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LAND AUCTION

SIMULCAST LIVE AND ONLINE

308.51± Acres, Boyd County, Nebraska

Wednesday, November 8, 2023 | 1:30 PM

Lynch Community Hall | 427 West Hoffman Street, Lynch, Nebraska

Highlights:

- Highly productive Missouri River farmland in Sunshine Bottom, north of Lynch, Nebraska
- Recreational opportunities with almost a mile of Missouri River frontage!
- Rare opportunity in this area to purchase land, as properties here stay together for generations.

For additional information, please contact:

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Online Bidding starts | Friday, November 3, 2023 at 8:00 AM
Bidding closes | Wednesday, November 8, 2023 at Close of Live Event

To register and bid go to: www.fnctbid.com

Property Information

Here is your opportunity to own farmland with almost a mile of Missouri River frontage in Sunshine Bottom! This opportunity may come around only once in a generation. 308.51+/- total acres with 229.71 FSA certified, highly productive cropland acres. You'll have exciting recreation opportunities with Missouri River access, along with excellent deer and turkey hunting opportunities that only river frontage like this brings. This land will be offered in two tracts for an opportunity for you to own your part of Sunshine Bottom!

Location:

From Lynch, Nebraska, travel three miles east on State Highway 12 to 505th Avenue. Then turn north and travel six miles to Utopia Road. **Tract 1** will be to the northeast of that intersection. Turn and travel one-half mile west on Utopia road and **Tract 2** will be on the north side of the road.

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	143.29 acres	108 bushels
Oats	13.48 acres	55 bushels
Wheat	22.93 acres	73 bushels

Tract 1 and 2 base acres are combined and if sold separately, will be subject to reconstitution of base acres, to be completed and determined by the Boyd County FSA office.

Aerial Map



Property Location Map



Tract 1 | 141.16 ± Acres

Legal Description: Lot 3, Part of Lot 4, and South Half of the Southwest Quarter (S¹/₂SW¹/₄) of Section 17; Township 34 North, Range 9 West of the 6th P.M., Boyd County, Nebraska.

Property Description: This tract totals 141.16+/- acres of Missouri River bottom farmland located in Sunshine Bottom, just north of Lynch, Nebraska. With 108.47 acres of FSA certified farmland and the balance in river frontage, this property gives you a nice balance of both income producing property and recreational land. Great for watching wildlife, hunting, fishing, or river recreation. Easy access to the property with a public road located on three sides, and water access from the Missouri River on the north. Public boat access to the river is located just on the northwest corner of this tract. **Don't miss out on this once in a lifetime chance to own a property where opportunities to purchase land don't come up for sale in generations.**

FSA Information:

Cropland	108.47 acres
Non-crop	<u>32.69 acres</u>
Total	141.16 acres

2022 Taxes: \$2,630.52



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7741	Haynie silt loam, occasionally flooded	76.38	60.56	0	64	1
7880	Onawa silty clay, occasionally flooded	23.11	18.32	0	55	2w
7722	Blake silty clay loam, occasionally flooded	19.23	15.25	0	67	2w
7710	Albaton silty clay, occasionally flooded	7.28	5.77	52	13	3w
9999	Water	0.12	0.1	0	-	-
TOTALS		126.12(*)	100%	3.0	59.8	1.45

Tract 1 Photos



Tract 2 | 167.35 ± Acres

Legal Description: Lots 1, 2, and 3 and Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section 18; Township 34 North, Range 9 West of the 6th P.M., Boyd County, Nebraska.

Property Description: With a total of 167.35+/- acres, this tract offers a combination of 121.24+/- acres of FSA certified farmland, shelterbelt, windmill/livestock water, shelterbelt, and exceptional recreational river frontage. There is easy access to the farmland on two sides from the public road. Livestock water with a shelterbelt that offers protection for grazing livestock on crop residues in the winter. There's over a quarter mile of Missouri River frontage on the north side and plenty of timber to allow for hunting, hiking, and trails. Public boat dock access is located on the northeast corner of this tract. And a trail leading back along the river for your very own private camping or getaway spot. This rare opportunity to own a property like this has not been seen for generations. ***Don't miss out on this chance to own a part of Sunshine Bottom, and have your very own Missouri River getaway!***

FSA Information:

Cropland	121.24 acres
Non-crop	<u>46.11 acres</u>
Total	167.35 acres

2022 Taxes: \$2,982.78

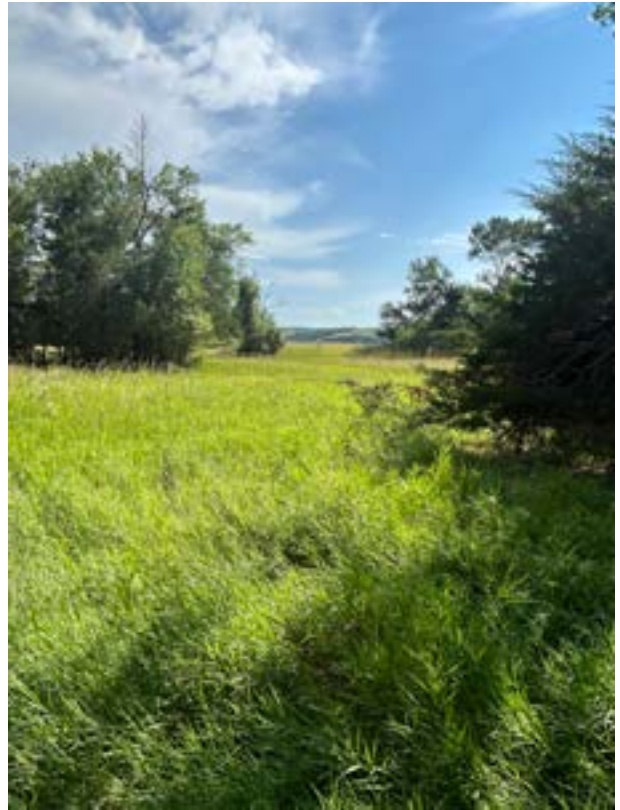
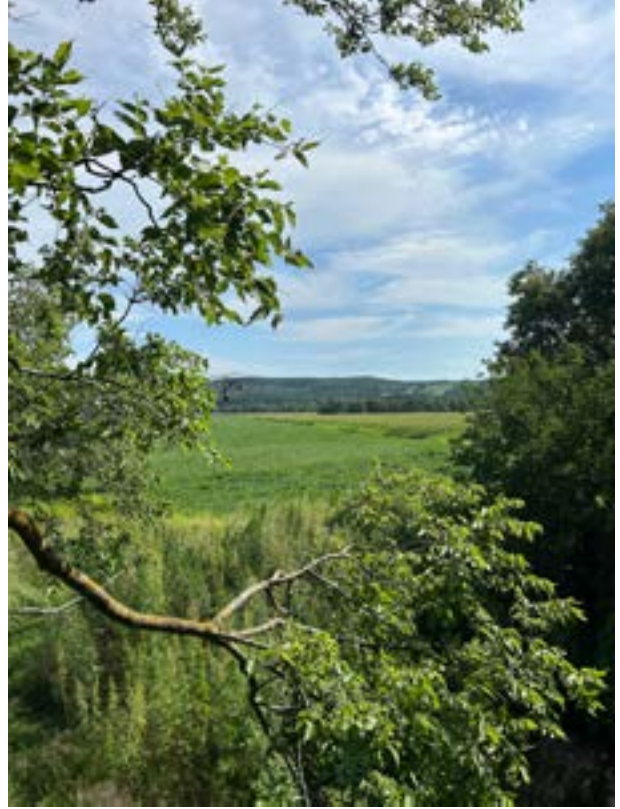


Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7741	Haynie silt loam, occasionally flooded	82.96	51.25	0	64	1
7722	Blake silty clay loam, occasionally flooded	49.48	30.57	0	67	2w
7710	Albaton silty clay, occasionally flooded	15.96	9.86	52	13	3w
2325	Inavale Fine Sand, 3 to 11 percent slopes, rarely flooded	11.19	6.91	0	14	6e
7880	Onawa silty clay, occasionally flooded	2.07	1.28	0	55	2w
9999	Water	0.2	0.12	0	-	-
TOTALS		161.86(*)	100%	5.13	56.23	1.86

Tract 2 Photos



AUCTION TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2023 payable in 2024 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on December 14, 2023 or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by McCarthy Abstract Title & Escrow Company of O'Neill.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCarthy Abstract Title & Escrow Company of O'Neill, the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance and any escrow closing services will be equally paid by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on December 14, 2023 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of McCarthy Abstract Title & Escrow Company of O'Neill.

Sale Method: The real estate will be offered in two individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Elver M. Hodges Family Trust (Margaret H Blanco, Successor Trustee)

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on **Friday, November 3, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, November 8, 2023, at 1:03 PM, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
www.fncbid.com

All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

