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LAND AUCTION

SIMULCAST LIVE AND ONLINE

274.93± Acres, Merrick County, Nebraska

Thursday, December 19, 2024 | 10:00 AM

Highway 30 Tavern | 706 US-30 Silver Creek, Nebraska 68663

Highlights:

- **Highly productive pivot irrigated farmland**
- **Excellent access - 1/2 mile off Highway 30**
- **Great wildlife habitat**

For additional information, please contact:

Paul Sullivan, Agent | (308) 380-2328

PSullivan@FarmersNational.com

Bidding starts | Monday, December 16, 2024 at 8:00 AM
Bidding closes | Thursday, December 19, 2024 at 10:00 AM

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

Property Information

Directions to Property:

From Silver Creek, 2 miles east on Highway 30, then north 1/2 mile on 36th Road.

Legal Description:

Tract 1 Southeast Quarter Section 23.
Tract 2 Northeast Quarter of Section 23 less a 51 acre tract all in Township 16 North, Range 3 West, Merrick County, Nebraska.

Property Description:

Tract 1 is 161.03 +/- acres. Highly productive, pivot irrigated farmland. 2022 Zimmatic pivot. 157.06 irrigated acres. Tract 1 has 5 wells, 3 are connected to pivot other 2 are not currently in use.

Tract 2 is 113.9 +/- acres dry crop land and grass and trees. Prairie Creek runs through tract. Excellent wildlife habitat and cropland adds rental income.

Improvements:

Tract 1 pivot irrigation system, pumps, motors and 2 small sheds.

Taxes: \$10,614.36

Farm Data:

Tract 1:	
Cropland	147.38 acres
Non-crop	4.16 acres
Timber	2.71 acres
Other	5.78 acres
Buildings	1 building
Total	161.03 acres

Tract 2:

Cropland	78.69 acres
Timber	17.41 acres
Other	17.80 acres
Total	113.90 acres

FSA Information:

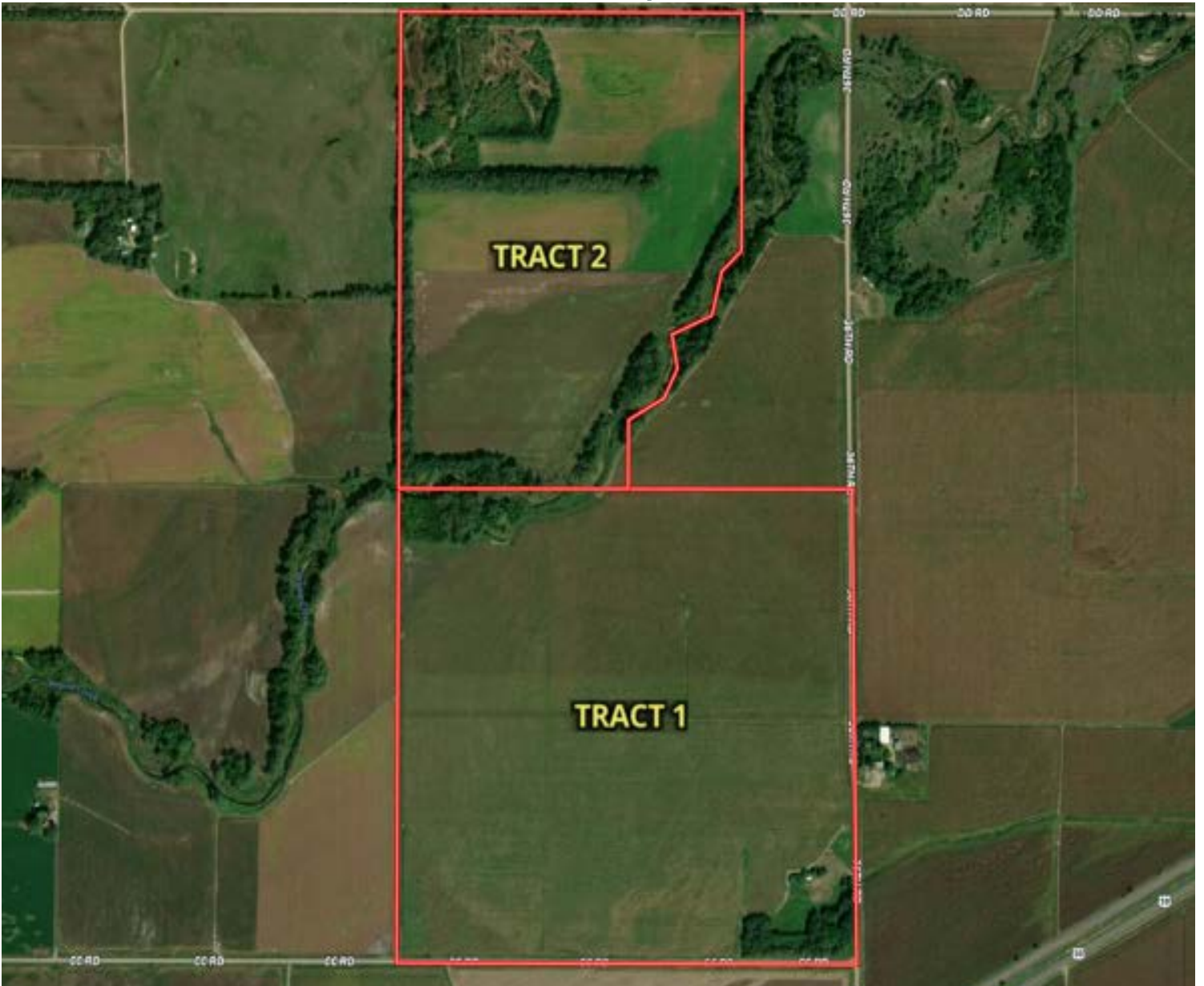
Tract 1:	Base	Yield
Corn	147.38 acres	138 bushels
*Farm will be reconstituted by FSA after closing		

Tract 2:	Base	Yield
Corn	56.26 acres	138 bushels
Wheat	18.05 acres	33 bushels
*Farm will be reconstituted by FSA after closing		

Property Location Map



Aerial Map



Tract 1 Soil Map



Tract 2 Soil Map

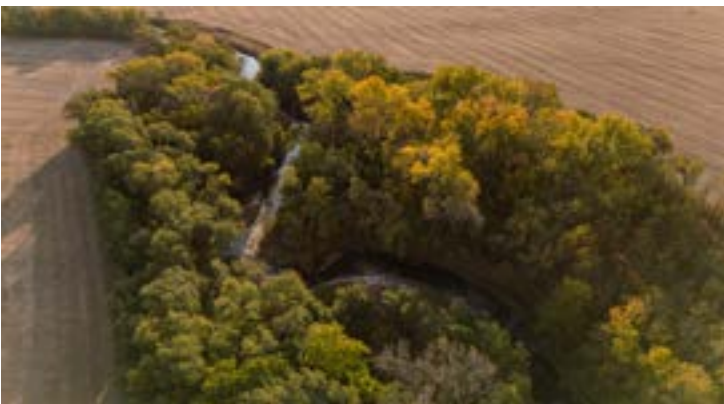


Tract 1

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8520	Merrick loam, rarely flooded	109.75	66.91	0	77	1
8530	Novina fine sandy loam, rarely flooded	29.77	18.15	0	59	2w
8403	Alda loam, occasionally flooded	13.15	8.02	0	37	3w
8571	Platte-Gothenburg complex, channeled, frequently flooded	6.02	3.67	0	13	7w
1022	Caruso-Gayville complex, 0 to 1 percent slopes	5.33	3.25	0	51	2w
TOTALS		164.02(*)	100%	-	67.33	1.59

Tract 2

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4646	lpage loamy fine sand, 0 to 3 percent slopes	35.2	31.79	0	33	4e
8531	Novina sandy loam, rarely flooded	32.5	29.36	0	59	2w
4527	Els loamy fine sand, 0 to 3 percent slopes	19.81	17.89	0	35	4w
8571	Platte-Gothenburg complex, channeled, frequently flooded	18.12	16.37	0	13	7w
4654	lpage-Els loamy fine sands, 0 to 3 percent slopes	4.83	4.36	0	33	4e
8530	Novina fine sandy loam, rarely flooded	0.25	0.23	0	59	2w
TOTALS		110.71(*)	100%	-	37.78	3.9



Simulcast Auction 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 January 21, 2025, or such other date agreed to by the parties. Subject to the current lease.

Earnest Payment: A 20% 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 the closing agent.

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

Closing: The sale closing will be on January 21, 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 the closing agent.

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. 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: Warren Tolman Family Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, December 16, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, December 19, 2024, with bidding concluding at the end of the live auction

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

All bids on the tract 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.