

SCAN THE QR CODE  
FOR MORE INFO!



# ONLINE AUCTION

**324.408± Acres, Phelps County, Nebraska**

**Bidding starts | Thursday, November 7, 2024 at 8:00 AM**

**Bidding closes | Thursday, November 14, 2024 at 11:00 AM**

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

## Highlights:

- High quality pivot irrigated land
- Close to multiple grain markets
- Possession for 2025 crop year



**For additional information, please contact:**

**Chadd Jacobson, AFM/Agent | (308) 991-4040**

**[CJacobson@FarmersNational.com](mailto:CJacobson@FarmersNational.com)**

# Property Information

**Directions to Property:** From the intersection of Highway 34 and T Road on the west edge of Funk, travel south ½ mile. Property sits between T Road and U road, and south of 733 Road.

**Legal Description:** N1/2 of 33-6-17

**Property Description:** Exceptional Agricultural Opportunity – Prime Irrigated Farmland Near Funk, Nebraska.

This once-in-a-generation offering located ½ mile south of Funk, Nebraska, showcasing high-quality farmland with exceptional soil quality..

**Soil Composition:** Predominantly Holdrege silt loam with 97% Class 2 soils, ideal for sustained high yields.

**Irrigation:** Two Valley 8000 series pivots—West pivot (2006 model) supplied by a 75 hp electric motor, and East pivot (2011 model) supplied by a 60 hp electric motor. Both pivots are equipped with end guns.

**Location:** Situated in the Tri-Basin NRD, ensuring reliable water management. 315.848 taxable, irrigated water rights.

**Market Access:** Proximity to strong local grain markets such as CPI, CHS, Scoular, KAAPA Ethanol, and numerous cattle feedlots provides excellent marketing opportunities.

Don't miss this rare chance to own top-tier farmland in a prime agricultural region.

**Improvements:** The parcel features a 2006 Valley 8000 pivot on the West quarter with a 75 hp electric motor and a 2011 Valley 8000 on the East quarter with a 60 hp electric motor both with endguns. There is 10” plastic pipe for the pivot corners.

**Well Registration:** West ¼- A-007377, 1500 gal/min, 10” column, 191’ deep, 150’ pumping, 68’ static level. East ¼- G-031546, 1600 gal/min, 10” column, 180’ deep, 66’ pumping, 53’ static level.

\*\*The 3 small pivots, 2 Field Command units, and fertilizer tanks are owned by the current tenant.\*\*

**Farm Data:**

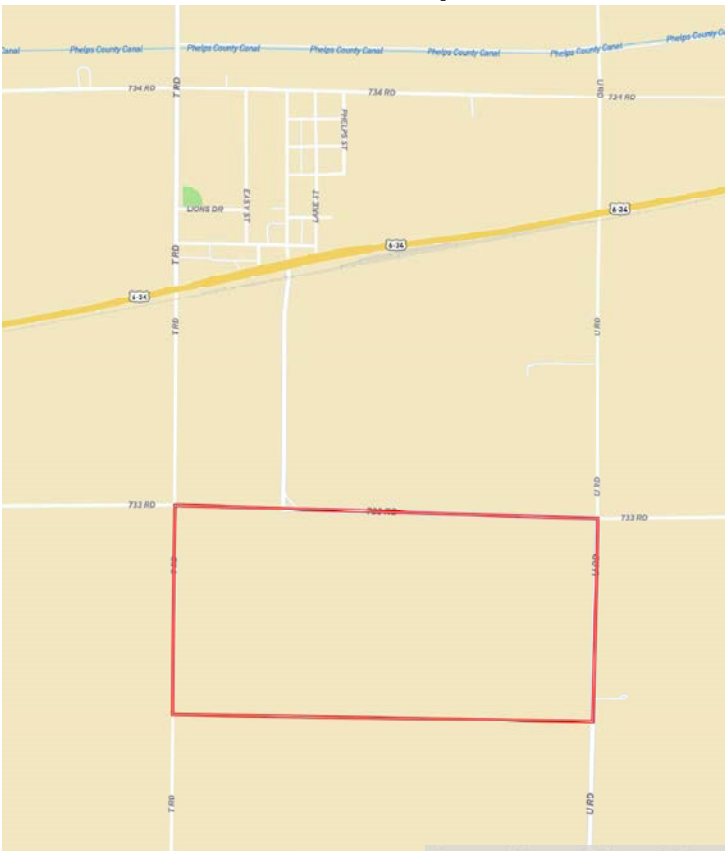
Cropland	314.89 acres
Other	1.25 acres
<b>Total</b>	<b>316.14 acres</b>

**FSA Information:**

	Base	Yield
Corn	212.30 acres	185 bushels
Soybeans	93.70 acres	55 bushels

**Taxes:** \$18,715.30

## Location Map





**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2667	Holdrege silt loam, 0 to 1 percent slopes	264.25	81.52	0	80	2e
3820	Butler silt loam, 0 to 1 percent slopes	23.32	7.19	0	70	2w
3726	Detroit silt loam, 0 to 1 percent slopes	11.62	3.58	0	66	2c
3824	Crete silt loam, 0 to 1 percent slopes	11.34	3.5	0	63	2s
3910	Scott silt loam, frequently ponded	5.93	1.83	0	27	4w
2668	Holdrege silt loam, 1 to 3 percent slopes	4.87	1.5	0	79	2e
3952	Fillmore silt loam, frequently ponded	2.81	0.87	0	45	3w
TOTALS		324.14(*)	100%	-	76.9	2.05



# Online Auction Terms

**Minerals:** All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

**Possession:** Possession will be granted at closing on December 18, 2024, or such other date agreed to by the parties. 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 Phelps County Title Company.

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

**Closing:** The sale closing is on December 18, 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 Phelps County Title Company.

**Sale Method:** The real estate will be offered as a total unit. All bids are open for advancement starting Thursday, November 7, 2024, at 8:00 AM, until Thursday, November 14, 2024, at 11:00 AM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Sellers:** The Lura Lou Wallace Ellis Family Trust

**Online Bidding Procedure:** This online auction begins on Thursday, November 7, 2024, at 8:00 AM. Bidding closes on Thursday, November 14, 2024, at 11:00 AM.

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

Bidders can also bid in person at the Farmers National Company office located at: 11654 731 Road, Holdrege, Nebraska. Farmers National Company personnel will walk through the online bidding process through the main office computer.

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.

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

**Real Estate Sales • Farm and Ranch Management • Energy Management  
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock**