

Land For Sale

ACREAGE:

376.63 Acres, m/l

LOCATION:

Buffalo County, NE

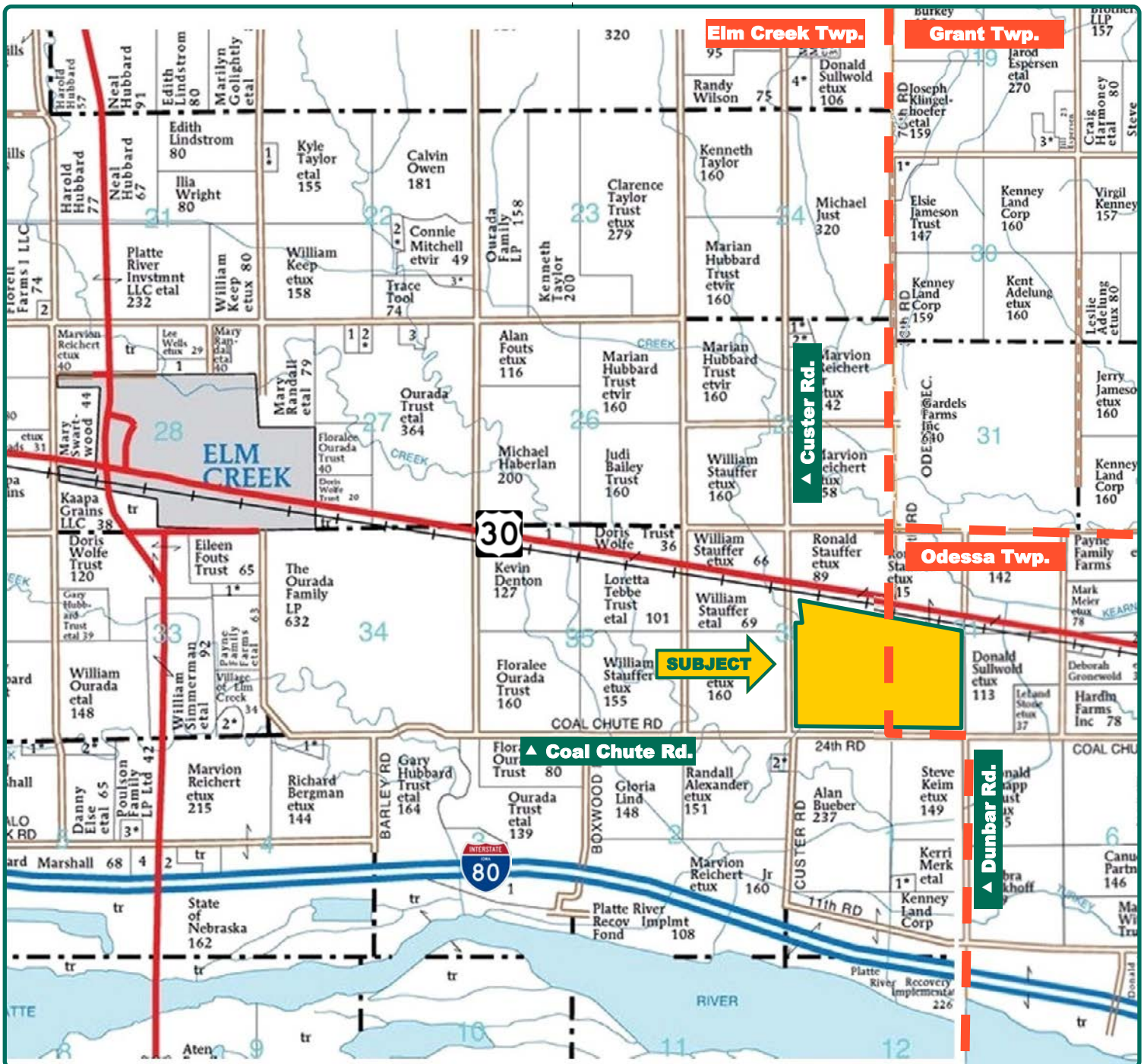


Property Key Features

- Great Location with Seed Corn Potential - 2.5 miles East of Elm Creek
- Pivots with Corner Systems, Machine Shed and Grain Storage
- Potential for High Return on Investment

Scott Arens
Licensed in Nebraska
ScottA@Hertz.ag

402-371-9336
100 North 34th St., Suite A
Norfolk, NE 68701
www.Hertz.ag



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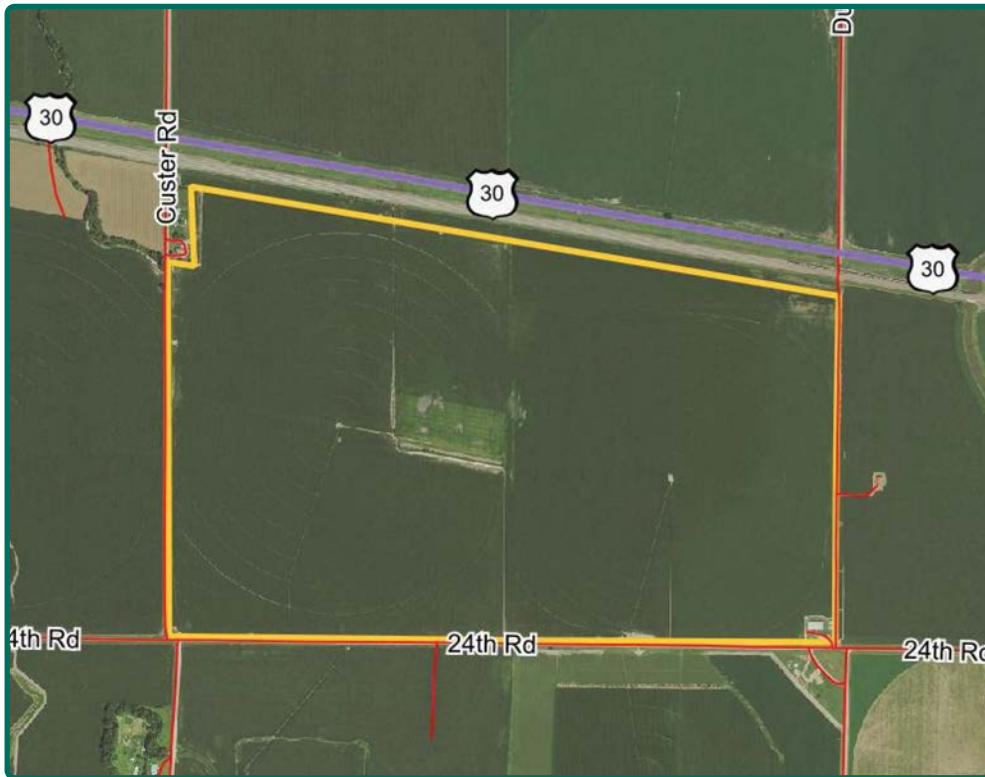
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FSA/Eff. Crop Acres:	367.65
Corn Base Acres:	318.60
Bean Base Acres:	42.90
Wheat Base Acres:	0.50
Soil Productivity:	65.3 SRPG

Property Information

376.63 Acres, m/l

Location

From Elm Creek, go 2½ miles east on Hwy. 30 and turn south on Custer Rd. Farm is located on the east side of the road. Farm is bordered on the south by 24th Rd. and on the east by Dunbar Rd.

Legal Description

That part of the E½ south of RR R.O.W. in Section 36, Township 9 North, Range 18 West; and the SW¼, and part of the E½ NW¼ and Part of Gov. Lot 2 lying south of Union Pacific Railroad all in Section 31, Township 9 North, Range 17 West, Buffalo County, NE.

Price & Terms

- \$3,201,355
- \$8,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Possession of the property shall be delivered to Buyer on the date of settlement.

Net Real Estate Tax

Taxes Payable 2019 - 2020: \$28,735.04
Net Taxable Acres: 376.63
Tax per Net Taxable Acre: \$76.30

FSA Data

West 200 Acres
Farm Number 6504, Tract 334
FSA/Eff. Crop Acres: 195.6
Corn Base Acres: 170.9

Corn PLC Yield: 187 Bu.
Bean Base Acres: 24.4
Bean PLC Yield: 60 Bu.

East 175 Acres

Farm Number 8402, Tract 7150
FSA/Eff. Crop Acres: 172.05
Wheat Base Acres: 0.5
Wheat PLC Yield: 26 Bu.
Corn Base Acres: 147.7
Corn PLC Yield: 181 Bu.
Bean Base Acres: 18.5
Bean PLC Yield: 54 Bu.

Soil Types/Productivity

Primary soils are Hord, Cozad, Scott and Hall Silt Loam. SRPG on the FSA/Eff. crop acres is 65.3. See soil map for detail.

Land Description

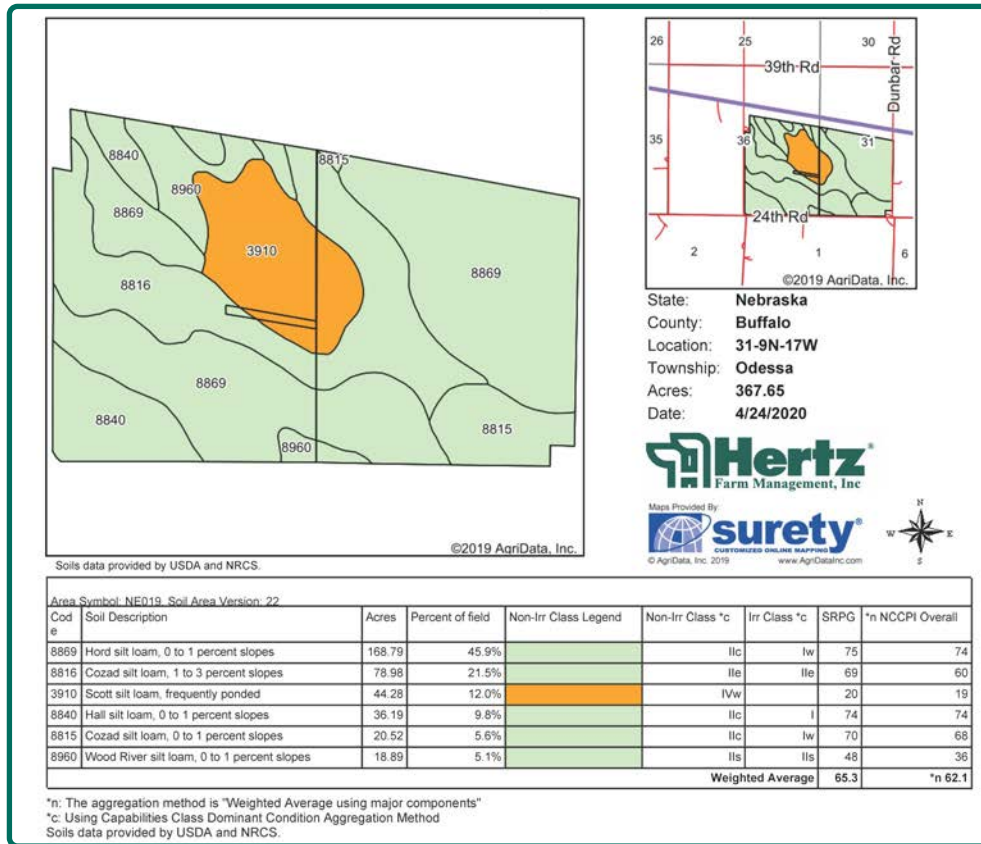
Level to gently sloped

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Yield History (Bu./Ac.)

West 200 Acres

Year	Corn	Beans
2015	233	74
2016	230	75
2017	-	68
2018	224	-
2019	219	55

East 175 Acres

Year	Corn	Beans
2015	253	88
2016	-	74
2017	-	62
2018	253	-
2019	216	65

Yield information is reported by 2019 Diversified Crop Insurance Services.

Buildings/Improvements

- Butler 60' x 100' Machine Shed
- Butler 10,000 Bu. Grain Bin (Drying System)
- Butler 20,000 Bu. Grain Bin (Air System)

Water, Well & Irrigation Information

West 200 Acres

- 2009 Zimmatic (8) tower pivot with 2017 corner system
- Electric 60hp pivot
- Reinke (4) tower Corner pivot
- Electric 50hp motor
- Well-800gpm
- GPS System

East 175 Acres

- 2001 T&L (8) tower pivot with Corner

System

- 4-Cylinder Cummins Engine
- Well-800gpm
- Corner System Guided by underground wire system.

Comments

Exceptional Buffalo County farm. Seller acceptable for lease back options!

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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4 Tower Corner Pivot



8 Tower Pivot System



50 Hp Electric Motor



Pivot Corner System



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8 Tower Pivot with Corner System



Cummings Diesel Engine



Grain Storage



Machine Shed



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