

# LAND FOR SALE BY BIDS

154.9± Acres • Jefferson County, Nebraska

Deadline: 1:00 PM CT, Wednesday, November 6, 2019

Contact Agent for Details!

## Highlights:

- Excellent rolling dryland row crop farm
- High percentage of cropland, mostly Class II and III soils
- Excellent access on three sides
- Nice farm to add to your investments

A-20175

**Property Location:** The property is located three miles south of Fairbury, Nebraska, on Highway 15.

**Legal Description:** Northwest quarter (NW¼) exc. frontage, Section 2, T1N, R2E Jefferson County, Nebraska.



Serving America's Landowners Since 1929

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



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)



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

# Property Information

**Description:** Excellent farmland with 80% of soils type II or III. Great location with hard surface road access and well established waterways. Excellent access from three sides.

## Farm Data:

Cropland 142.8 acres  
 Non-crop 12.1 acres  
 Total 154.9 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Milo	113.8 acres	69 bushels
Wheat	29 acres	32 bushels

**2018 Taxes:** \$5,974.34 or \$41.84 per acre

## Location Map



Aerial Photo



Soils Map



Map Symbol	Name	NON-IRR	IRR	NON-IRR	IRR	Acres
		I/C	I/C	SRPG	CORN	CORN
1825	Crete silt loam, 1 to 3 percent slopes	III	III	65	87	177
1870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	III	III	68	79	158
1824	Crete silt loam, 0 to 1 percent slopes	III	III	—	—	23.7
1867	Hastings silty clay loam, 3 to 11 percent slopes, severely eroded	IVe	IVe	68	53	122
1834	Geary silty clay loam, 3 to 11 percent slopes, severely eroded	IVe	IVe	70	54	124
1861	Geary and Jensen soils, 7 to 11 percent slopes, eroded	IVe	IVe	58	56	114
1846	Geary silty clay loam, 3 to 7 percent slopes, eroded	III	III	74	71	145
1848	Hastings silt loam, 3 to 7 percent slopes	III	III	71	75	146
1860	Geary and Jensen soils, 11 to 30 percent slopes	VI	—	36	—	6.2
<b>Total</b>				<b>56.7</b>	<b>58.9</b>	<b>129.9</b>

## 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 2019 payable in 2020 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 9, 2019 or such other date agreed to by the parties. Subject to current lease expiring February 29, 2020.

**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 Farmers National Company in their trust account.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Farmers National Company 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 December 9, 2019, 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 Farmers National Company.

**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 in one tract. 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 1:00 PM CT on Wednesday, November 6, 2019, to Farmers National Company, Agent, Jeff Monhollon, by US mail: PO Box 279, Cortland, Nebraska 68331 or email: JMonhollon@FarmersNational.com. (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:** Philip and Barbara Bauer



# Bid Form

**RE: Northwest quarter (NW<sup>1</sup>/<sub>4</sub>) exc. frontage, Section 2, T1N, R2E, Jefferson County, Nebraska, consisting of 154.9+/- 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 1:00 PM, Wednesday, November 6, 2019, 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

