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# FOR SALE BY BIDS

150.68 ± Acres, Lancaster County, Nebraska

Offered in One Tract

**BIDS DUE: February 13, 2025, by 10:00 AM**

**Contact Agent for Additional Details!**

## Highlights:

- Excellent location just north of Lincoln!
- Productive Dry Land Farm Ground!
- Ideal site for a home acreage on the outskirts of Lincoln!



**For additional information, please contact:**  
**Paul Hubert, Agent | (402) 710-9976**  
**[PHubert@FarmersNational.com](mailto:PHubert@FarmersNational.com)**

# Property Information

## Directions to Property:

From the 27th Street Exit on I-80, Lincoln, drive north on N. 27th Street 3 miles to the intersection of N. 27th and Mill Rd. Farm is on the east side of the road.

## Property Description:

Productive dry land farm just north of Lincoln and close to multiple competitive grain markets. Would make a great addition to any operation before the 2025 growing season.

This location is ideal for home development on the outskirts of Lincoln!

## Legal Description:

NW 1/4, Section 7, Township 11 North, Range 7 East of the 6th P.M. Lancaster County, Nebraska

## Taxes:

- \$5,272.02

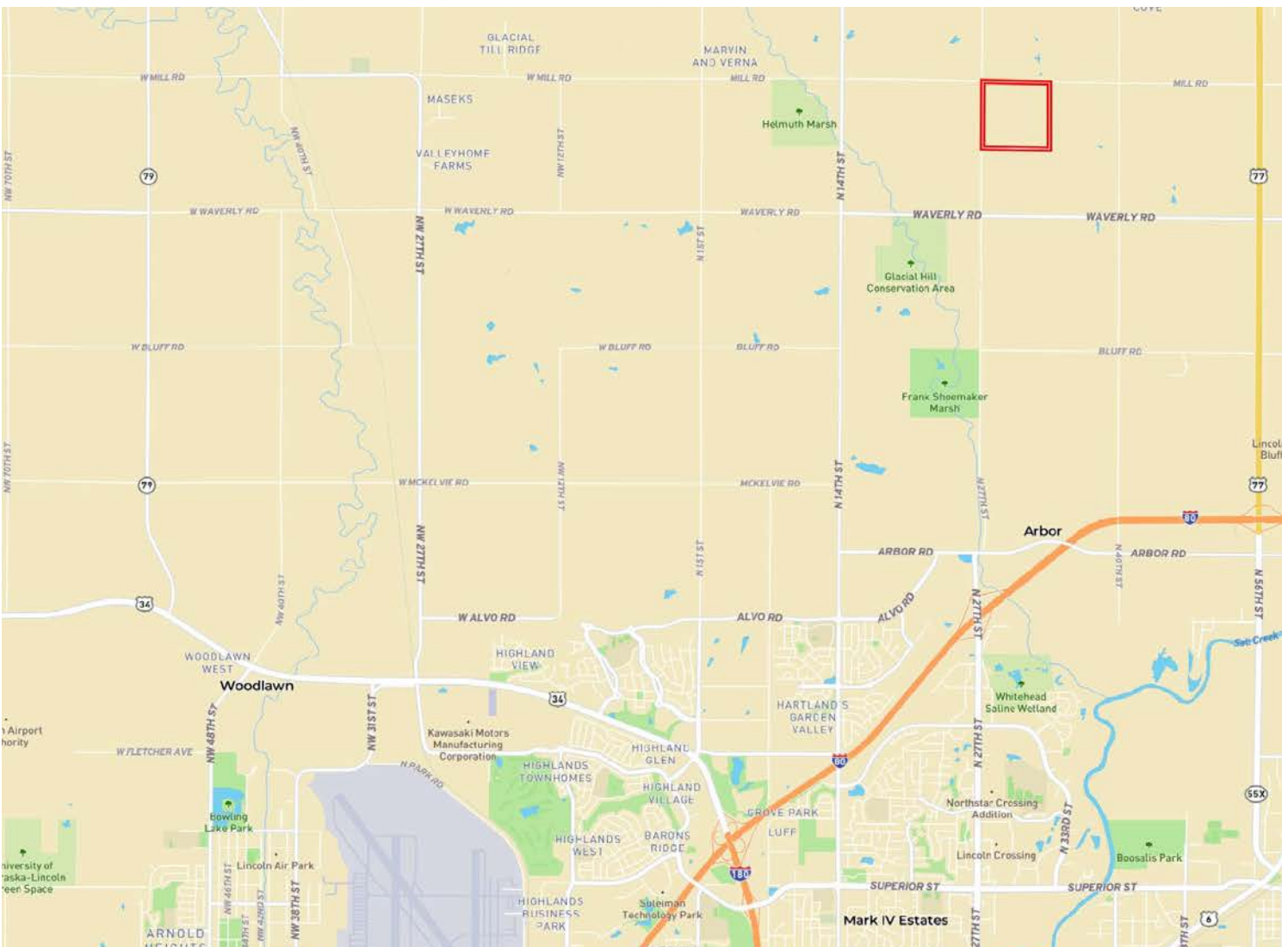
## Farm Data:

Cropland	97.39 acres
Non-crop	1.84 acres
Other (Grass/Timber)	51.45 acres
<b>Total</b>	<b>150.68 acres</b>

## FSA Information:

	<b>Base Acres</b>	<b>Yield</b>
Corn	49.3 acres	124
Soybeans	49.3 acres	36

## Property Location





**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7207	Aksarben silty clay loam, 6 to 11 percent slopes	31.02	20.62	0	65	3e
7206	Aksarben silty clay loam, 2 to 6 percent slopes	24.31	16.16	0	66	2e
7867	Nodaway silt loam, channeled, frequently flooded	23.26	15.46	0	48	6w
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	17.75	11.8	0	72	4e
7211	Burchard-Nodaway complex, 2 to 30 percent slopes	13.81	9.18	0	50	6e
7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	12.74	8.47	0	53	3e
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	12.09	8.03	0	61	3e
7231	Judson silt loam, 2 to 6 percent slopes	8.11	5.39	0	78	2e
7645	Yutan silty clay loam, 11 to 17 percent slopes, eroded	5.61	3.73	0	53	4e
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	1.48	0.98	0	58	3e
7774	Colo-Nodaway silty clay loams, frequently flooded	0.29	0.19	0	61	3w
TOTALS		150.4 7(*)	100%	-	60.82	3.68



# For Sale By Bid Terms

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

**Taxes:** Real estate taxes for 2024, payable in 2025, 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 March 20, 2025, or such other date agreed to by the parties. Farm is leased through February 28, 2025. Farm sells with open tenancy for the 2025 crop year.

**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 Community Title Company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Community Title Company 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 will be paid equally by both. The cost of any escrow closing services will be paid equally by both.

Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on March 20, 2025, 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 Community Title Company.

**For Sale by Bids:** Written bids will be received at the office of Paul Hubert, PO Box 491, York, NE 68467 or phubert@farmersnational.com, up to February 13, 2025 at 10:00 AM.

Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

**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:** Kurt Klanderud, Erik Klanderud, Kaela Moontree-Stewart, John Donovan, Shannon Mazur, Dierde Wicklow, Daniel Donovan



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