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# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**161.42± Acres, Saunders County, Nebraska**

Monday, November 18, 2024 | 10:00 AM

Saunders County Fairgrounds - 4-H Building | 635 East 1st Street, Wahoo, Nebraska

## Highlights:

- Excellent dryland farm ground
- Located three miles south of Highway 109 and a half mile east of Highway 77
- Full possession for the 2025 crop year!



For additional information, please contact:  
Maverick Sukstorf, Agent | (402) 909-3250  
[MSukstorf@FarmersNational.com](mailto:MSukstorf@FarmersNational.com)

**Bidding starts | Thursday, November 14, 2024, at 8:00 AM**  
**Bidding closes | Monday, November 18, 2024, at close of live event.**

**To register and bid go to: [www.fncbid.com](http://www.fncbid.com)**

## Property Information

### Directions to Property:

The farm is located a half mile east of Highway 77, and sits on the north side of County Road U and on the west side of County Road 10 in Saunders County, Nebraska.

### Legal Description:

SE1/4 Sec. 14, Twp 16N, Rge 8E.

### Property Description:

Offering 161.42+/- acre farm located in Saunders County. The farm is located three miles south of Highway 109 that runs east and west, and is a half mile east of Highway 77. It sits on the north side of County Road U and on the west side of County Road 10. All farmable acres are productive dryland acres that come with great potential. The farm is located close to several grain elevators in Fremont, Nebraska, and the other surrounding rural towns. Full possession for the upcoming 2025 crop year!

### Farm Data:

Cropland	153.16 acres
Non-crop	<u>8.26 acres</u>
Total	161.42 acres

### FSA Information:

	Base	Yield
Corn	71.10 acres	162 bushels
Soybeans	68.8 acres	47 bushels

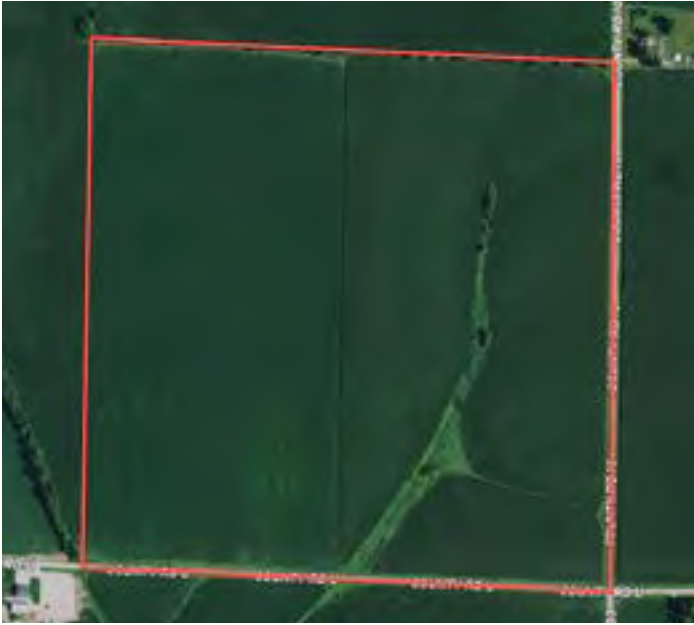
### 2023 Taxes:

\$10,996.90

## Property Location Map



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7646	Yutan, eroded-Judson complex, 6 to 11 percent slopes	91.78	58.75	0	66	3e
7647	Yutan, eroded-Aksarben silty clay loams, 2 to 6 percent slopes	51.28	32.83	0	60	2e
7205	Aksarben silty clay loam, 0 to 2 percent slopes	7.06	4.52	0	68	1
7750	Nodaway silt loam, occasionally flooded	6.07	3.89	0	94	2w
TOTALS		156.19(*)	100%	-	65.2	2.54



# 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 December 20, 2024, 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 Midwest Title.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title 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 both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on December 20, 2024, 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 Midwest 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. The Buyer(s) and Seller will each 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 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. 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:** Margot Herbermann

**Auctioneer:** Jim Eberle #2022026

**Online Simultaneous Bidding Procedure:** The online bidding begins on Thursday, November 14, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Monday, November 18, 2024, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fncbid.com](http://www.fncbid.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.