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A-16324

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LAND AUCTION

160± Acres, Gage County, Nebraska

Thursday, November 2, 2023 | 2:00 PM

Cortland Community Center | South Lincoln Avenue and West Fifth Street, Cortland NE 68331

Highlights:

- Productive farm with Class II soils
- Full possession for 2024
- Located close to competitive grain markets

For additional information, please contact:

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Property Information

Directions to Property:

From Cortland, Highway 77 and West Apple Road, go 5.5 miles west to tract 2 and 6.5 miles to tract 1. Both on the south side of the road.

Legal Description:

Tract 1: W2 NE4 Section 11-6-5

Tract 2: E2 NW4 Section 12-6-5

Property Description:

Offering 160.0+/- acres in two tracts of highly tillable and productive crop land located west of Cortland Nebraska. Conservation work is in place and in excellent condition. Access to competitive grain markets.

Farm Data:

Tract 1:

Cropland	76.36 acres
Non-crop	3.64 acres
Total	80.00 acres

Tract 2:

Cropland	77.91 acres
Non-crop	2.09 acres
Total	80.00 acres

FSA Information:

Tract 1	Base	Yield
Corn	38.28 acres	128 bushels
Soybeans	38.08 acres	38 bushel

Tract 1	Base	Yield
Corn	28.18 acres	128 bushels
Soybeans	36.86 acres	38 bushel

Taxes:

Tract 1: \$4,278.54

Tract 2: \$3,715.62

Tract 1



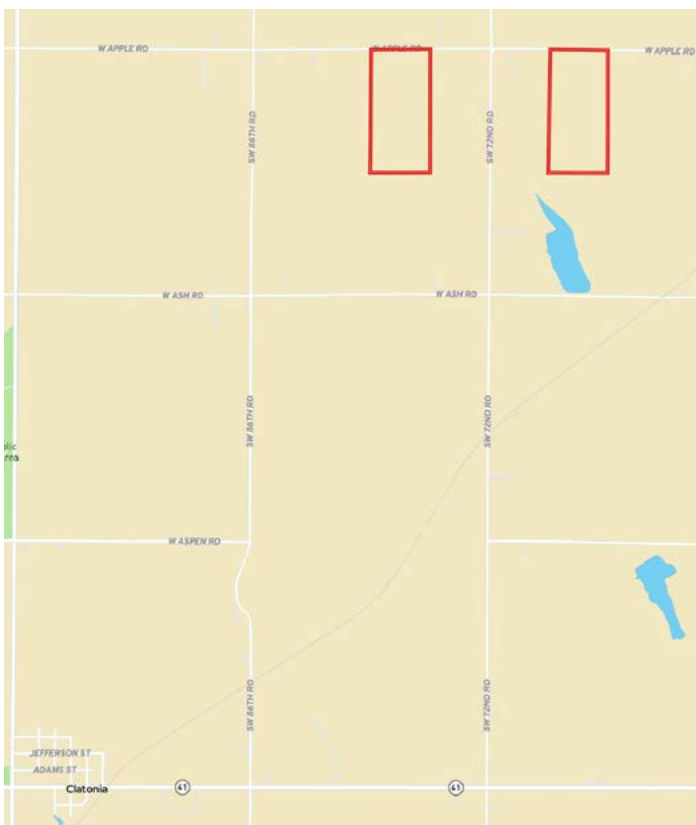
Tract 1



Tract 2



Property Location



Tract 1 Aerial Map



Tract 1 Soils Map



Tract 1



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7689	Wymore silty clay loam, 0 to 2 percent slopes	42.76	53.1	0	63	2s
7693	Wymore silty clay loam, 2 to 6 percent slopes	26.26	32.61	0	62	3e
7464	Otoe silty clay loam, 6 to 11 percent slopes, eroded	8.39	10.42	0	53	4e
7344	Malmo, eroded-Pawnee complex, 6 to 11 percent slopes	3.07	3.81	0	45	4e
3642	Kezan silt loam, occasionally flooded	0.04	0.05	0	69	5w
TOTALS		80.52(*)	100%	-	60.94	2.61

Tract 2 Aerial Map



Tract 2 Soils Map



Tract 2



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7693	Wymore silty clay loam, 2 to 6 percent slopes	24.86	31.48	0	62	3e
7344	Malmo, eroded-Pawnee complex, 6 to 11 percent slopes	21.67	27.44	0	45	4e
7689	Wymore silty clay loam, 0 to 2 percent slopes	16.37	20.73	0	63	2s
7464	Otoe silty clay loam, 6 to 11 percent slopes, eroded	15.04	19.05	0	53	4e
7268	Burchard-Steinauer clay loams, 6 to 11 percent slopes, eroded	1.03	1.3	0	55	4e
TOTALS		78.97(*)	100%	-	55.74	3.27

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 15, 2023, or such other date agreed to by the parties. Subject to the 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 Nebraska Title.

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

Closing: The sale closing will be on December 15, 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 Nebraska Title.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. Both the Seller(s) and Buyer(s) will pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in two individual tract. 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: Elver Hodges Family Trust

Auctioneer: Jim Eberle

Tract 1



Tract 2

