



78.67 Acres, m/l in Pierce County, NE RAASCH FARM

Property Information

Location

South of Hadar, Nebraska
3 miles north of Norfolk's City Limits

Legal Description

TL 63 SW1/4NE1/4 and NW1/4SE1/4
Section 32, T25N, R1W

Sellers

Don and Jean Hagquist and
Judith Lage

Price & Terms

- \$786,700 or \$10,000 per acre
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

As Agreed

Real Estate Tax

2014 Net Taxes Payable in 2015: \$2,767.56
Net Taxable Acres: 78.67
Tax per Net. Tax. Ac.: \$35.18

FSA Data

Farm Number: 4326
Crop Acres: 75.51
Corn Base: *33.8 Acres
Corn PLC yield: 134 bushels
Bean Base: *20 Acres
Bean PLC yield: 40 bushels
** base acres are part of larger tract. FSA
will determine final base acres*

CRP Contracts

None

Yield History

Crop Insurance APH
Corn 154 bushels per acre
Beans 47 bushels per acre

Land Description

Gently Rolling land. Ideal for
development with outstanding views of
the countryside.

Buildings/Improvements

1 small building

Soil Types / Productivity

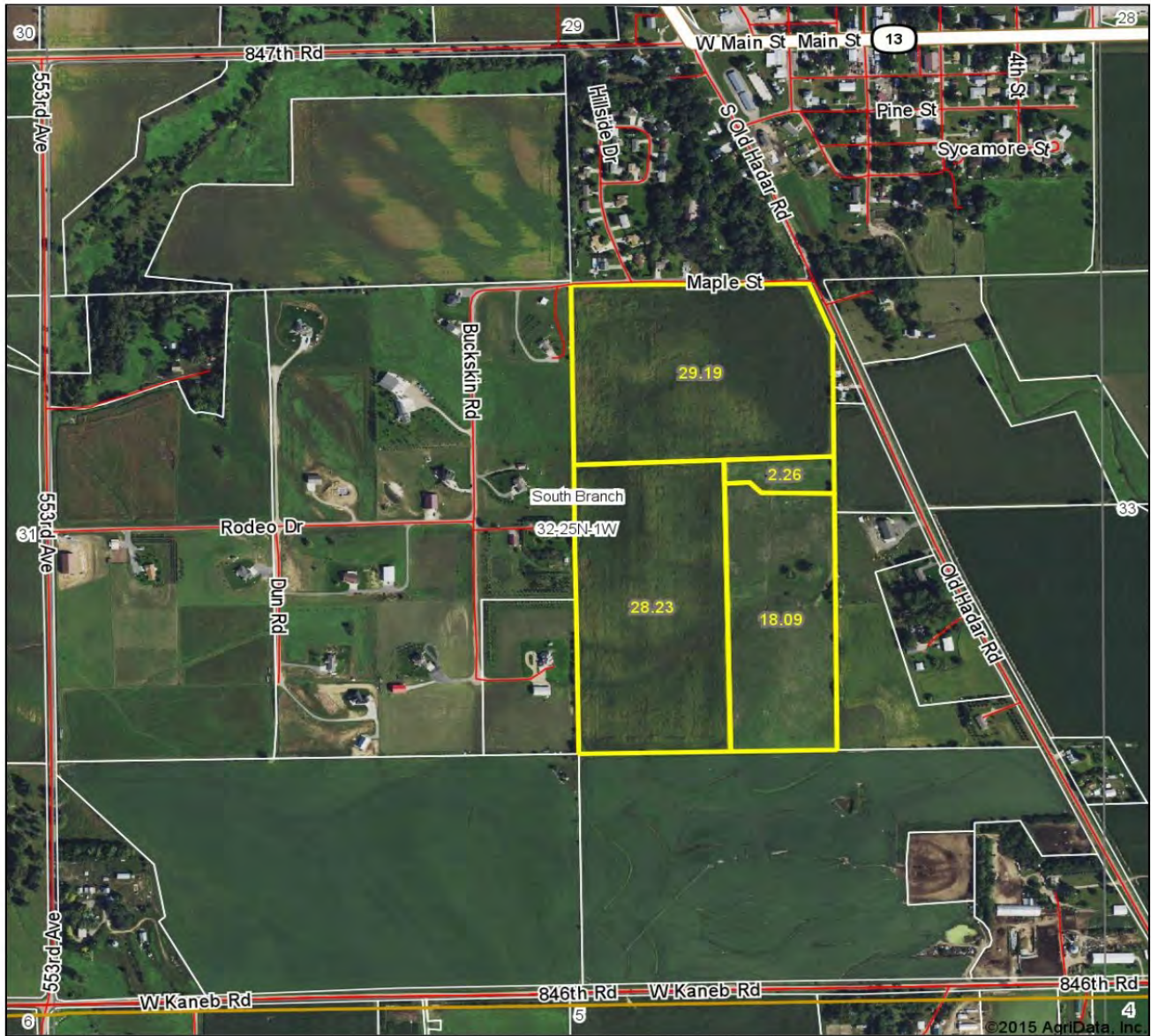
Primary soils are Crofton-Nora complex,
Crofton silt loam, Alcester silty clay loam,
Nora-Crofton complex, Muir silty clay.
See soil map for details

Water & Well Information

Stock well: pump jack with electric motor

*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.*

Aerial Map



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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32-25N-1W
Pierce County
Nebraska

map center: 42° 5' 52.73, 97° 27' 19.9
scale: 9441



6/12/2015

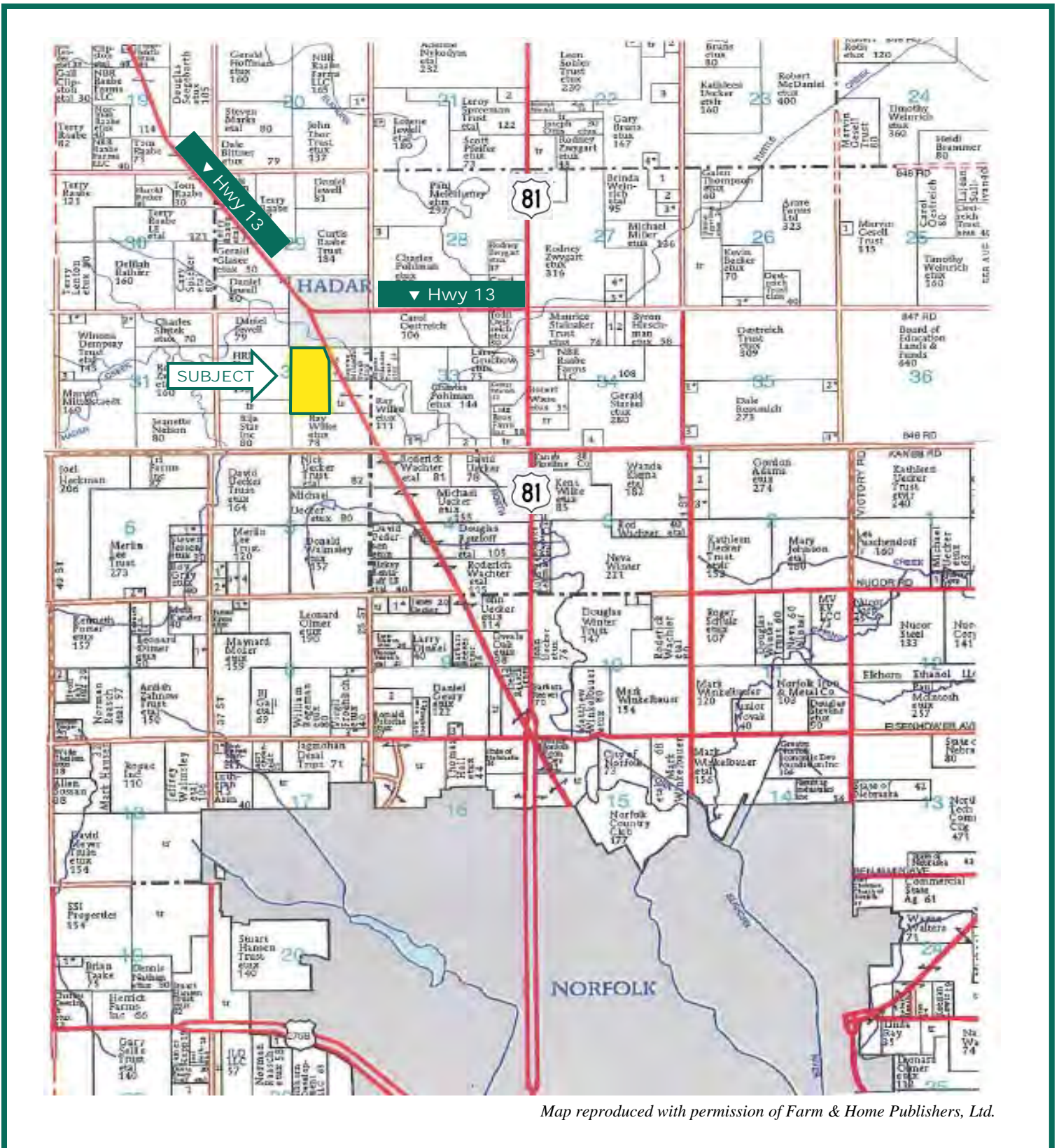
Field borders provided by Farm Service Agency as of 5/21/2008.

Marlin G. Krohn, AFM
Licensed Real Estate Broker in NE and SD
100 N. 34th St., Ste. F
Norfolk, NE 68701

402-371-9336
MarlinK@Hertz.ag

www.Hertz.ag

Plat Map



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

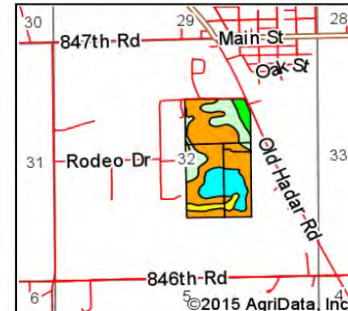
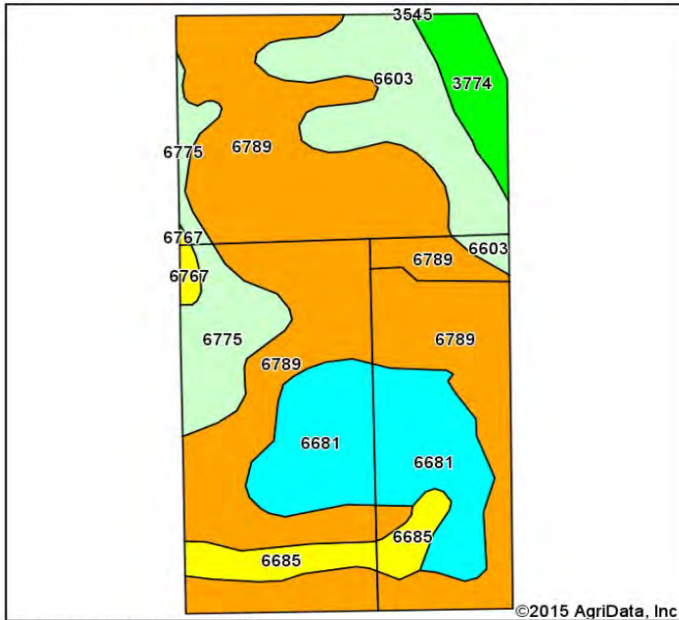
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SOIL MAP

Soil Map



State: **Nebraska**
 County: **Pierce**
 Location: **32-25N-1W**
 Township: **South Branch**
 Acres: **77.77**
 Date: **6/12/2015**



Soils data provided by USDA and NRCS.

Area Symbol: NE139, Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	41.66	53.6%		IVe		52
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	12.93	16.6%		VIe		
6603	Alcester silty clay loam, 2 to 6 percent slopes	9.58	12.3%		IIe	IIIe	73
6775	Nora-Crofton complex, 2 to 6 percent slopes, eroded	5.98	7.7%		IIe	IIIe	61
6685	Crofton silt loam, 2 to 6 percent slopes, eroded	3.75	4.8%		IIIe	IIIe	53
3774	Muir silty clay loam, rarely flooded	3.39	4.4%		I	I	75
6767	Nora silty clay loam, 6 to 11 percent slopes	0.48	0.6%		IIIe	IVe	63
Weighted Average							47.8

Area Symbol: NE139, Soil Area Version: 13

*c: Using Capabilities Class Dominant Condition Aggregation Method

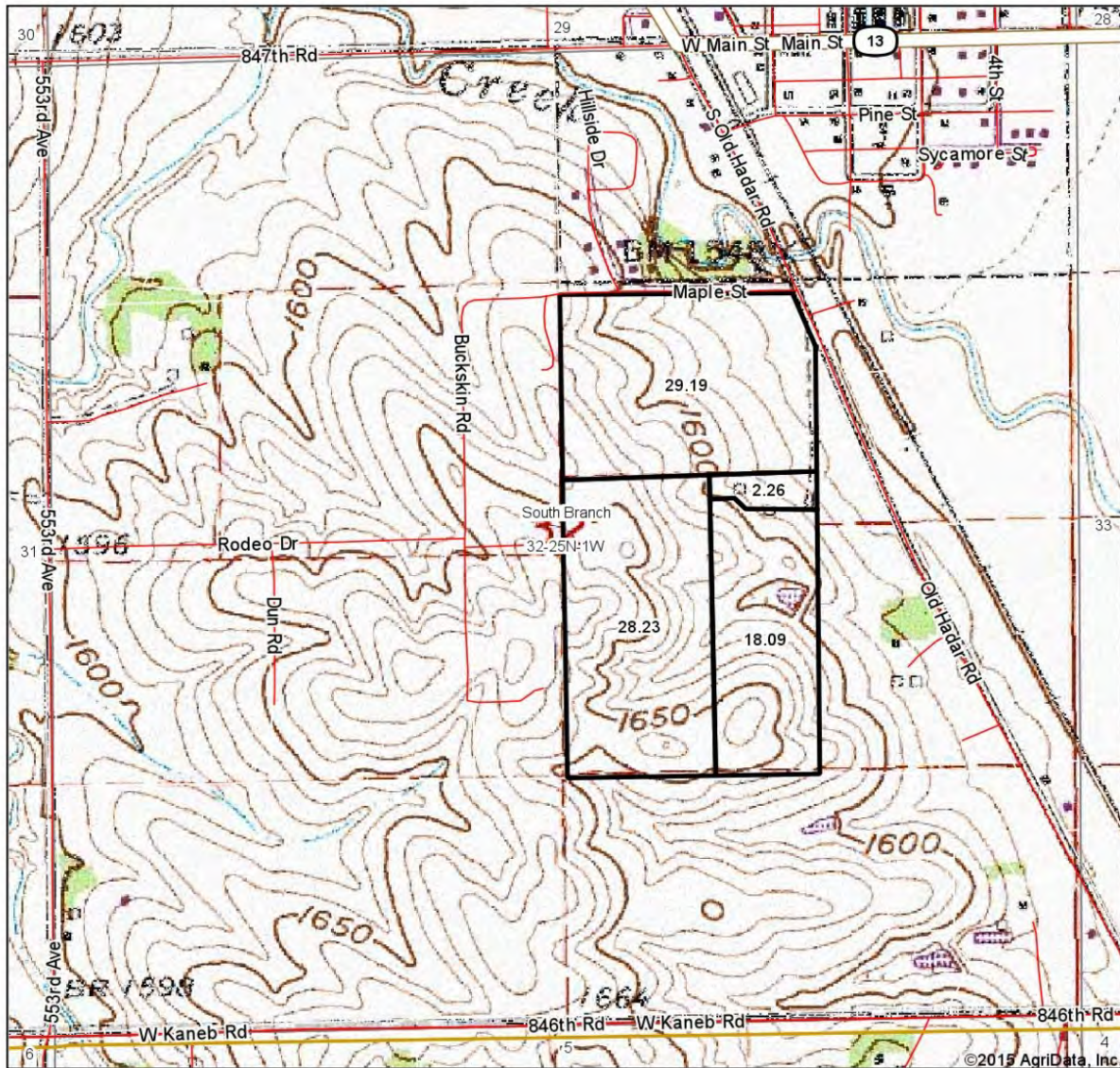
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Topography Map



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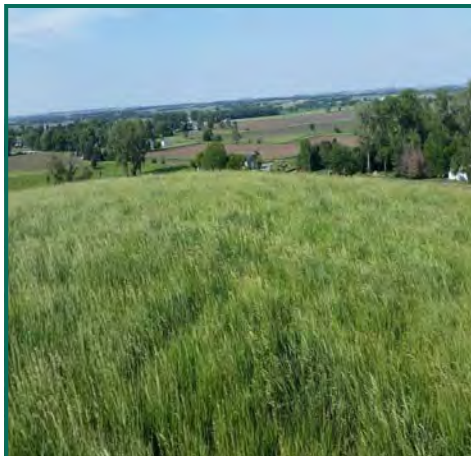
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PHOTOS: 78.67 Acres, m/l Pierce County, Nebraska



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