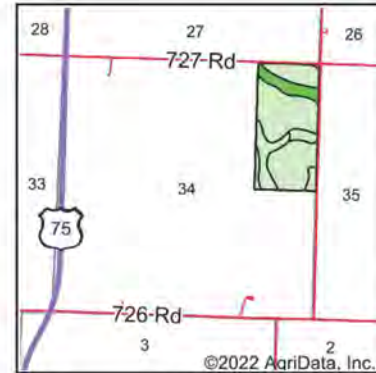
None.

Comments

Very well-maintained farm with extensive tile and terrace improvements. Hard-surface road access to State Hwy 75.

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State: **Nebraska**
 County: **Nemaha**
 Location: **34-5N-14E**
 Township: **Douglas**
 Acres: **76.65**
 Date: **2/21/2022**



Soils data provided by USDA and NRCS.

Area Symbol: NE127, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	55.54	72.5%		IIle	IVe	69	
7206	Aksarben silty clay loam, 2 to 6 percent slopes	10.69	13.9%		IIe	IIIe	72	
7231	Judson silt loam, 2 to 6 percent slopes	7.35	9.6%		IIe		80	
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	3.03	4.0%		IIe	IIIe	73	
Weighted Average						2.72	3.44	70.6

*c: Using Capabilities Class Dominant Condition Aggregation Method
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Parcel 4

FSA/Eff. Crop Acres:	57.18
Corn Base Acres:	27.20
Bean Base Acres:	27.10
Soil Productivity:	71.10 SRPG

Parcel 4 Property Information 77.59 Acres, m/l

Location

From Auburn: 5 miles south on State Hwy 75 to 723 Rd. The property is on the east side of State Hwy 75 at 723 Rd.

Legal Description

S½ SW¼, Section 15, Township 4 North, Range 14 East of the 6th P.M., Nemaha Co., NE.

Real Estate Tax

2021 Taxes Payable 2022: \$3,221.06
Net Taxable Acres: 77.59
Tax per Net Taxable Acre: \$41.51

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 3819, Tract 186
FSA/Eff. Crop Acres: 57.18
Corn Base Acres: 27.20
Corn PLC Yield: 116 Bu.
Bean Base Acres: 27.10
Bean PLC Yield: 39 Bu.

Soil Types/Productivity

Main soil type is Yutan. 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 moderately sloping.

Drainage

Natural with some tile. Maps available contact agent.

Water & Well Information

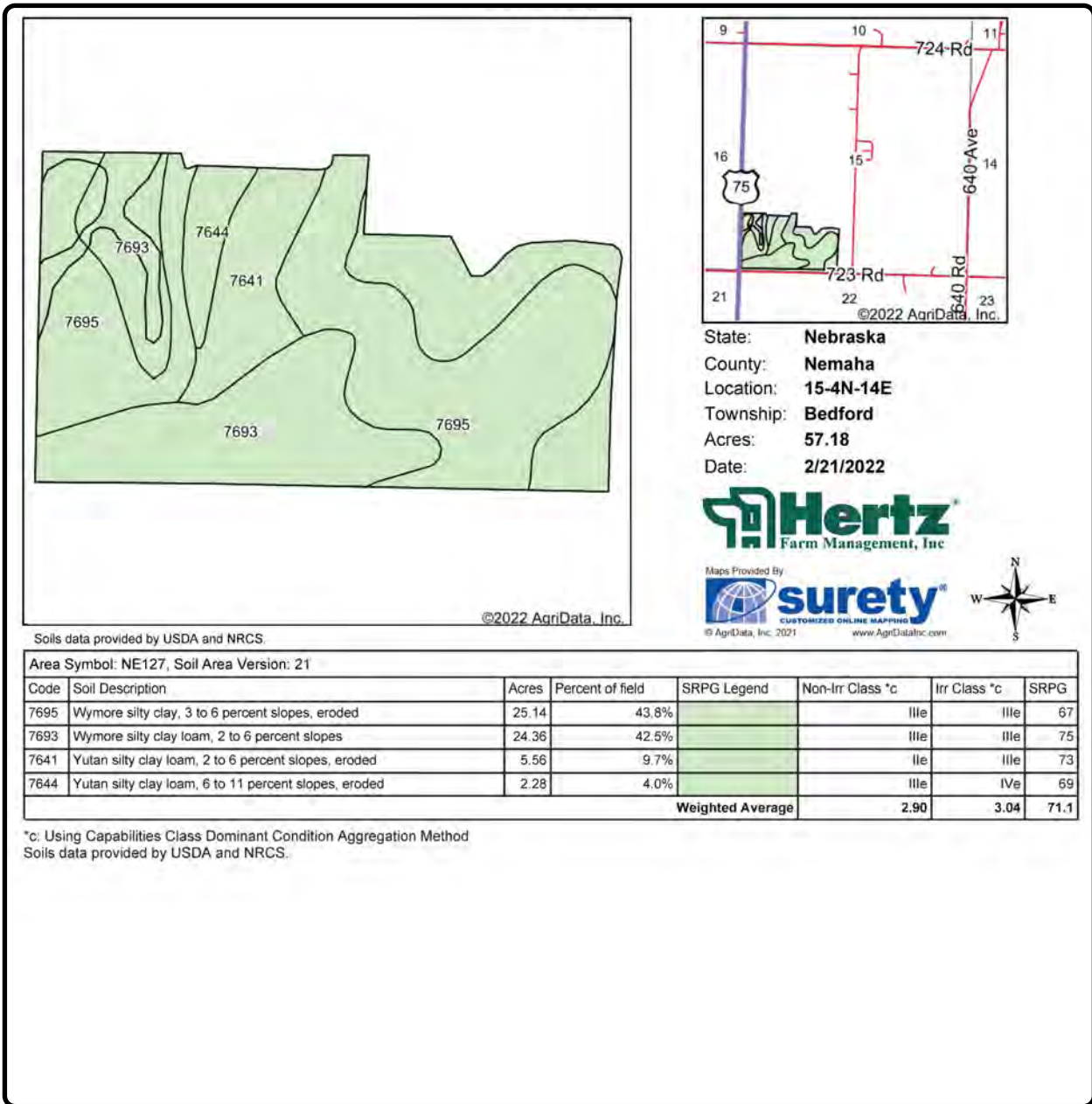
None.

Comments

Great mixed-use property with cropland and timber. Well-maintained farm with extensive tile and terrace improvements.

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Parcel 5

FSA/Eff. Crop Acres:	68.77
Corn Base Acres:	31.50
Bean Base Acres:	31.50
Soil Productivity:	62.80 SRPG

Parcel 5 Property Information 74.07 Acres, m/l

Location

From Auburn: 4 miles south on State Hwy 75 to 724 Rd. The property is on the west side of State Hwy 75 at 724 Rd.

Legal Description

E½ NE¼, Section 16, Township 4 North, Range 14 East of the 6th P.M., Nemaha Co., NE.

Real Estate Tax

2021 Taxes Payable 2022: \$3,552.40
Net Taxable Acres: 74.07
Tax per Net Taxable Acre: \$47.96

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 3819, Tract 185
FSA/Eff. Crop Acres: 68.77
Corn Base Acres: 31.50
Corn PLC Yield: 116 Bu.
Bean Base Acres: 31.50
Bean PLC Yield: 39 Bu.

Soil Types/Productivity

Main soil type is Wymore. 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 moderately sloping.

Drainage

Natural with some tile. Maps available contact agent.

Water & Well Information

None.

Comments

Opportunity to pick up a well-maintained farm. North part of the farm has been tilled and terraced.

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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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Parcel 1 - Southeast Looking Northwest



Parcel 1 - Northeast Looking Southwest



Parcel 2 - Southwest Looking Northeast



Parcel 2 - North Looking South



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Parcel 3 - Northeast Looking Southwest



Parcel 3 - South Looking North



Parcel 4 - Northwest Looking Southeast



Parcel 4 - West Looking East



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Parcel 5 - North Looking South



Parcel 5 - South Looking North



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Date: **Tues., March 29, 2022**

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

Site: **Virtual Live Auction
Online Only
www.Hertz.ag**

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 Nemaha 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 Sales Agent, Scott Henrichsen, at 716-310-0466 with questions.

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.

- Seller reserves the right to refuse any and all bids.

Seller

Augusta Stocker Charitable Trust

Agency

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

Auctioneer

Kyle Hansen

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer and it's agents 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 "more or less" and based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale, payable to and held with Midwest Title, Omaha, Nebraska, who shall act as escrow agent handling examination of title, delivery of deed and closing. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before May 5, 2022 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at time of closing. Taxes will be prorated to December 31, 2021. This sale is subject to all easements, covenants, restrictions of record and leases. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees either expressed or implied, by the Seller or Hertz Farm Management, Inc. and it's representatives.

Fall 2021 Inputs

Previous tenant has applied fall fertilizer on Parcels 1 & 5. NH3/Dry Fertilizer rates and product unknown. Contact agent for details.

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 Midwest Title, designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price. Closing will be handled by Midwest Title, Omaha, Nebraska. Cost of Title Insurance to be split equally between seller and buyer at time of closing. Cost of closing to be split equally between seller and buyer.

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