

# SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

8,146.69+/- Acres Offered in Eleven Tracts  
Keya Paha County, Nebraska

## Highlights:

- High quality ranch with pasture and hay meadow allowing both summer and year round grazing
- Adequate livestock water with windmills, solar wells and bottomless tanks
- Excellent hunting opportunities



A-18522

**Thursday, October 28, 2021 • 10:00 AM**

Atkinson Community Center | 206 Highway 20/West 5th Street, Atkinson, Nebraska

### ONLINE SIMULCAST BIDDING

Starts Friday, October 22, 2021 at 8:00 AM.  
Closes Thursday, October 28, 2021 at close  
of live event.

To Register and Bid on this Auction, go to:  
<https://farmersnational.nextlot.com/public/>

For additional information, please contact:

Andy Fehringer, AFM/Agent  
O'Neill, Nebraska  
Business: (402) 336-3500  
Cell: (402) 920-3065

AFehringer@FarmersNational.com  
[www.FarmersNational.com/AndyFehringer](http://www.FarmersNational.com/AndyFehringer)



Dave Hickey, Agent  
O'Neill, Nebraska  
Business: (402) 336-3500  
Cell: (402) 340-4436

DHickey@FarmersNational.com  
[www.FarmersNational.com/DaveHickey](http://www.FarmersNational.com/DaveHickey)



Serving America's Landowners Since 1929

[www.FarmersNational.com/ONeill](http://www.FarmersNational.com/ONeill)



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations  
Oil, Gas, and Renewable Energy Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

## Agent Comments:

A true once-in-a-lifetime chance to purchase top quality pasture, hay meadow and recreational property in north central Nebraska. This property has been in the same family for generations, with several parcels owned for well over 100 years. The chance to purchase property of this size and accessibility doesn't occur very often.

Livestock water is more than adequate with windmills, solar wells and bottomless tanks strategically located throughout the property. The grass resource has been carefully managed for years and buyers will appreciate the care the property has been given.

Recreation opportunities on the tracts south of Springview offer timber, canyons and spectacular views of the surrounding countryside. Available game on the property includes deer, antelope, occasional elk, turkey and grouse.

Keya Paha County offers some of the best grazing land in the entire state. The county is also renowned for the exceptional deer hunting found in the area. The Barmore Ranch offers some of the very best of both!!

***Call the agents for property details and a showing!!***

### Property Location Map



### Keya Paha County, Nebraska





## Tract 1 • 320± Acres

**Legal Description:** East Half (E½) of Section 24, Township 33 North, Range 21 West of the 6th P.M., Keya Paha County, Nebraska. 320+/- acres.

**Property Description:** 320 acres of summer pasture with one solar well providing water. Good carrying capacity with great access from three sides. Located less than one-half mile east of Springview.

**2020 Taxes:** \$1,458.08



Aerial Photo



## Tract 2 • 314.67± Acres

**Legal Description:** East Half (E½) of Section 25, except that part deeded to the State of Nebraska, Department of Roads by Warranty Deed recorded January 11, 1990 in Book 38, Page 679 of the Deed Records of Keya Paha County, Nebraska, Township 33 North, Range 21 West of the 6th P.M., Keya Paha County, Nebraska. 314.67+/- acres

**Property Description:** 314.67 acres of summer pasture lying adjacent to State Highway 7 and just south of Springview. Quality summer grass with good carrying capacity. Windmill and bottomless tank for livestock water.

**2020 Taxes:** \$1,443.92



Aerial Photo



## Tract 3 • 323.73± Acres

**Legal Description:** Northeast Quarter (NE¼), East Half of the Northwest Quarter (E½NW¼), and Lots 1 & 2 of Section 19, Township 33 North, Range 20 West of the 6th P.M., Keya Paha County, Nebraska. 323.73+/- acres

**Property Description:** 323.73 acres of quality summer pasture located 0.75 mile east of Springview along 897th Road. Nice half section of pasture with a small dam plus windmills and bottomless tank for water.

**2020 Taxes:** \$1,487.60



Aerial Photo





## Tract 4 • 1,258.23± Acres

**Legal Description:** All of Sections 5 and 6, Township 33 North, Range 21 West of the 6th P.M., Keya Paha County, Nebraska. 1,258.23+/- acres

**Property Description:** 1,258.23 acres of hard grass summer pasture. High quality summer grazing unit. Water provided by three windmills and bottomless tanks. Good gravel road access along 434th Avenue. **Tract 4 will be offered separate, and in combination with Tract 5, and will sell in the manner that realizes the most total dollars to the Seller.**

**2020 Taxes:** \$5,851.02

Aerial Photo



## Tract 5 • 1,516.48± Acres

**Legal Description:** All of Section 1; South Half of the North Half (S $\frac{1}{2}$ N $\frac{1}{2}$ ), North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ), and Lots 1, 2, 3 & 4 of Section 2; North Half (N $\frac{1}{2}$ ) of Section 12; Township 33 North, Range 22 West of the 6th P.M., Keya Paha County, Nebraska. 1,516.48+/- acres

**Property Description:** 1,516.48 acres of hard grass summer pasture. Will sell separate and in combination with Tract 4. Tract 5 offers three windmills for water. Open trail road access along the north side. **Tract 5 will be offered separate, and in combination with Tract 4, and will sell in the manner that realizes the most total dollars to the Seller.**

**2020 Taxes:** \$7,326.10

Aerial Photo





## Tract 6 • 1,558.02± Acres

**Legal Description:** East Half of the Southeast Quarter (E½SE¼) of Section 33 & South Half (S½) of Section 34, Township 34 North, Range 20 West of the 6th P.M., All of Section 3; South Half of the Northeast Quarter (S½NE¼), Southeast Quarter (SE¼), and Lot 1 of Section 4; North Half of the Northeast Quarter (N½NE¼) of Section 9; North Half of the North Half (N½N½) of Section 10; Township 33 North, Range 20 West of the 6th P.M., Keya Paha County, Nebraska. 1,558.02+/- acres

**Property Description:** 1,558.02+/- acres with headquarters, hay meadow, and pasture located six miles north of Springview in central Keya Paha County. Basic set of ranch improvements including drylots, corrals, buildings and tree protection. High quality hay meadow of 560+/- acres with tree belts. Balance of the acres include summer pasture with two windmills and electric submersible well for water. Great place to winter cows! **Tract 6 will be offered separate, and in combination with Tract 7, and will sell in the manner that realizes the most total dollars to the Seller. In the event Tract 6 and 7 sell separate, the Buyers of Tracts 6 and 7 will be responsible for the division fence on the newly created property line.**

**2020 Taxes:** \$7,464.61 (estimated)

Aerial Photo



## Tract 7 • 1,280± Acres

**Legal Description:** South Half of the Northwest Quarter (S½NW¼) and Southwest Quarter (SW¼) of Section 4; South Half of the Southeast Quarter (S½SE¼) of Section 5; All of Section 8; West Half (W½) of Section 9; Township 33 North, Range 20 West of the 6th P.M., Keya Paha County, Nebraska. 1,280+/- acres

**Property Description:** 1,280 acres of good quality summer pasture directly adjacent to Tract 6. Cross-fenced with one windmill and two solar wells for water. Highly accessible summer pasture unit with gravel road access along the west and south sides of the property. **Will be offered separate, and in combination with Tract 6, and will sell in the manner that realizes the most total dollars to the Seller. In the event Tract 6 and 7 sell separate, the Buyers of Tracts 6 and 7 will be responsible for the division fence on the newly created property line.**

**2020 Taxes:** \$5,935.89 (estimated)

Aerial Photo





## Tract 8 • 628.61± Acres

**Legal Description:** All of Section 35 less highway, Township 33 North, Range 21 West of the 6th P.M., Keya Paha County, Nebraska. 628.61+/- acres

**Property Description:** Highly accessible summer pasture section located two miles south of Springview and adjacent to Highway 183. Livestock water provided by one windmill and one solar well, both with bottomless tanks. Access on three sides of the section.

**2020 Taxes:** \$2,915.78

Aerial Photo



## Tract 9 • 137.442± Acres

**Legal Description:** Part of the Northwest Quarter (NW¼) and Part of the East Half of the Southwest Quarter (E½SW¼) of Section 2 lying west of the highway, Township 32 North, Range 21 West of the 6th P.M., Keya Paha County, Nebraska. 137.442+/- acres

**Property Description:** Hunting and grazing tract with access along Highway 183. Dry Creek starts on the property, and a windmill provides livestock water. Good deer hunting opportunities. Clay pit located at the south end of the property for additional income.

**2020 Taxes:** \$727.06 (estimated)

Aerial Photo





## Tract 10 • 106.755± Acres

**Legal Description:** Part of the Northwest Quarter (NW¼) of Section 11 lying west of the highway, Township 32 North, Range 21 West of the 6th P.M., Keya Paha County, Nebraska. 106.755+/- acres

**Property Description:** Tremendous hunting property in a relatively small package. Just over 106+/- acres of heavy timbered draws, plus one ridge top with exceptional access. Good recreation tract with potential cabin sites and tremendous views.



Aerial Photo



**2020 Taxes:** \$480.40 (estimated)

## Tract 11 • 702.753± Acres

**Legal Description:** Southwest Quarter of the Northwest Quarter (SW¼NW¼), Northwest Quarter of the Southwest Quarter (NW¼SW¼), and Lot 4 of Section 1; Part of the South Half of the North Half (S½N½), Part of the East Half of the Southwest Quarter (E½SW¼), Southeast Quarter (SE¼), and Lots 1, 2, 3, & 4 of Section 2 lying east of the highway less 10+/- acres containing the building site (subject to certified survey); Part of the Northwest Quarter (NW¼), and Northeast Quarter (NE¼) of Section 11 lying east of the highway, Township 32 North, Range 21 West of the 6th P.M., Keya Paha County, Nebraska. 702.753+/- acres

**Property Description:** An exceptional recreation property with income!! Highly attractive pasture and timber with Dry Creek running through the property. Lying directly adjacent to Highway 183 and only three miles south of Springview, this recreational and grazing property offers excellent recreation opportunities for the hunter, hiker or outdoor enthusiast. Highly accessible tract with a public trail road running through the property. Cedar tree removal has been on-going, and significant acres have been cleared for additional grazing and open space. Approximately 10+/- acres and cabin will not be sold with the property.

**2020 Taxes:** \$3,435.44 (estimated)

Aerial Photo





# AUCTION TERMS

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

**Taxes:** Real estate taxes for 2021 payable in 2022 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. 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 Avery L. Gurnsey, Attorney at Law, of Bassett, Nebraska.

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

**Closing:** At the discretion of the Seller, a portion of the closings may occur on or before December 8, 2021 with the balance of the closings in January of 2022. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Avery L. Gurnsey, Attorney at Law, of Bassett, Nebraska.

**Survey:** The Seller will provide a survey on Tract 11 to reflect those acres retained by the Seller.

**Sale Method:** The real estate will be offered in eleven tracts and combinations of Tracts 4 and 5, and Tracts 6 and 7. 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:** Barmore Ranch Co., L.L.C.

**Auctioneers:** Jim Eberle and Marshall Hansen

**Online Simultaneous Bidding Procedure:** The on-line bidding begins on **Friday, October 22, 2021, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, October 28, 2021, with bidding concluding at the end of the live auction.**

**To register and bid on this auction go to:**  
<https://farmersnational.nextlot.com/public/>

All bids on the tracts will be visible on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details. This auction will not be broadcast over the internet.

**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.

