

Land Auction

ACREAGE:

93.19 Acres, m/l
Cass County, NE

DATE:

Tuesday
November 13, 2018
10:00 a.m.

LOCATION:

Greenwood Fire Hall
Greenwood, NE

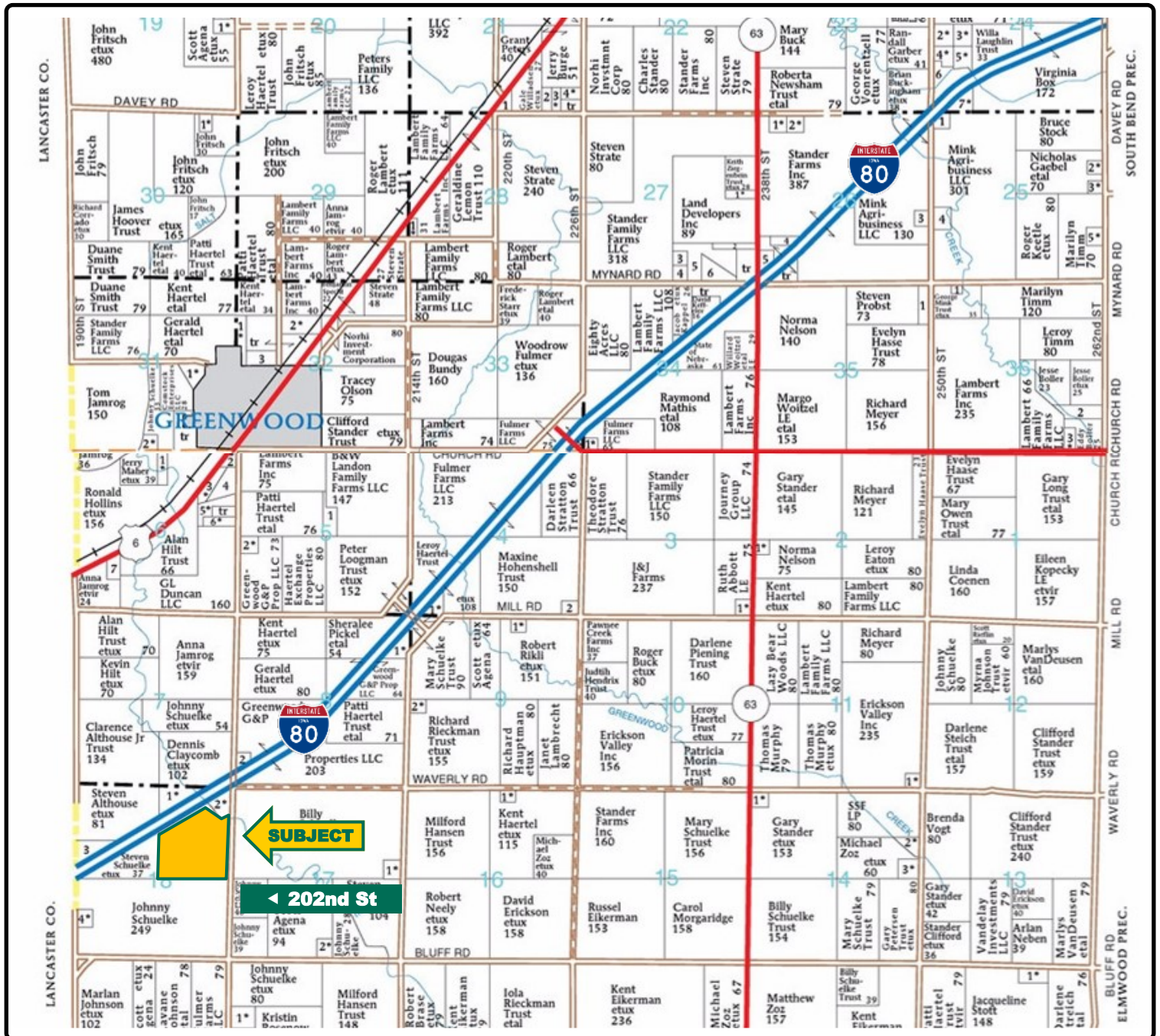


Property Key Features

- **Quality Farmland with Good Soils**
- **Conveniently Located Between Omaha and Lincoln, NE**
- **Development Potential**

Stan Lierz, AFM
Licensed in NE, IA and KS
StanL@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag



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Total Acres:	93.19
Crop Acres:	91.71
Corn Base Acres:	45.52
Bean Base Acres:	45.52

Property Information

93.19 Acres, m/l

Location

From Greenwood, approximately 2.5 miles south on 202nd Street. Tract on west side of 202nd Street.

Legal Description

NE 1/4 S of Hwy Exc TL 11 of Section 18, Township 11 North, Range 9 East, Cass County, Nebraska (Greenwood Township)

Net Real Estate Tax

Net Taxes Payable 2018: \$7,155.80
Net Taxable Acres: 93.19
Tax per Net Taxable Acre: \$76.79

FSA Data

Farm Number 8388, Tract 12926
Crop Acres: 91.71
Corn Base Acres: 45.52
Corn PLC Yield: 145 Bu.
Bean Base Acres: 45.52
Bean PLC Yield: 46 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are the Yutan, Judson and Aksarben soil series. See soil map for detail.

Land Description

Rolling cropland

Buildings/Improvements

None

Drainage

Natural

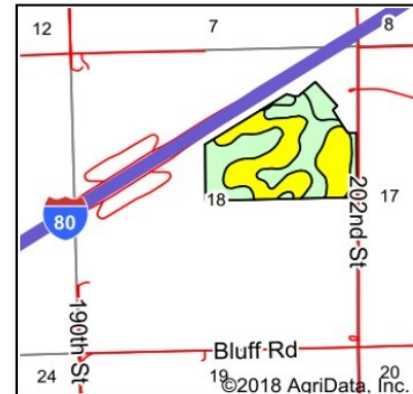
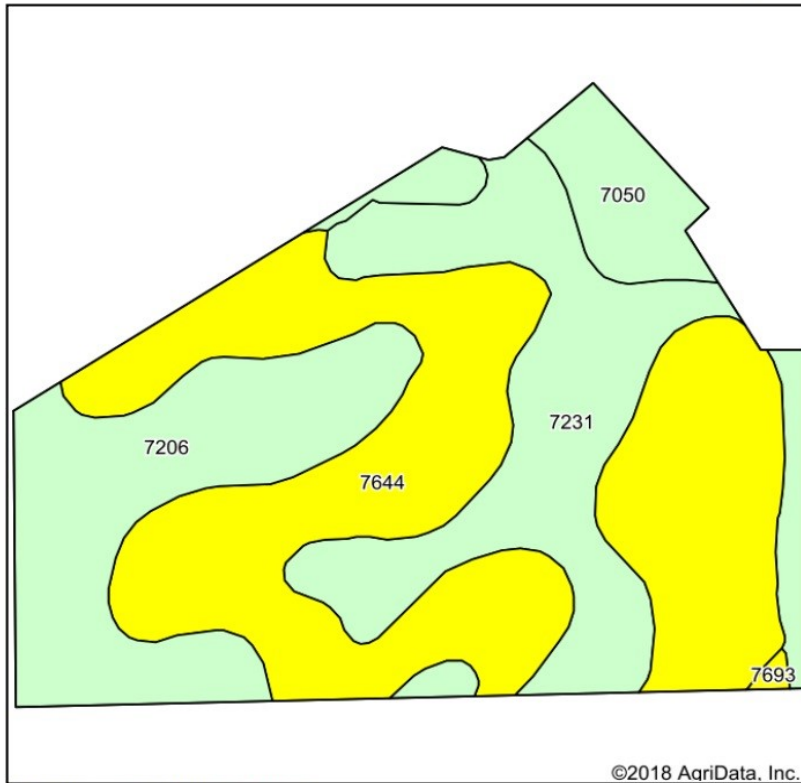
Water, Well & Irrigation Information

None known

Comments

Located adjacent to I-80 with future development potential.

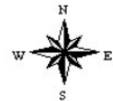
Soils Map




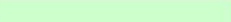
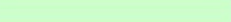
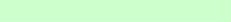

State: **Nebraska**
 County: **Cass**
 Location: **18-11N-9E**
 Township: **Greenwood**
 Acres: **91.71**
 Date: **10/8/2018**



Maps Provided By:



Area Symbol: NE025, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	42.40	46.2%		IIIe	IVe
7231	Judson silt loam, 2 to 6 percent slopes	23.48	25.6%		Ile	IIIe
7206	Aksarben silty clay loam, 2 to 6 percent slopes	20.53	22.4%		Ile	IIIe
7050	Kennebec silt loam, occasionally flooded	5.05	5.5%		IIw	
7693	Wymore silty clay loam, 2 to 6 percent slopes	0.25	0.3%		IIIe	IIIe

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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Date: **Tues., Nov. 13, 2018**

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

Site: **Greenwood Fire Hall
251 Broad Street
Greenwood NE 68366**

Seller

Lloyd C. Bell and Betty J. Lostroh

Agency

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

Auctioneer

Scott Henrichsen

Method of Sale

- This property will be offered as a single tract of land.
- 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 December 13, 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 lease which expires February 28, 2019. Taxes will be prorated to December 31, 2018.