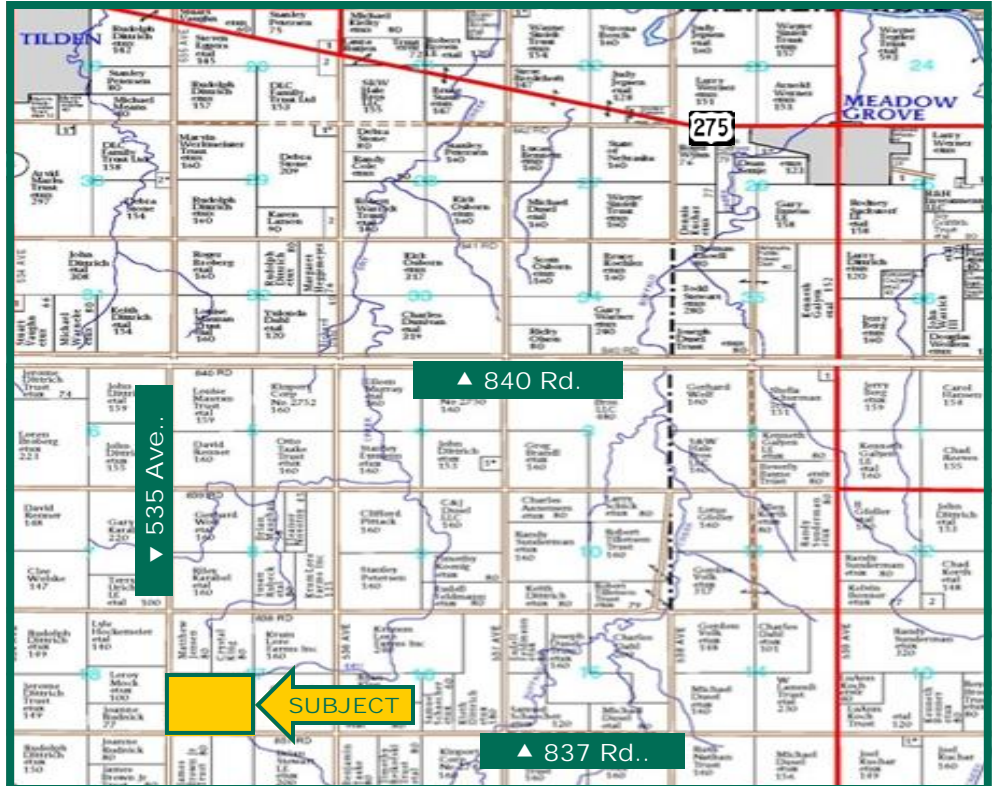




LAND AUCTION

160 Acres,
m/I,
Madison
County,
NE



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

Date: Thurs. Aug. 27, 2015
Time: 10:00 a.m.
Auction Site:
Divots Conference Center/Norfolk
Lodge & Suites
Address:
4200 West Norfolk Avenue
Norfolk, NE 68701

Property Information Location

5 miles South and 1 mile East of Tilden,
Nebraska

Legal Description

SW1/4 Section 17, Township 23N, Range
4 West of the 6th p.m., Madison County,
Nebraska

Net Real Estate Tax
2014 Net Taxes Payable 2015:
\$9,253.36
Net Taxable Acres: 160 acres
Tax per Net Taxable Acre: \$57.83

FSA Data

Farm Number #2694, Tract #482 & 483
Crop Acres: 156.4 acres
Corn Base: 76.4
Corn PLC Yield: 101 Bu.
Bean Base: 76.4
Bean PLC Yield: 33 Bu.
Signed into ARC County Farm Program

Soil Types/Productivity

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

Land Description

Gently sloping crop ground

Buildings/Improvements

None

Drainage

Naturally well drained

Water, Well & Irrigation Information

None

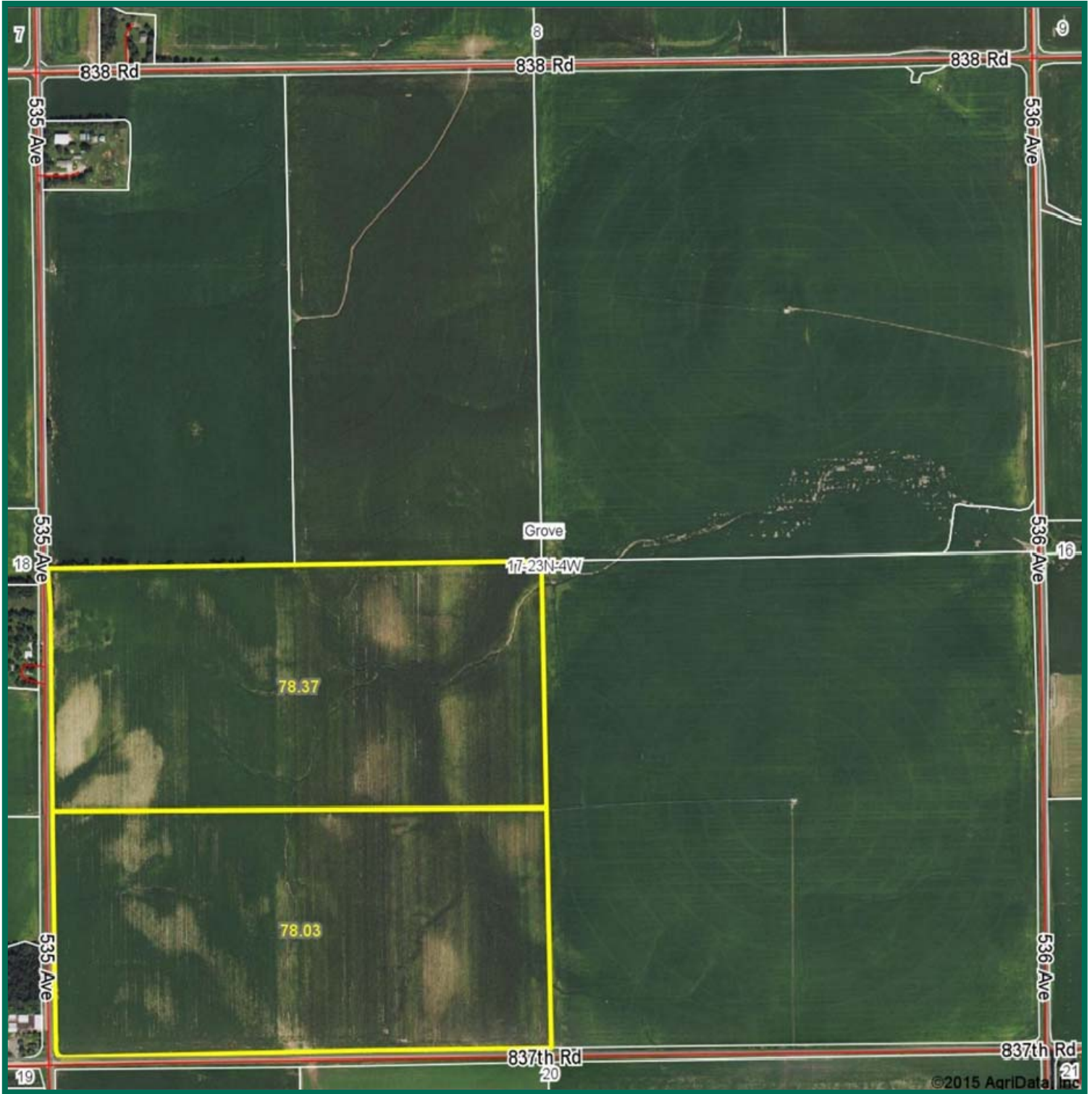
Comments

This farm has excellent crops growing
with 1/2 corn and 1/2 soybeans. Good
farming practices and crop rotation.

Marlin G. Krohn, AFM
Licensed in Nebraska and South Dakota
MarlinK@Hertz.ag

402-371-9336
100 N. 34th St., Ste. F
Norfolk, NE 68701
www.Hertz.ag

Aerial Map



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Topography Map

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Lucy Farms, LLC

Agency

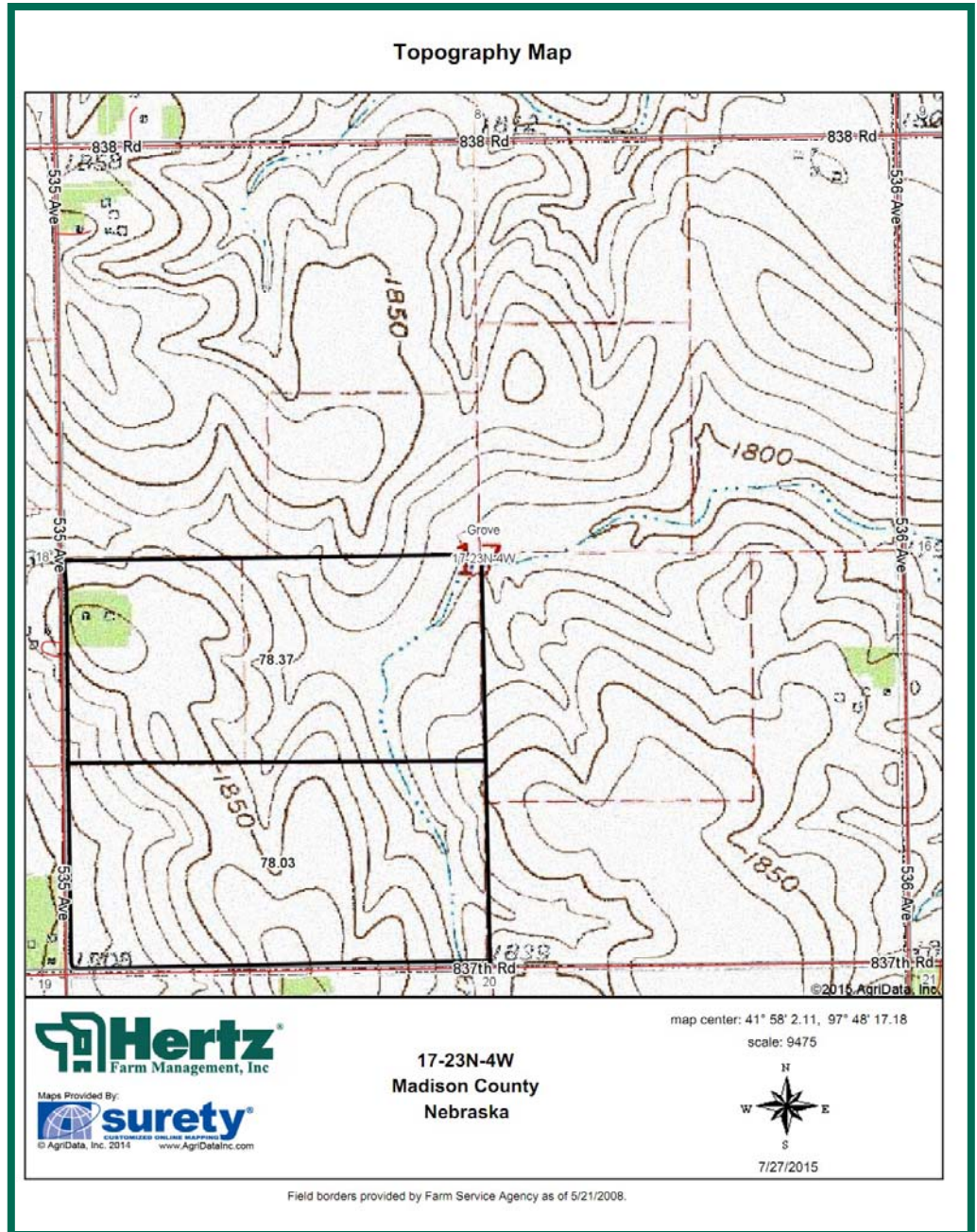
Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

Terms of 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 or before December 1, 2015 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2016. Estimated 2015 taxes to be paid by seller and adjusted on the closing statement.

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

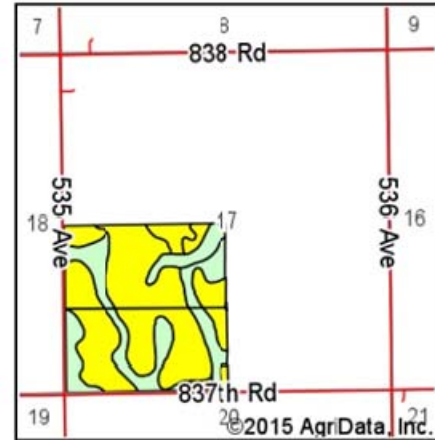
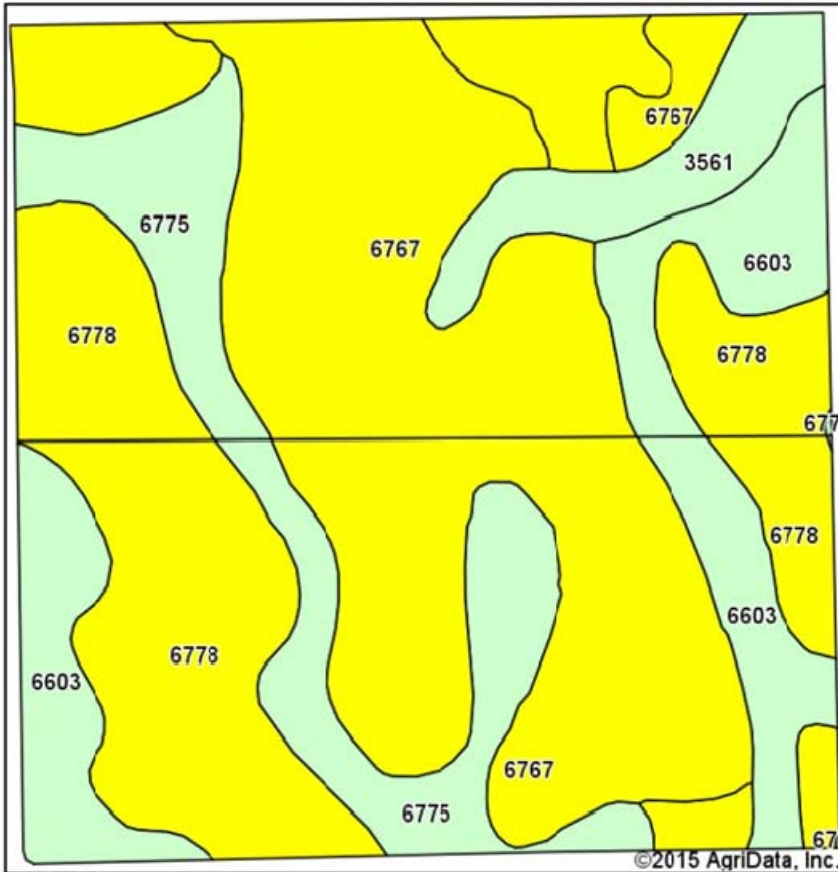


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



State: **Nebraska**
 County: **Madison**
 Location: **17-23N-4W**
 Township: **Grove**
 Acres: **156.4**
 Date: **7/27/2015**



Area Symbol: NE119, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
6767	Nora silty clay loam, 6 to 11 percent slopes	59.38	38.0%		IIIe	IVe	63
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	46.96	30.0%		IIIe	IVe	57
6603	Alcester silty clay loam, 2 to 6 percent slopes	21.23	13.6%		IIe	IIIe	73
6775	Nora-Crofton complex, 2 to 6 percent slopes, eroded	20.86	13.3%		IIe	IIIe	61
3561	Hobbs silt loam, occasionally flooded	7.97	5.1%		Iw	IIw	69
Weighted Average							62.6

Area Symbol: NE119, Soil Area Version: 13

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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