

# 114.03± ACRES – Plymouth, NE

# REAL ESTATE AUCTION

## FRIDAY, MARCH 27, 2026 @ 11:00 AM

### Location: PLYMOUTH COMMUNITY CENTER – PLYMOUTH, NE

**DESCRIPTION:** A smaller slightly gentle sloping very productive upland farm unit. The 2025 Farm Commodities Listing consist of: Soybean acres, 48.78; Corn acres, 47.81 and Grass/Idle acres, 5.70. Fertilizer has been applied to 2026 corn acres and paid by the Seller. Buyer to receive Full Possession on final settlement.

**LEGAL DESCRIPTION:** The West Half (W1/2) of the Southwest Quarter (SW ¼) and the West Half (W1/2) of the East Half (E1/2) of the Southwest Quarter (SW1/4) all in Section Twenty-Eight (28), T-4-N, R-4-E of the 6th P.M., Jefferson Co, NE.

**FARM LOCATION:** Plymouth, NE  
1 ½ miles south of Hwy 4 on 578th Ave

**FSA DATA:** Farm #1342 – Tract #1480  
Farmland: 114.03 Acres & Cropland: 102.29 Acres

**DCP CROP DATA:**  
Wheat – 4.00 Base Acres, PLC Yield - 35  
Grain Sorghum – 86.30 Base Acres, PLC Yield - 69  
Soybeans – 3.50 Base Acres, PLC Yield - 32

**2025 REAL ESTATE TAXES:** \$3,648.40

**INSPECTION:** Site Inspection at any time.

**TERMS:** 20% down payment day of Auction and sign Purchase agreement. Balance is due at time of closing by Certified Funds. Closing will be on or before April 17, 2026, at the office of N-C-T Law, Jim Nelson, Attorney, 1025 N 6th St, Suite 2, Beatrice, NE, who will act as Escrow Agent. Full possession will be granted on final settlement. The property will be sold on an "AS IS" basis and sold subject to easements and restrictions of record, if any, both visible and of record. This property is not being sold subject to financing, make all financial arrangements prior to sale date. The 2025 taxes will be paid in full by the Seller. A policy of title insurance shall be purchased insuring marketable title in the name of the Seller. The cost of said owner's policy shall be borne one-half by the Buyer and one-half by the Seller. If Lender's Policy is required, it will be at the cost of the Buyer. Conveyance of this property will be by Personal Representative Warranty Deed. Tillage privileges will be granted upon signature of purchase contract and full possession of farm unit on final settlement. Any announcements made day of Auction will take precedence over printed material. Dennis Henrichs Real Estate LLC will act as the Seller's Agent.



Agricultural Land Information					
Soil Symbol	Landuse	LVG	Unit Value	Acres	Total Value
3825	DRY	120D	\$6,725.00	17.100	\$114,998.00
3831	DRY	140D	\$3,960.00	47.030	\$186,239.00
7226	DRY	050D	\$3,960.00	7.200	\$28,512.00
7417	DRY	510D	\$2,465.00	2.300	\$5,670.00
7666	DRY	480D	\$3,960.00	0.100	\$396.00
7667	DRY	470D	\$4,595.00	14.000	\$64,330.00
7689	DRY	115D	\$6,725.00	1.000	\$6,725.00
7750	DRY	355D	\$5,355.00	4.700	\$25,169.00
3825	GRAS	120G	\$2,465.00	0.300	\$740.00
3831	GRAS	140G	\$2,465.00	5.500	\$13,558.00
7226	GRAS	050G	\$2,465.00	1.100	\$2,712.00
7417	GRAS	510G	\$2,465.00	8.200	\$20,213.00
7667	GRAS	470G	\$2,465.00	3.800	\$9,367.00
7689	GRAS	115G	\$2,465.00	0.100	\$247.00
7750	GRAS	355G	\$2,535.00	0.400	\$1,014.00
1500	ROADS	1500	\$0.00	1.200	\$0.00
Total:				114.03	\$479,890.00

## CARLINE M. MENCL, ESTATE

### Co-Personal Representatives: David E. Mencl & Douglas E. Mencl

### DENNIS HENRICHS REAL ESTATE, LLC

**DON JOHNSEN**, Broker  
Beatrice, NE • 402-239-2812

**DENNIS HENRICHS**, Sales Associate  
Beatrice, NE • 402-239-8741



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