

# Land For Sale

**ACREAGE:**

**78.67 acres, m/l**

**LOCATION:**

**Pierce County, NE**

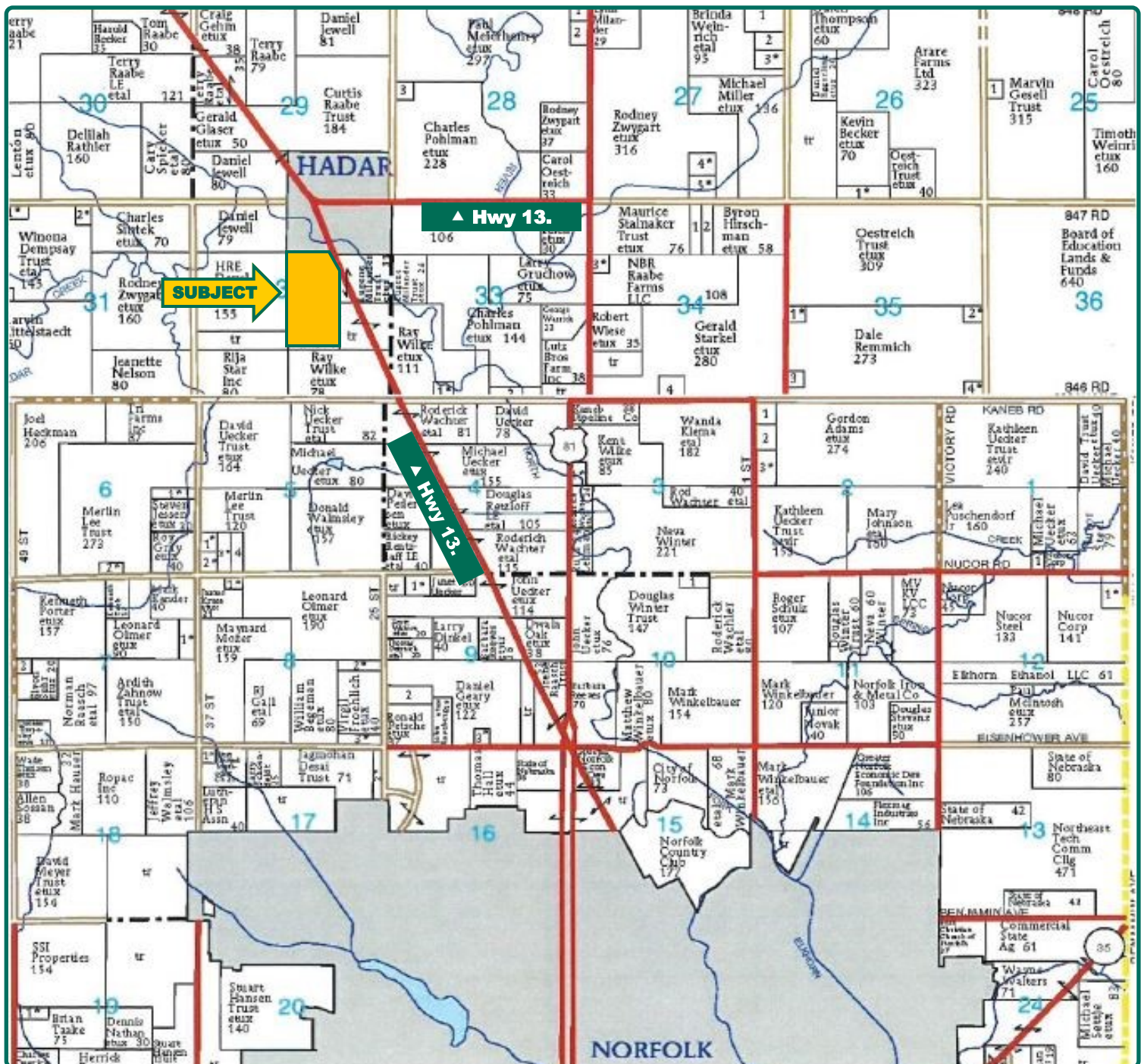


## Property Key Features

- Gently Rolling Land
- Development Potential
- Outstanding Views of the Countryside

**Marlin Krohn, AFM, AAC**  
Licensed in NE & SD  
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**402-371-9336**  
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<b>Total Acres:</b>	<b>78.67</b>
<b>Crop Acres:</b>	<b>57.42</b>
<b>Pasture Acres</b>	<b>20.35</b>
<b>Corn Base Acres:</b>	<b>26.60</b>
<b>Bean Base Acres:</b>	<b>15.74</b>

## Property Information

**78.67, m/l**

### Location

South edge of Hadar, Nebraska 3 miles north of Norfolk's City Limits.

### Legal Description

Part of the SW1/4 and NW1/4SE1/4 Section 32, T25N, R1W of the 5th p.m. (South Branch Township)

### Price & Terms

- \$590,000 total
- \$7,499.68 per acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

As agreed

### Net Real Estate Tax

2018 Net Taxes Payable 2019: \$3,398.02  
Net Taxable Acres: 78.67  
Tax per Net Taxable Acre: \$43.10

### FSA Data

Farm Number 4326  
Crop Acres: 57.42  
Corn Base Acres: 26.6 Acres  
Corn PLC Yield: 134 Bu.  
Bean Base Acres: 15.74 Acres  
Bean PLC Yield: 40 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Crofton-Nora complex, Crofton silt loam, Alcester silty clay loam, Nora-Crofton complex, Muir silty clay.

### Land Description

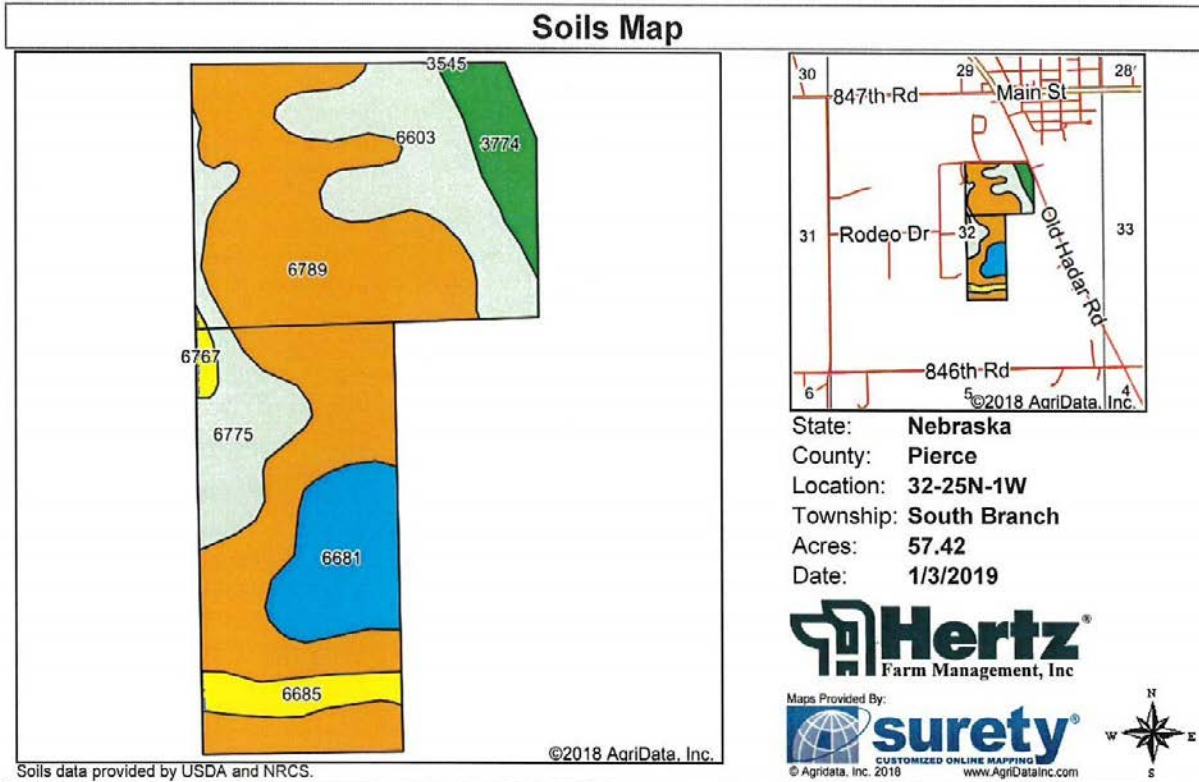
Gently rolling land.

### Buildings/Improvements








1 small cattle shed (no value)

### Comments

Ideal for development with outstanding views of the countryside.  
Existing pasture acres located in southeast part of parcel.



Area Symbol: NE139, Soil Area Version: 17

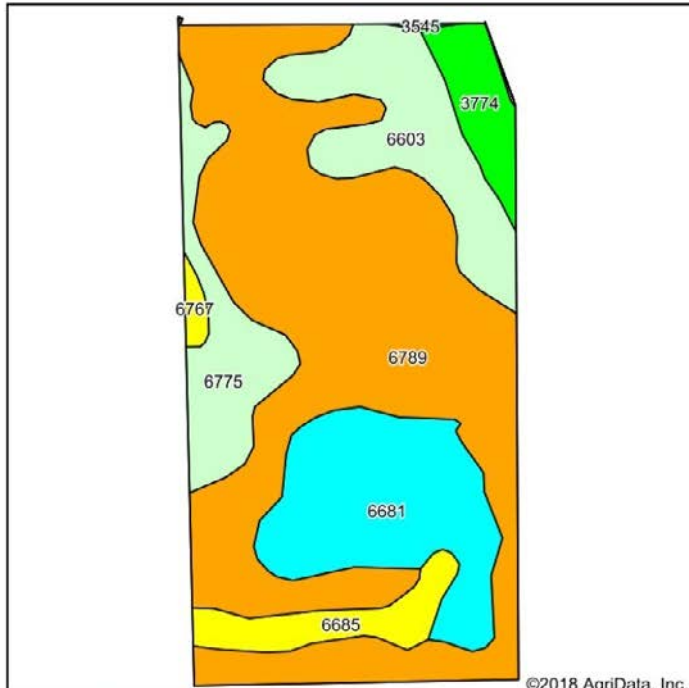
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	30.00	52.2%		IVe	
6603	Alcester silty clay loam, 2 to 6 percent slopes	9.07	15.8%		IIe	IIIe
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	6.14	10.7%		VIe	
6775	Nora-Crofton complex, 2 to 6 percent slopes, eroded	5.98	10.4%		IIe	IIIe
3774	Muir silty clay loam, rarely flooded	3.39	5.9%		I	I
6685	Crofton silt loam, 2 to 6 percent slopes, eroded	2.36	4.1%		IIIe	IIIe
6767	Nora silty clay loam, 6 to 11 percent slopes	0.48	0.8%		IIIe	IVe

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.

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## Soils Map



State: **Nebraska**  
 County: **Pierce**  
 Location: **32-25N-1W**  
 Township: **South Branch**  
 Acres: **78.28**  
 Date: **10/19/2018**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: NE139, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Corn Irrigated	Soybeans	Soybeans Irrigated	*n NCCPI Corn
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	41.61	53.2%		IVe						52
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	12.93	16.5%		VIe						34
6603	Alcester silty clay loam, 2 to 6 percent slopes	9.61	12.3%		IIe	IIIe					75
6775	Nora-Crofton complex, 2 to 6 percent slopes, eroded	6.37	8.1%		IIe	IIIe					56
6685	Crofton silt loam, 2 to 6 percent slopes, eroded	3.74	4.8%		IIIe	IIIe					56
3774	Muir silty clay loam, rarely flooded	3.37	4.3%		I	I	99	158	37	45	69
6767	Nora silty clay loam, 6 to 11 percent slopes	0.58	0.7%		IIIe	IVe					63
3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	0.07	0.1%		VIw						40
<b>Weighted Average</b>							<b>4.3</b>	<b>6.8</b>	<b>1.6</b>	<b>1.9</b>	<b>*n 53.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Alfalfa 2018



Alfalfa 2018



Soybeans 2017



Corn 2016

