

One-Chance Sealed Bid Sale

ACREAGE:

76.90 Acres, m/l
Johnson County, NE

DATE:

Bid Deadline:
January 6, 2021
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Farm
Management**
Omaha, NE



Property Key Features

- Nice Johnson County Nebraska Farm
- Hard-Surface Road Access From Hwy 50
- Farm is Tiled and Terraced

Stan Lierz, AFM, ALC

Licensed Salesperson in NE, IA, & KS

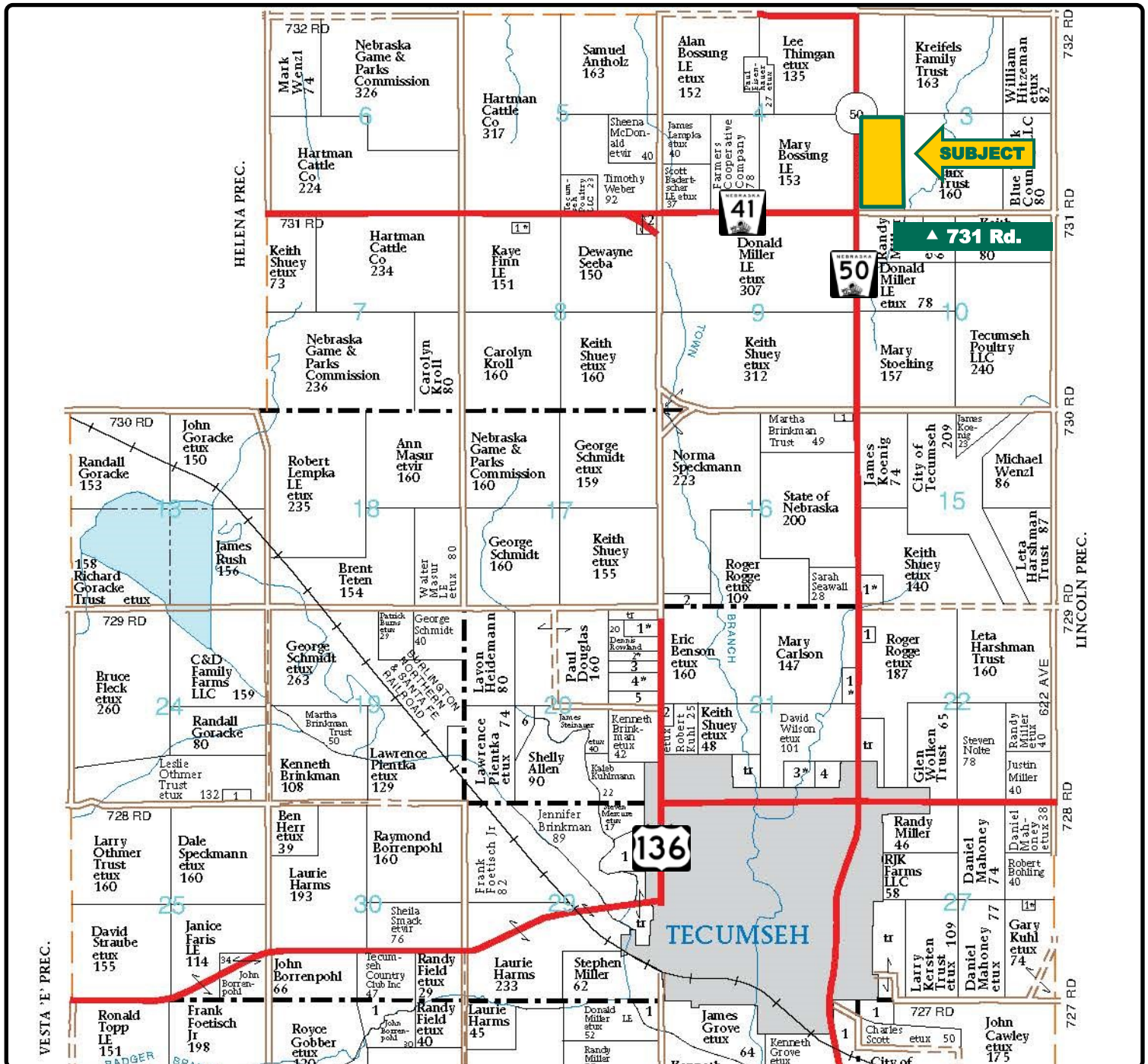
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FSA/Eff. Crop Acres: 70.10*
Corn Base Acres: 35.08*
Bean Base Acres: 33.83*
Soil Productivity: 64.90 SRPG

**Acres are estimated*

Property Information

76.90 Acres, m/l

Location

From Tecumseh: Go north on Hwy 50 approximately 3 miles to Hwy 41/731 Rd. The property is on the north side of Hwy 41 and east of Hwy 50.

Legal Description

W½ SW¼, Section 3, Township 5 North, Range 11 East of the 6th P.M. Johnson Co., NE.

Real Estate Tax

2019 Taxes Payable 2020: \$3,161.70*
 Surveyed Acres: 76.90

Tax per Surveyed Acre: \$41.11*

**Taxes are estimated pending survey of the property. Johnson County Treasurer will determine final tax figures.*

Lease Status

Open lease for 2021 crop year.

FSA Data

Farm Number 395, Tract 585

FSA/Eff. Crop Acres: 70.10*

Corn Base Acres: 35.08*

Corn PLC Yield: 108 Bu.

Bean Base Acres: 33.83*

Bean PLC Yield: 38 Bu.

**Acres are estimated pending reconstitution of the farm by the Johnson County FSA Office.*

Soil Types/Productivity

Main soil types are Wymore and Nodaway. 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

Rolling.

Drainage

Natural with tile and terraces. No maps available.

Water & Well Information

None.

Comments

Nice Johnson County farm located on a hard-surface road.

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Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Johnson**
Location: **3-5N-11E**
Township: **Nemaha**
Acres: **70.1**
Date: **11/2/2020**



Area Symbol: NE097, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	59.46	84.8%		IIIe	IIIe	66
7750	Nodaway silt loam, occasionally flooded	8.46	12.1%		IIw	IIw	74
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	2.18	3.1%		IIIe		
Weighted Average							64.9

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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Looking North



Looking South



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Time: **12:00 Noon, CST**

Mail To:

Hertz Farm Management
Attn: Stan Lierz
11717 M Circle
Omaha, NE 68137

Seller

White Residuary Trust

Agency

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

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 call Sale Manager, Stan Lierz 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, NE Hertz office, on or before January 6, 2021 by 12:00 noon, CST. The Seller will accept or reject all bids by 3:00 p.m., CST on Friday January 8, 2021 and all bidders will be notified shortly thereafter.

Terms of Possession

A 10% down payment check is required with all Sealed Bids. If your offer is not accepted, the earnest money check will be voided and returned to you uncashed. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before February 10, 2021, 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 February 28, 2021. Taxes will be prorated to December 31, 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.

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Make the Most of Your Farmland Investment

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