

SIMULCAST AUCTION

480± Acres, Buffalo County, Nebraska

Tuesday, January 17, 2023 • 10:30 AM

Buffalo County Fairgrounds - Harvest Room | 3807 Avenue N, Kearney, Nebraska

Highlights:

- High quality irrigated crop ground with paved road access on two of the three quarters.
- Close to local ethanol plant.
- Well maintained irrigation equipment.

A-17661

ONLINE SIMULCAST BIDDING

Starts Tuesday, January 10, 2023 at 8:00 AM.

Closes Tuesday, January 17, 2023
at the end of the live event.

To Register and Bid on this Auction, go to:

www.fncbid.com

For additional information, please contact:

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Property Information

Property Location:

- **Tract 1:** From Pleasanton, Nebraska, travel two miles north and three miles east to Cherry Road.
- **Tract 2:** Continue one-half mile east to Sweetwater Road.
- **Tract 3:** From Pleasanton, Nebraska, travel seven miles south to 235th Road, then six miles east to Poole Road.

Legal Description:

- **Tract 1:** Tract 1: SE1/4 SEC 17 TWP 12N, RGE 15W OF THE 6TH P.M.
- **Tract 2:** SE1/4 SEC 16 TWP 12N, RGE 15W OF THE 6TH P.M.
- **Tract 3:** NE 1/4 SEC. 26. TWP 11N, RGE 15W OF THE 6TH P.M.

Property Description: 480+/-acres of high quality pivot irrigated crop ground with paved road access, close to local grain markets. Multi-generational farm under management since 2003. Excellent opportunity to purchase quality irrigated farm ground in Buffalo County, Nebraska.

Equipment Information:

- **Tract 1:** 2003 8-tower Zimmatic pivot.
 - **Tract 2:** 2013 9-tower Zimmatic pivot.
 - **Tract 3:** 1996 8-tower Zimmatic pivot. Diesel power unit not included.
- *Chemigation tanks for all three tracts do not sell with the property.

Well Information:

- **Tract 1:** Registered well #G-126182, Active Well #G-122683.
- **Tract 2:** Registered well #G-053341.
- **Tract 3:** Registered well #G-096829.

Farm Data:

Tract 1:	
Cropland	153.0 acres
Non-crop	<u>7.0 acres</u>
Total	160.0 acres

Tract 2:	
Cropland	<u>160.0 acres</u>
Total	160.0 acres
(Subject to survey)	

Tract 3:	
Cropland	156.0 acres
Non-crop	<u>4.0 acres</u>
Total	160.0 acres

FSA Information:

Tract 1:	<u>Base</u>	<u>Yield</u>
Corn/Soybeans	136.92 acres	181/60 bushels

Tract 2:	<u>Base</u>	<u>Yield</u>
Corn/Soybeans	135.65 acres	181/60 bushels

Tract 3:	<u>Base</u>	<u>Yield</u>
Corn/Soybeans	145.52 acres	181/60 bushels

2021 Taxes:

- **Tract 1:** \$6,902.82
- **Tract 2:** \$6,887.20 (estimated)
- **Tract 3:** \$7,055.68



Location Map



Tract 1 Aerial Photo



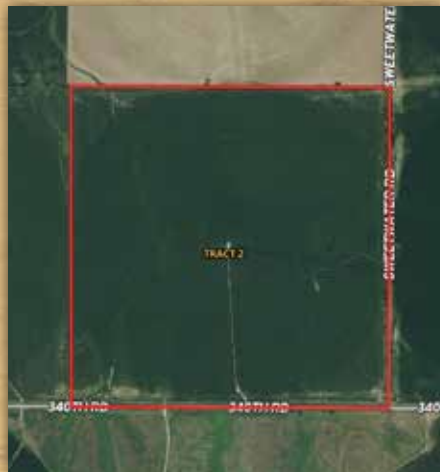
Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2843	Uly, Holdrege and Coly soils, 6 to 11 percent slopes, eroded	55.39	35.04	0	65	4e
2537	Coly silt loam, 6 to 11 percent slopes	51.85	32.8	0	67	4e
2533	Coly silt loam, 11 to 30 percent slopes	22.45	14.2	0	57	6e
8872	Hord silt loam, 3 to 6 percent slopes	12.1	7.65	0	71	3e
2544	Coly, Uly and Hobbs soils, 3 to 30 percent slopes	7.01	4.43	0	56	6e
2813	Uly and Holdrege silt loams, 6 to 11 percent slopes	6.99	4.42	0	73	4e
3562	Hobbs silt loam, occasionally flooded, cool	2.29	1.45	0	74	2w
TOTALS		158.08(*)	100%	-	65.06	4.27

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Tract 2 Aerial Photo



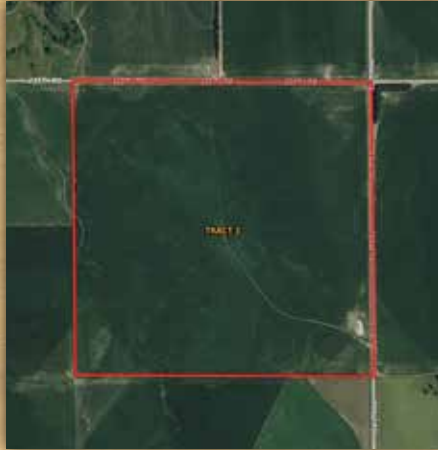
Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2843	Uly, Holdrege and Coly soils, 6 to 11 percent slopes, eroded	56.01	35.4	0	65	4e
2537	Coly silt loam, 6 to 11 percent slopes	55.48	35.07	0	67	4e
3562	Hobbs silt loam, occasionally flooded, cool	27.68	17.5	0	74	2w
2533	Coly silt loam, 11 to 30 percent slopes	9.36	5.92	0	57	6e
8872	Hord silt loam, 3 to 6 percent slopes	5.78	3.65	0	71	3e
2544	Coly, Uly and Hobbs soils, 3 to 30 percent slopes	3.36	2.12	0	56	6e
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	0.52	0.33	0	67	2e
TOTALS		158.2(*)	100%	-	66.83	3.77

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2843	Uly, Holdrege and Coly soils, 6 to 11 percent slopes, eroded	120.75	76.56	0	65	4e
3562	Hobbs silt loam, occasionally flooded, cool	23.63	14.98	0	74	2w
8870	Hord silt loam, 1 to 3 percent slopes	8.66	5.49	0	75	2e
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	4.66	2.95	0	67	2e
TOTALS		157.71(*)	100%	-	66.95	3.53

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



AUCTION TERMS

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

Taxes: Real estate taxes for 2022 payable in 2023 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 2-17-2023 or such other date agreed to by the parties. Subject to current lease expiration on 2-28-2023.

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 Company 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 Nebraska Title Company the closing agent the required earnest payment. The cost of title insurance will be paid by both. The cost of any escrow closing services will be paid by both.

Closing: The sale closing is on 2-17-2023 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 Company the closing agent.

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 will pay one-half of the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in three individual tracts. 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. 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: Robert R. Whitcomb Trustee of Richard L. Whitcomb Rev. Trust & Barbara A. Whitcomb Family Trust & Robert R. Whitcomb Estate Attorney; Parker, Grossart & Bahensky L.L.P.

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on **Tuesday, January 10, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, January 17, 2023, 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 on-line, 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.