

LAND AUCTION

158.98+/- Acres • Platte County, Nebraska

Thursday, December 5, 2019 • 10:00 AM

at the Humphrey Community Center • 608 County Road, Humphrey, Nebraska

HIGHLIGHTS:

- Dryland cropland with Class I and II soils
- 90% tillable
- Full possession for 2020 crop year



A-10514

Property Location: Located just two miles north of Highway 91 and Creston off of Meridian Road.

Legal Description: NE¼ Section 1, Township 20N, Range 1W of the 6th P.M., Platte County, Nebraska.

Property Description: Offering 158.98+/- acres of cropland with Class I and II soils! This dryland farm is an ideal location close to multiple grain markets, laying just two miles north of Highway 91 and Creston. Tracy Creek and Meridian Creek run through this property and the tract contains a wetland. Tract also contains eight acres of pasture. Buyer will receive full possession for the 2020 crop year!

Farm Data:

Cropland	142.8 acres
Pasture	8.1 acres
Non-crop	<u>8.0 acres</u>
Total	158.9 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	112.8 acres	142 bushels

2018 Taxes: \$9,197.58



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Property Location Map



For additional information, please contact:

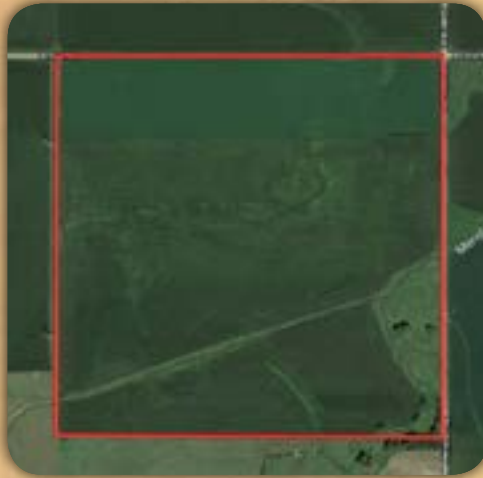
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Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	16.4	10.38	2w
3774	Muir silty clay loam, rarely flooded	14.0	8.85	1
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	2.6	1.64	3e
7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	76.4	48.28	2w
3518	Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.9	1.21	2w
6545	Moody silty clay loam, terrace, 0 to 2 percent slopes	6.5	4.1	2e
6811	Moody silty clay loam, 2 to 6 percent slopes	33.8	21.39	2e
6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.1	3.88	2w
6385	Shell silt loam, occasionally flooded	0.4	0.27	2w
TOTALS		158.3	100%	1.93

AUCTION TERMS

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

Taxes: Real estate taxes for 2019 payable in 2020 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 January 10, 2020 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 Landmark Title and Escrow.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Landmark Title and Escrow 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 equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on January 10, 2020 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 Landmark Title and Escrow.

Sale Method: The real estate will be offered as one individual tract. 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. No absentee or telephone bids will be accepted without 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: John Horsham, James Horsham, and Timothy Horsham

Auctioneer: Jim Eberle