

ACREAGE:

161.55 Acres, m/l
Sheridan County, NE

DATE:

Bid Deadline:
November 29, 2023
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Farm
Management**
Omaha, NE

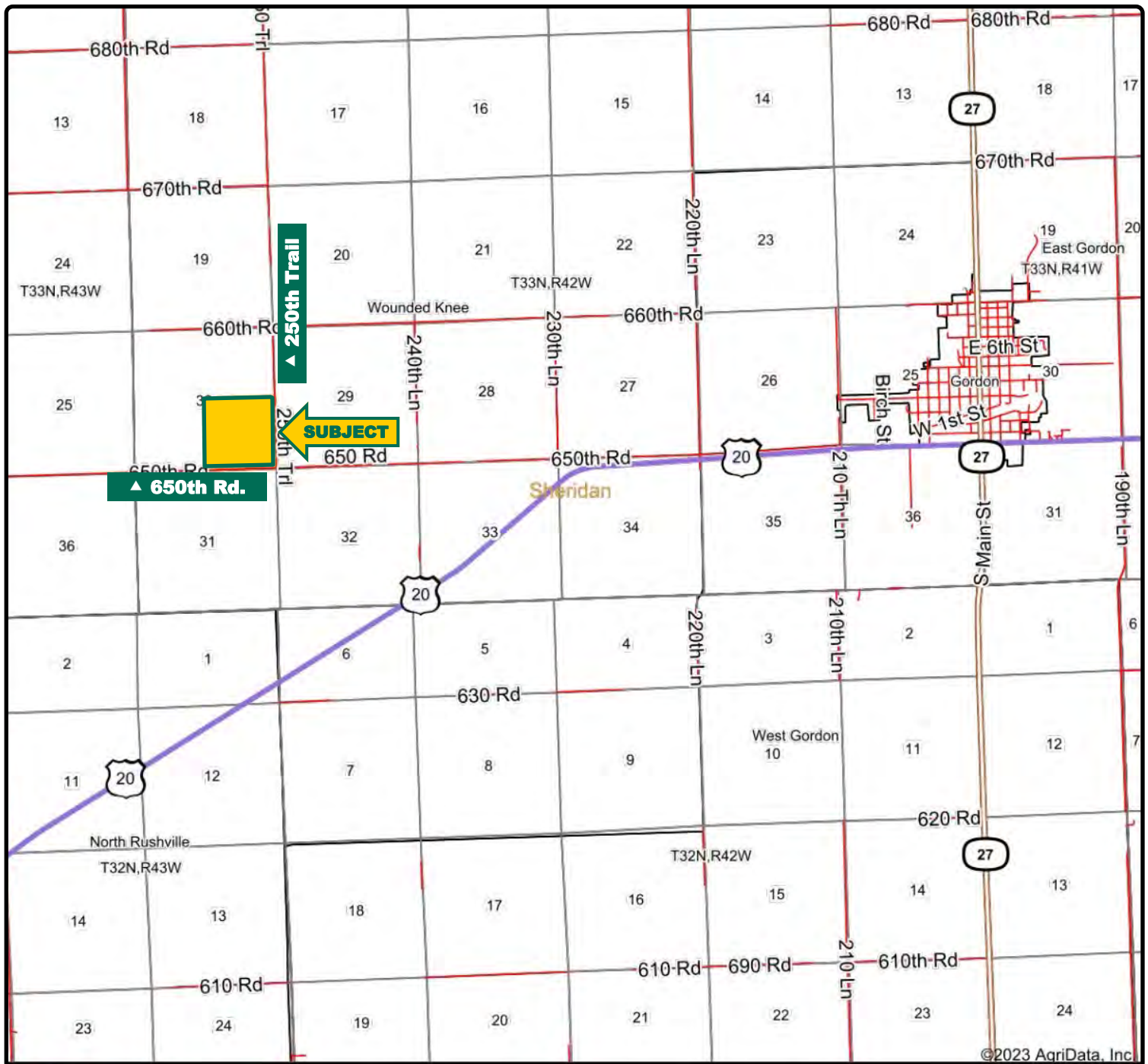


Property Key Features

- Open Lease for the 2024 Crop Year
- 144.82 FSA/Eff. Crop Acres
- Located 1.70 Miles North of Highway 20 Between Clinton & Gordon

Scott Henrichsen, AFM
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FSA/Eff. Crop Acres: 144.82
Wheat Base Acres: 72.20
Sunflower Base Acres: 27.00
Soil Productivity: 25.80 NCCPI

Property Information

161.55 Acres, m/l

Location

From Gordon: west on US Hwy 20 for 2 miles, at the split continue west for 2 miles on 650th Rd. to 250th Trail. The farm is on the northwest corner at the intersection of 650th Rd. and 250th Trail.

Legal Description

SE¼, Section 30, Township 33 North, Range 42 West of the 6th P.M., Sheridan Co., NE.

Real Estate Tax

2022 Taxes Payable 2023: \$1,554.16
Net Taxable Acres: 161.55
Tax per Net Taxable Acre: \$9.62
Tax Parcel ID #: 810012642

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 1487, Tract 261
FSA/Eff. Crop Acres: 144.82
Wheat Base Acres: 72.20
Wheat PLC Yield: 35 Bu.
Sunflower Base Acres: 27.00
Sunflower PLC Yield: 765 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil types are Tuthill and Beckton.
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

Gently to moderately sloping.

Drainage

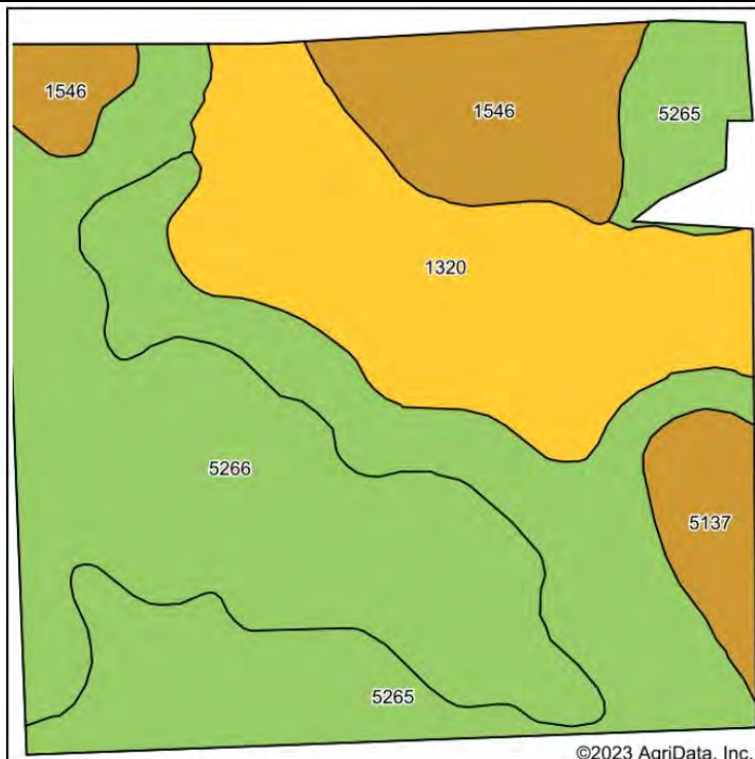
Natural.

Water & Well Information

None.

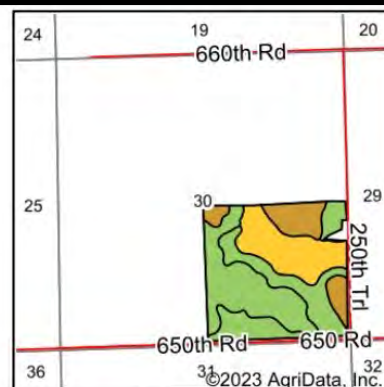
Comments

Nice farm in Sheridan County Nebraska.



Soils data provided by USDA and NRCS.

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State: **Nebraska**

County: **Sheridan**

Location: **30-33N-42W**

Township: **Wounded Knee**

Acres: **144.82**

Date: **10/16/2023**



Maps Provided By:



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Area Symbol: NE161, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
5265	Tuthill fine sandy loam, 0 to 3 percent slopes	44.31	30.6%		IIIe	IIe	31
5266	Tuthill fine sandy loam, 3 to 6 percent slopes	44.08	30.4%		IIIe	IIIe	30
1320	Beckton silt loam, 0 to 2 percent slopes	34.18	23.6%		IVs		19
1546	Dailey loamy fine sand, 3 to 9 percent slopes	16.35	11.3%		VIe		17
5137	Busher-Tassel complex, 0 to 6 percent slopes	5.90	4.1%		VIe		20
Weighted Average					3.70	*-	*n 25.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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 West



Looking Northwest



Looking Northwest



Looking North



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Bid Deadline: **Wed., Nov. 29, 2023**

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

Mail To:

**Hertz Farm Management
Attn: Scott Henrichsen
11717 M Circle
Omaha, NE 68137**

Seller

Adair Holdings, LLC

Agency

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

Title Company

Stewart Title Company

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 Real Estate Services 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, Scott Henrichsen at 402-697-7500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before Wed., Nov. 29, 2023, by Noon, 12:00 p.m., CST. The Seller will accept or reject all bids by Noon, 12:00 p.m., CST on Thurs., Nov. 30, 2023, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment 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 January 11, 2024, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to closing date.

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.