

One-Chance Sealed Bid Sale

ACREAGE:

72.96 Acres, m/l
Sarpy County, NE

DATE:

Bid Deadline:
September 29, 2020
at 12:00 Noon, CST

RETURN BIDS TO:

Hertz Farm
Management, Inc.
Omaha, NE



Property Key Features

- Development Property along Highway 50, Adjacent to Springfield, Nebraska
- Springfield Platteview Community School District
- Primary House built in 2005 with Metal Pole Building Built in 2006

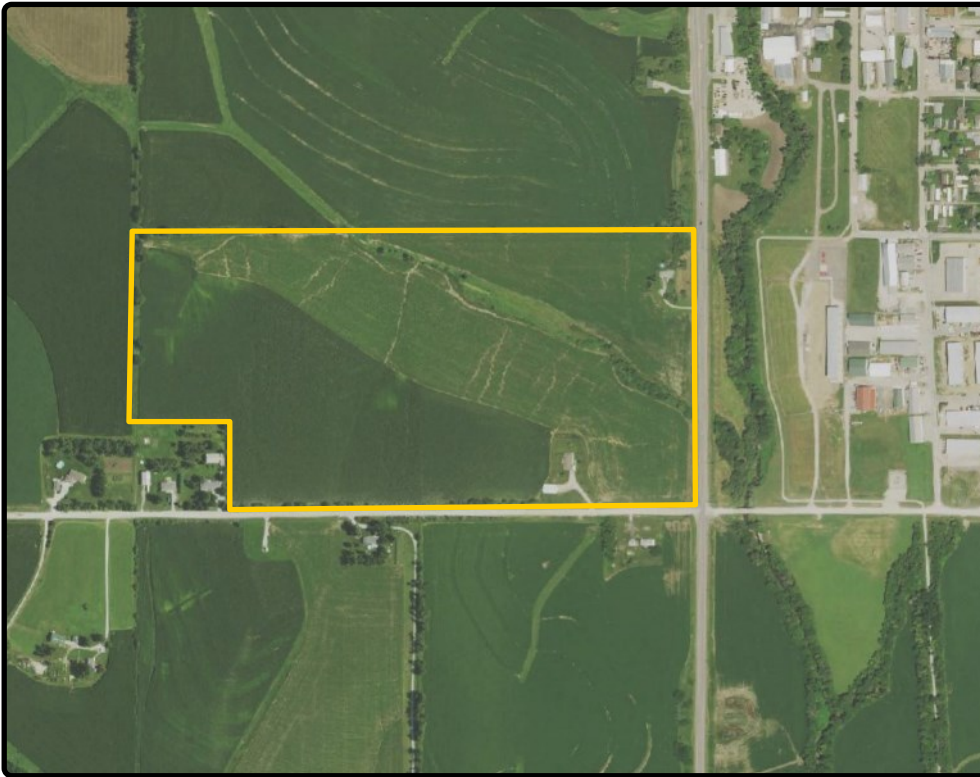
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FSA/Eff. Crop Acres:	66.77
Corn Base Acres:	41.00
Bean Base Acres:	17.40
Soil Productivity:	87.90 NCCPI

Property Information

72.96 Acres, m/l

Location

Located at the intersection of Highway 50 and Pflug Rd. on the southwest edge of the Springfield City Limits.

Legal Description

Part of the SE¼, Except building site in the SW corner of the SW¼ SE¼, of Section 23, Township 13 North, Range 11 East of the 6th P.M.

Real Estate Tax

2019 Taxes Payable in 2020: \$11,852.04
Net Taxable Acres: 72.96

Lease Status

Leased through the 2020 Crop Year.

FSA Data

Farm Number 6637, Tract 20936
FSA/Eff. Crop Acres: 66.77
Corn Base Acres: 41.00
Corn PLC Yield: 145.00 Bu.
Bean Base Acres: 17.40
Bean PLC Yield: 47.00 Bu.

Soil Types/Productivity

Main soil types are Contrary-Marshall silty clay loam and Marshall-Contrary silty clay loam. NCCPI rating on the FSA/Eff. crop acres is 87.90. See soil map for details.

Land Description

Level to rolling.

Drainage

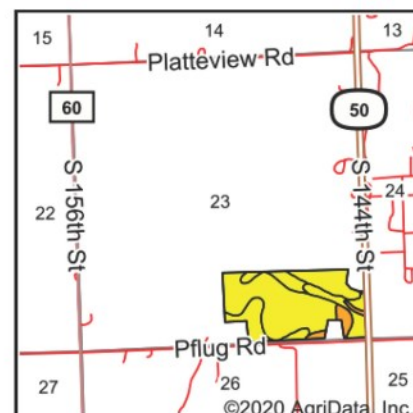
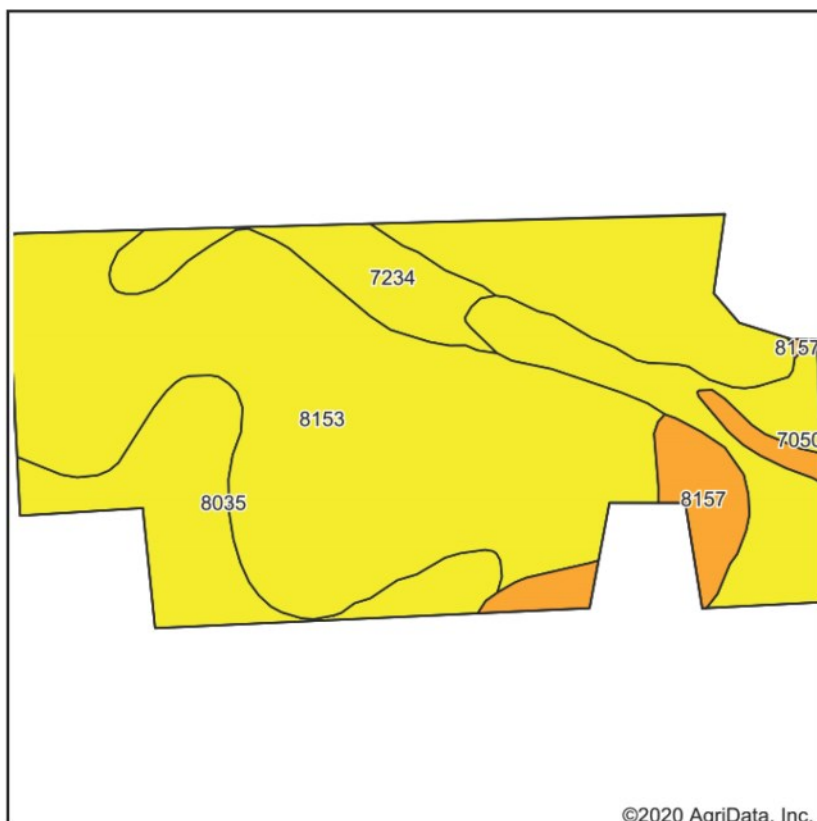
Natural.

Buildings/Improvements

There are two dwellings on the property. See Housing Information page.

Zoning/Future Land Use

The property is currently zoned Agricultural Residential. City of Springfield's Future Land Use Map shows zoning as Low Density Residential and Mixed Use. Contact Listing Agent for additional detail.



State: **Nebraska**
County: **Sarpy**
Location: **23-13N-11E**
Township: **Plattford-Springfield II**
Acres: **66.77**
Date: **7/27/2020**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE153, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	*n NCCPI Overall
8153	Contrary-Marshall silty clay loams, 6 to 11 percent slopes	42.60	63.8%		IIIe	87
8035	Marshall-Contrary silty clay loams, 2 to 7 percent slopes	8.40	12.6%		Ile	90
7050	Kennebec silt loam, occasionally flooded	7.26	10.9%		IIw	96
7234	Judson silty clay loam, 2 to 6 percent slopes	4.42	6.6%		Ile	90
8157	Contrary-Monona-Ida complex, 6 to 17 percent slopes	3.35	5.0%		IVe	78
7235	Judson-Nodaway channeled-Contrary complex, 3 to 10 percent slopes	0.74	1.1%		IVe	66
Weighted Average						*n 87.9

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

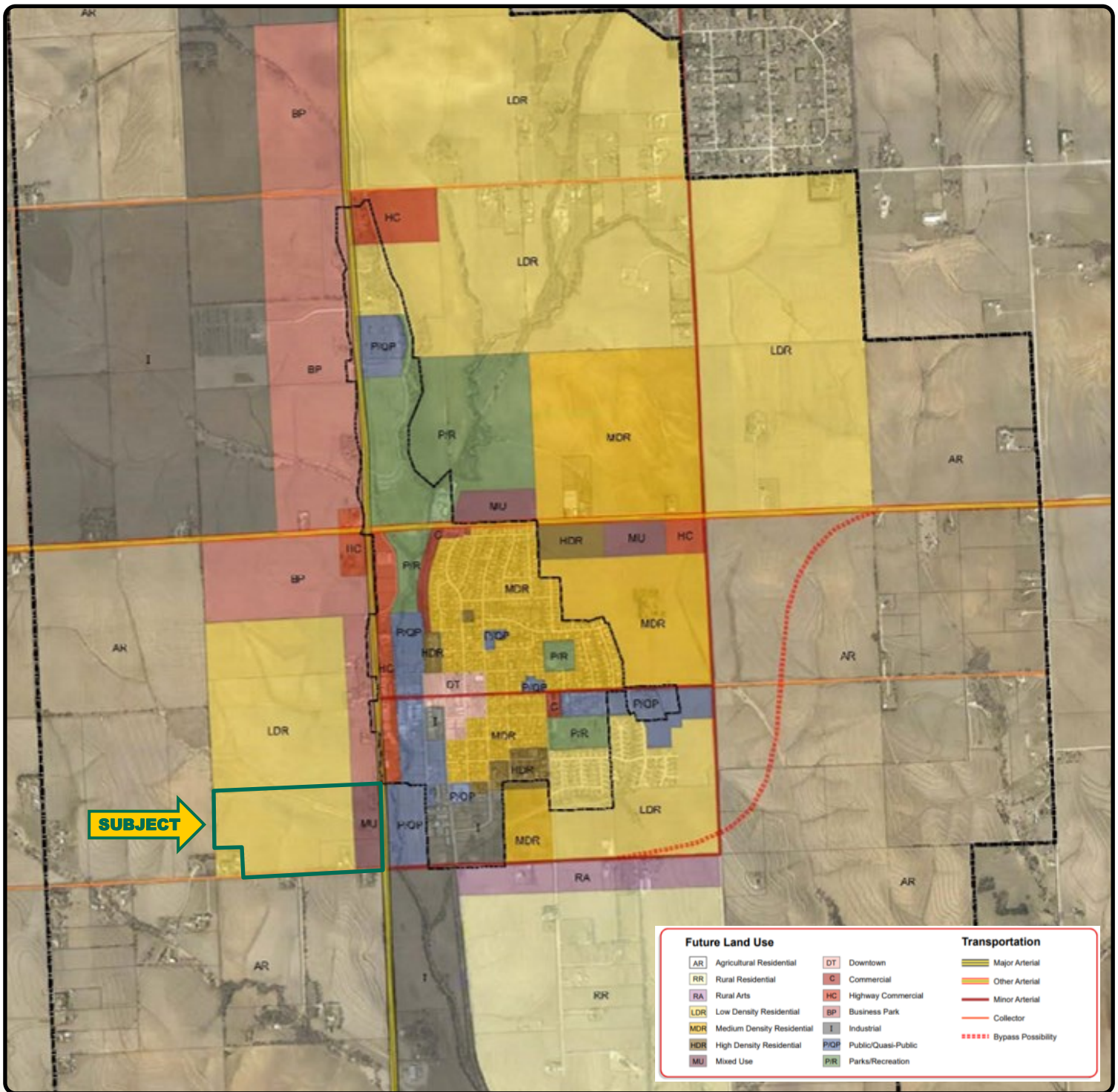
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis

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Future Land Use Map

Springfield, Nebraska



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Looking East toward the City of Springfield



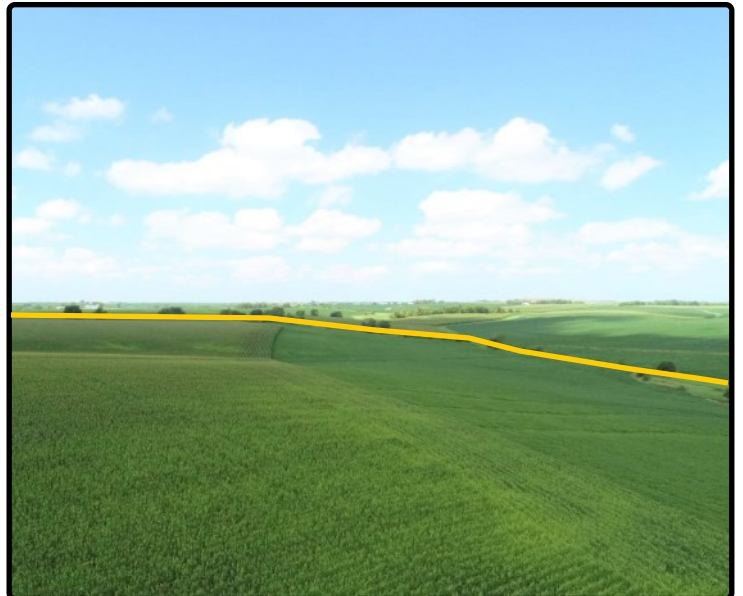
West Edge of Property Looking West



North Edge of Property Looking South



Looking West





Property Information Primary House

House

Ranch-Style house built in 2005 with 4,345 total square feet.

Features

- Three bedrooms
- Two and a half bathrooms
- Two car attached garage
- Covered porch and deck
- Vinyl siding/windows
- Geothermal heat pump with 5-180'-deep wells
- Inground sprinkler system - 9 zones with 67 heads
- Water softener
- Wood-burning fireplace
- Fresh paint throughout
- Newly installed carpet
- Unfinished basement

Other Buildings

60' x 40' metal pole building built in 2006 with a concrete floor.

Total SF: 4,345
Bedrooms: 3
Bathrooms: 2.5
Year Built: 2005

ADDRESS:
14504 Pflug Rd.
Springfield, NE 68059

Water & Well Information

There is one well and a septic system located on the property. There is a hydrant on the north side of the pole shed.



Property Information Secondary House

House

Split-Level house built in 1966 with 1,908 total square feet.

Features

- Three bedrooms
- One bathroom
- Steel siding
- Masonry veneer
- Covered open porch
- Unfinished basement
- Well & septic located on premises
- Average condition

Water & Well Information

There is one well and a septic system located on the property.

Total SF: 1,908
Bedrooms: 3
Bathrooms: 1
Year Built: 1966

ADDRESS:
16106 S. 144th St.
Springfield, NE 68059

The information is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All measurements are from the Sarpy County Assessor's Office and are considered approximate.

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14504 Pflug Rd. - Built in 2005



Covered Back Deck



Pole Building - Built in 2006



Front View of House and Pole Building



Secondary House Photos

16106 S 144th St. - Built in 1966



Front View



Side View



Back View



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**Bid Deadline: Tuesday,
September 29, 2020**

Time: 12:00 noon, CST

Mail To:

**Hertz Farm Management
c/o Scott Henrichsen
11717 M Circle
Omaha, NE 68137**

Sellers

Estate of William H. Beck and
James Beck

Agency

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

Attorney

Pat Sullivan
Adams & Sullivan, P.C.

Method of Sale

- Parcel 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 Hertz Farm Management makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please contact Sale Manager, Scott Henrichsen, at 402-697-7500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, Nebraska Hertz office, on or before September 29, 2020 by 12:00 noon, CST. The Seller will accept or reject all bids by 5:00 p.m. CST on October 20, 2020, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder will be required to submit a 10% down payment check within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 1, 2020, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires 02/28/2021. Seller will pay 2019 taxes that are payable in 2020.

Contract & Title

Upon acceptance of bid by Seller, the successful 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.