

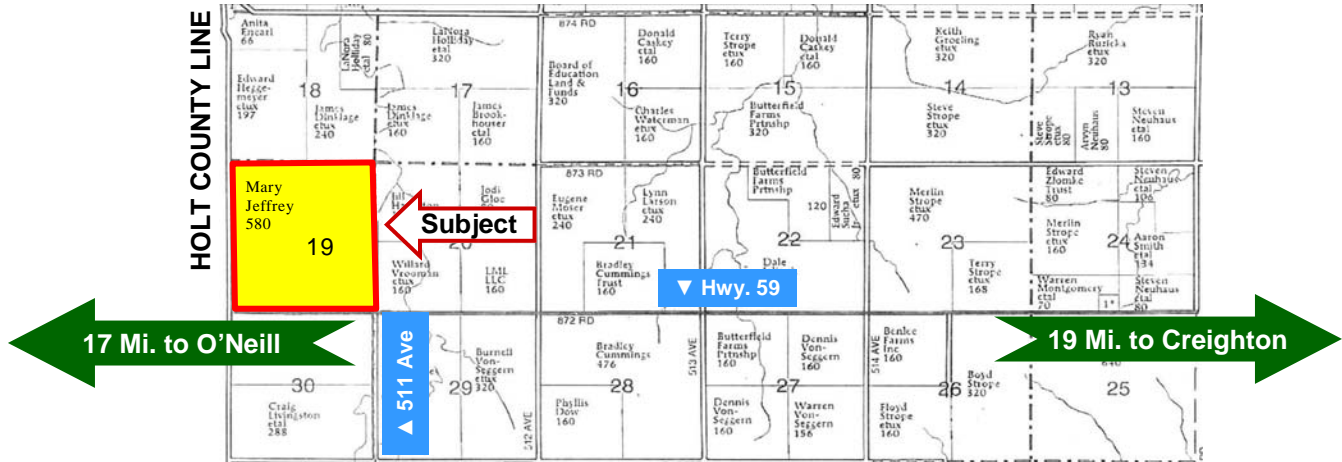
# FARM REAL ESTATE AUCTION

580.48 Acres, m/I - Knox County, Nebraska

Saturday, September 17, 2011 at 10:00 a.m.

Sale held at the Black Horse Inn/Drover's Steakhouse

408 Rice St., Creighton, Nebraska



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**LOCATION:** 19 miles west of Creighton on Hwy. 59, or 17 miles east of O'Neill on Hwy. 59. Property is located on the north side of Hwy. 59 on the Holt/Knox County line.

**LEGAL DESCRIPTION:** All of Section 19, Township 29 North, Range 8 West (Walnut Grove Township)

**METHOD OF SALE:** Parcel will be sold as single tract of land with bidding per acre times 580.48 acres. Seller reserves the right to refuse any and all bids.

**AGENCY:** Hertz Farm Management, Inc. and their representatives are agents of the Court Appointed Referee for the Jeffrey Farm.

**SOIL TYPES:** Primary soils on crop acres are Bazile loam, Thurman and Trent. See soil maps on back for detail.

**SRPG:** 49.4 on entire farm; 58.9 on crop acres per AgriData, Inc.

**LAND DESCRIPTION:** Level to moderately sloping to steep slopes in pasture.

**BUILDINGS/IMPROVEMENTS:** 1,008 SF home built in 1964 with full basement. 3 BR on main floor, 1 BR in basement. House has been vacant the past few years. It is located off the Hwy. for privacy, and includes a garage, barn and outbuildings. Cattle area with water supply, corrals and shelterbelt nearby. See house, outbuilding and property photos on our website: [www.hfmgt.com](http://www.hfmgt.com)

**FSA DATA:** Farm Number: 1696  
Crop Acres: 252.6 HEL Pasture Acres: 307.63

	Base	Yields (Direct/CC)
Oats Base:	36.7	46/46
Corn Base:	79.3	60/60
Bean Base:	0.7	34/34
TOTAL	116.7	

**REAL ESTATE TAXES:**  
Payable in 2010-2011: \$6,305.04  
Taxable Acres: 580.48 Tax per Acre: \$10.86

**WATER/WELLS:** 3 Large dams and 2 smaller dams in pasture. 1 Stock well in NW¼ with underground pipe. 1 Stock well at farmstead. Irrigation well drilling may be possible.

**COMMENTS:** 152.8 acres of the cropland on this property were placed in CRP with the Knox County FSA. Upon CRP expiration a few years ago, these acres were hayed/grazed and could be returned to crop. They are still recognized as cropland acres at the FSA office. 63.28 acres were in corn in 2011.

**TERMS AND 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 at Closing. Transfer of this property is subject to Knox County Court approval at hearing set for October 25, 2011. Provided approval is granted, closing may occur the same day or as agreed between the Buyer and Seller. Possession shall occur after closing and no later than November 15 or when the crops are harvested, whichever occurs first. Final settlement will require certified check or wire transfer.

**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 or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.

For additional information, contact Marlin Krohn:

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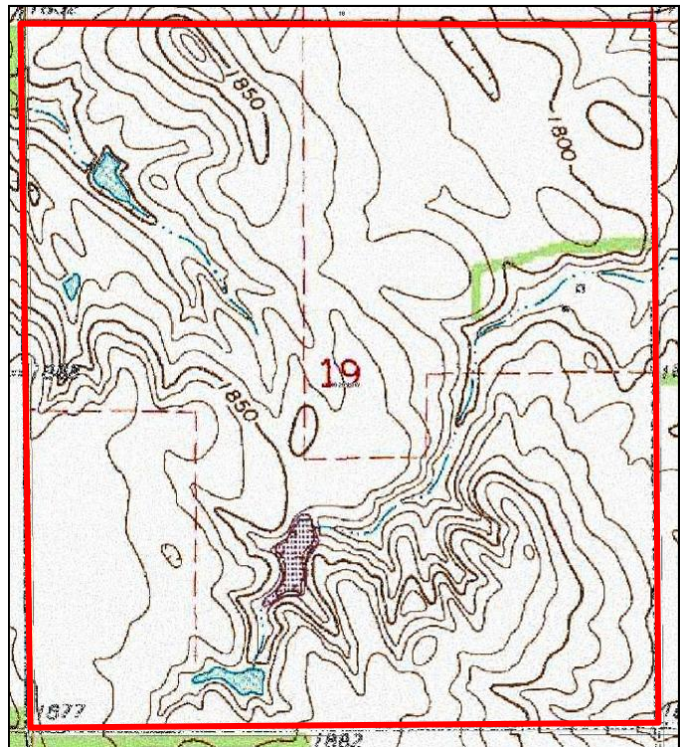
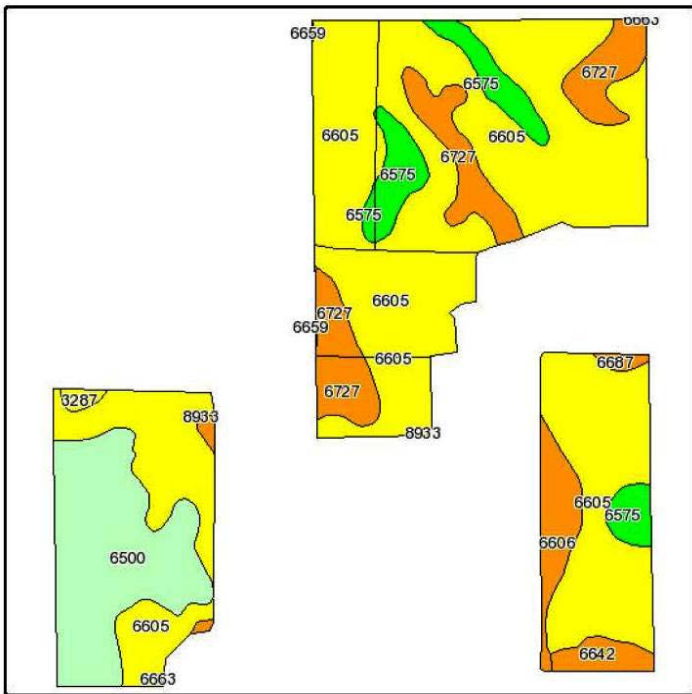


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# AERIAL, SOIL & TOPO MAPS



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**252.6 Acres SRPG Weighted Average 58.9**

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG
6605	Bazile loam, 2 to 6 percent slopes	162.6	64.3%		IIIe	IIIe	61
6500	Bazile loam, 0 to 2 percent slopes	35.8	14.2%		IIIs	I	63
6727	Thurman fine sandy loam, 2 to 11 percent slopes	24.5	9.7%		IVe	IVe	35
6575	Trent silt loam, 0 to 2 percent slopes	14.9	5.9%		I	I	72
6606	Bazile loam, 6 to 11 percent slopes	7.8	3.1%		IVe	IVe	58
6642	Boelus loamy sand, 6 to 11 percent slopes	4	1.6%		IVe	IVe	49
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	1	0.4%		IVe	IVe	48
3287	Paka loam, 6 to 11 percent slopes, eroded	1	0.4%		IIIe	IVe	58
8933	Simeon sandy loam, 0 to 6 percent slopes	0.9	0.4%		IVe	IVe	29
6659	Brunswick fine sandy loam, 6 to 11 percent slopes	0.1	0.0%		IVe	IVe	26
<b>Weighted Average</b>							<b>58.9</b>



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