# FARM REAL ESTATE AUCTION

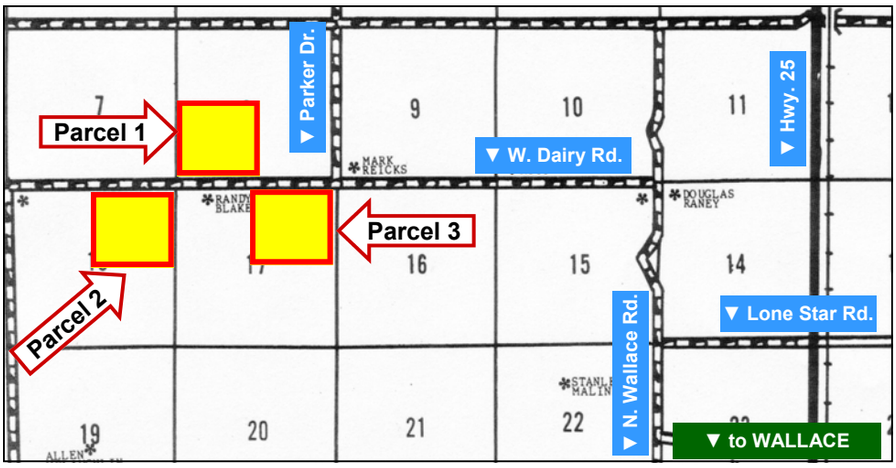
## 480 Acres, m/l - Lincoln County, Nebraska

## Tuesday, February 21, 2012 at 10:00 a.m. (C.S.T.)

### Sale held at the Wallace Community Hall

### 105 E. Alice St., Wallace, NE

**LOCATION:** From the northeast edge of Wallace, go 5 miles north on Hwy. 25; 1 mile west on Lone Star Rd.; 1 mile north on N. Wallace Rd., then 2 miles west on W. Dairy Rd. Parcels 2 & 3 lie on the south side of the road, while Parcel 1 lies on the north side (as shown on map).




*Map reproduced with permission of Farm & Home Publishers, Ltd.*

**LEGAL DESCRIPTION:**
**Parcel 1 -** SW¼ Sec. 8-T11N-R34W of the 6th p.m.
**Parcel 2 -** NE¼ Sec. 18-T11N-R34W of the 6th p.m.
**Parcel 3 -** NE¼ Sec. 17, T11N-R34W of the 6th p.m.

**METHOD OF SALE:**

- Property will be offered in 3 individual parcels, then in combination of the total 480 acres. The property will sell in the manner resulting in the highest total price.
- Sellers reserve the right to refuse any and all bids.

**SOIL TYPES:** Primary soils are Hord, Hersh and Valent. See soil maps on back for detail.

**DRAINAGE:** All natural

| Parcel Information | Parcel 1 | Parcel 2 | Parcel 3 |
|---|---|---|---|
| **Taxable Acres:** | 160 | 160 | 160 |
| **Taxes Payable in 2012:** | $2,874.14 | $2,561.04 | $2,850.78 |
| **Tax per Acre:** | $17.96 | $16.01 | $17.82 |
| **Land Description:** | Gently Rolling | Gently Rolling to Rolling | Rolling |
| **Improvements:** | None | None | MFS 40k Bu. Grain Bin (new in 2006)<br>High Plains 20k Bu. Grain Bin<br>High Plains 8.5k Bu. Grain Bin |

| FSA Data - Farm #1820, Tract 1991 | | | |
|---|---|---|---|
| **Crop Acres** | 154.5 | 150.5 | 133.5 |
| **Corn Base*** | 136.0* | 136.5* | 100.0* |
| **Corn Yields** | 125/144 | 125/144 | 125/144 |

*If the property is sold in separate parcels, FSA base acres for individual tracts will be determined by local FSA office.*

| | | | |
|---|---|---|---|
| **CRP Contracts:** | 12.25 Acres<br>Paying $425 Annually<br>Expires 9/30/13 | 11.77 Acres<br>Paying $409 Annually<br>Expires 9/30/13 | 33.5 Acres<br>Paying $1,164 Annually<br>Expires 9/30/13 |

| Irrigation Information | | | |
|---|---|---|---|
| **Well Registration #** | G-061919 | G-061921 | G-061920 |
| **Completion** | 5/8/1979 | 5/10/1979 | 5/7/1979 |
| **Gallonage** | 1,250 GPM | 1,400 GPM | 1,270 GPM |
| **Well Depth** | 400’ | 380’ | 400’ |
| **Static Water** | 128’ | 137’ | 130’ |
| **Pumping Level** | 200’ | 173’ | 158’ |
| **Column** | 9” | 9” | 9” |
| **Well Motor** | 125 H.P. Electric | 100 H.P. Electric | 100 H.P. Electric |
| **Pivot** | 1979 10 tower Zimmatic | 1979 10 tower Zimmatic | 1979 10 tower Zimmatic |

***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 on March 21, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur March 21, 2012. Taxes will be prorated to December 31, 2011.

**SELLER:** W.L. Voegeli Farms, LLP

**AGENCY:** Hertz Farm Management, Inc. and their representatives are agents of the Seller.

***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 Stan Lierz:***

***12107 Anne St., Omaha, NE 68137***
***Telephone: 402-697-7500***
***www.hfmgt.com***

Hertz Farm Management, Inc.



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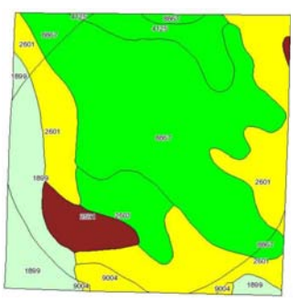
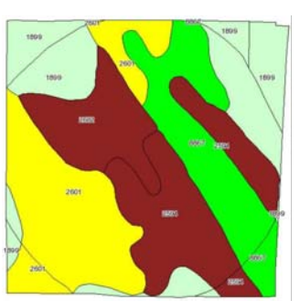
# AERIAL & SOIL MAPS

## Parcel 1 - 161.6 Acres shown



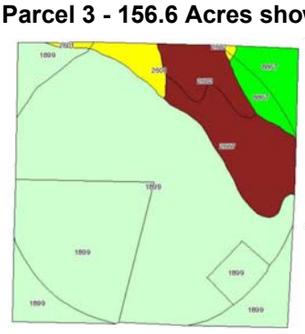
| Code | Soil Description | Acres | Percent of field | Irr class Legend | Non-Irr Class | Irr Class | SRPG |
|---|---|---|---|---|---|---|---|
| 8867 | Hord fine sandy loam, 1 to 3 percent slopes | 68.1 | 42.1% | | IIe | IIe | 67 |
| 2601 | Hersh soils, 3 to 6 percent slopes | 42.6 | 26.4% | | IIIe | IIIe | 56 |
| 1899 | Valent sand, rolling | 20.4 | 12.6% | | VIe | | 13 |
| 2603 | Hersh-Anselmo fine sandy loams, 1 to 3 percent slopes | 10.2 | 6.3% | | IIIe | IIe | 52 |
| 4125 | Holdrege fine sandy loam, 0 to 3 percent slopes | 9.4 | 5.8% | | IIe | IIe | 68 |
| 2594 | Hersh and Valentine soils, 6 to 11 percent slopes | 7.5 | 4.7% | | Ve | IVe | 40 |
| 9004 | Anselmo fine sandy loam, 3 to 6 percent slopes | 3.1 | 1.9% | | IIIe | IIIe | 49 |
| 9005 | Anselmo fine sandy loam, 6 to 9 percent slopes | 0.3 | 0.2% | | IVe | IVe | 45 |
| | | | | | | Weighted Average | 54.8 |

## Parcel 2 - 162.2 Acres shown



| Code | Soil Description | Acres | Percent of field | Irr class Legend | Non-Irr Class | Irr Class | SRPG |
|---|---|---|---|---|---|---|---|
| 2601 | Hersh soils, 3 to 6 percent slopes | 42.4 | 26.1% | | IIIe | IIIe | 56 |
| 1899 | Valent sand, rolling | 37.3 | 23.0% | | VIe | | 13 |
| 2594 | Hersh and Valentine soils, 6 to 11 percent slopes | 33.8 | 20.9% | | Ve | IVe | 40 |
| 8867 | Hord fine sandy loam, 1 to 3 percent slopes | 29.3 | 18.0% | | IIe | IIe | 67 |
| 2602 | Hersh soils, 6 to 11 percent slopes | 19.4 | 12.0% | | IVe | IVe | 53 |
| | | | | | | Weighted Average | 44.4 |

## Parcel 3 - 156.6 Acres shown



| Code | Soil Description | Acres | Percent of field | Irr class Legend | Non-Irr Class | Irr Class | SRPG |
|---|---|---|---|---|---|---|---|
| 1899 | Valent sand, rolling | 120.3 | 76.8% | | VIe | | 13 |
| 2607 | Hersh-Valentine loamy fine sands, 0 to 6 percent slopes | 15.7 | 10.0% | | IVe | IVe | 39 |
| 8867 | Hord fine sandy loam, 1 to 3 percent slopes | 8.8 | 5.6% | | IIe | IIe | 67 |
| 2602 | Hersh soils, 6 to 11 percent slopes | 7.3 | 4.7% | | IVe | IVe | 53 |
| 2601 | Hersh soils, 3 to 6 percent slopes | 4.5 | 2.9% | | IIIe | IIIe | 56 |
| | | | | | | Weighted Average | 21.8 |

FSA borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Maps provided by:
surety
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