

# LAND FOR SALE BY BIDS

**236.75± Acres • Johnson County, Nebraska**

**Deadline: 12:00 PM CT, Friday, November 6, 2020**

**Contact Agent for Details!**

## Highlights:

- 129.6+/- acres irrigated
- Productive farm with all soils in Class II and III
- Excellent hunting potential

A-19596

**Property Location:** Two miles north of Crab Orchard, or from Sterling, three miles west on State Highway 41 to 608th Avenue, then south six miles. Farm is located at the intersection of 728th Road and 608th Avenue.

**Legal Description:** NE $\frac{1}{4}$  less 3.25 ac TR and N $\frac{1}{2}$  of SE $\frac{1}{4}$  Section 29-T5N-R9E of the 6th P.M., Johnson County, Nebraska.



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**For additional information, please contact:**

**Jeff Monhollon, AFM/Agent**

Cortland, Nebraska

Business: (402) 798-2122

Cell: (402) 239-1536

[JMonhollon@FarmersNational.com](mailto:JMonhollon@FarmersNational.com)

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



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# Property Information

**Description:** Good irrigated farm with high percentage of cropland. Currently 129.6+/- irrigated acres with the potential to add additional acres. Irrigation well is set up to serve two pivots.

## Farm Data:

Cropland 198.34 acres  
 Non-crop 38.41 acres  
 Total 236.75 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	16.65 acres	36 bushels
Corn	95.65 acres	139 bushels
Soybeans	91.7 acres	44 bushels

**Irrigation:** Irrigation well drilled in 1979, identified as G-63015. Volume capacity is 900 gpm. Column depth is 220 ft. Irrigation well was rebuilt in 2015. Chemical value and underground pipe was installed at that time.

## Equipment:

Reinke 1973 7 tower pivot, approximately 1,140 feet  
 Reinke 1979 8 tower pivot, approximately 1,283 feet

Equipment is being sold in "as is" condition with no warranties or guarantees.

**2019 Taxes:** \$8,418.14



Aerial Photo



Soils Map



Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7231	Judson silt loam, 2 to 6 percent slopes	2.1	0.89	2e
7750	Nodaway silt loam, occasionally flooded	51.4	22.09	2w
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	100.0	43.02	3e
7693	Wymore silty clay loam, 2 to 6 percent slopes	79.1	34.0	3e
TOTALS		232.5	100%	2.77



## For Sale by Bid Terms

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

**Taxes:** Real estate taxes for 2020 payable in 2021 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 January 15, 2021 or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required by the successful bidder(s). 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 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 the closing agent 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 equally paid by the Seller and Buyer(s). 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 January 15, 2021, 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 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. The seller and buyer will both 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 as a total unit. Please submit your highest and best offer as there will be no oral bidding. Sellers reserve the right to reject any and all bids and to modify bidding requirements at their discretion.

**Bid Procedure:** Bids are to be submitted and received by 12:00 PM CT on Friday, November 6, to Farmers National Company, Agent, Jeff Monhollon, by US mail: PO Box 279, Cortland, Nebraska 68331 or email: [JMonhollon@FarmersNational.com](mailto:JMonhollon@FarmersNational.com). Please call Jeff with any questions or for additional assistance at (402) 798-2122.

**Approval of Bids:** Final sale is subject to the Seller's approval.

**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 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.

**Sellers:** Keljoe Family Farms





# Bid Form

**RE: NE $\frac{1}{4}$  less 3.25 ac TR and N $\frac{1}{2}$  of SE $\frac{1}{4}$  Section 29-T5N-R9E of the 6th P.M.,  
Johnson County, Nebraska, consisting of 236.75+/- acres.**

I hereby offer \$\_\_\_\_\_ for the above referenced farmland. Bid is total price NOT per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
ZIP code

\_\_\_\_\_  
Telephone number

\_\_\_\_\_  
Cell phone number

\_\_\_\_\_  
Email

**Return no later than 12:00 PM, Friday, November 6, 2020, to:**

Jeff Monhollon, AFM/Agent  
Farmers National Company  
PO Box 279  
Cortland, Nebraska 68331  
Email: JMonhollon@FarmersNational.com

Phone: (402) 798-2122 or (402) 239-1536

