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FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

156.94± Acres, Stanton County, Nebraska

Wednesday, November 6, 2024 | 1:30 PM

Cooper Family Community Center | 100 W 2nd Street, Pilger, Nebraska

Highlights:

- Highly productive Stanton County farm
- 87% tillable farm ground; 84% class II soils
- Full possession for 2025



For additional information, please contact:
Kurt Wittler, AFM, Agent | (402) 371-0110
KWittler@FarmersNational.com

Bidding starts | Wednesday, October 30, 2024, at 8:00 AM
Bidding closes | Wednesday, November 6, 2024, at 1:30 PM

To register and bid go to: www.fncbid.com

Property Information

Directions to Property:

From Highway 15 and 275, north of Pilger, go two miles west to 572nd Avenue. Then, go north one mile to 842nd Road to the southwest corner of the farm.

Legal Description:

All that part of Lot 2 Schulz-Olson Lot split of the S1/2NW1/4 and N1/2SW1/4 and S1/2SW1/4 of Section 21 Twp 24N Rge 3E of the 6th P.M. Stanton County, Nebraska

Property Description:

Offering a high-quality, Stanton County farm located in a strong area close to feedlots and other aggressive grain markets northwest of Pilger. 87% of the acres are tillable, with 84% of those acres consisting of highly productive class II soils. This is an excellent opportunity to add a quality farm to your operation or investment portfolio. Full possession for the 2025 crop season.

FSA Information:

	Base	Yield
Corn	58.70 acres	161 bushels
Corn	38.70 acres	137 bushels
Soybeans	36.60 acres	40 bushels

Farm Data:

Cropland	135.71 acres
Other	<u>21.23 acres</u>
Total	156.94 acres

Taxes:

- \$6,787.88

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6555	Shell silty clay loam, 0 to 2 percent slopes, occasionally flooded	98.39	62.36	0	85	2w
3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	19.24	12.19	0	41	6w
6603	Alcester silty clay loam, 2 to 6 percent slopes	10.97	6.95	91	76	2e
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	10.06	6.38	0	66	3e
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	8.63	5.47	0	79	2w
6767	Nora silty clay loam, 6 to 11 percent slopes	8	5.07	0	75	3e
6811	Moody silty clay loam, 2 to 6 percent slopes	1.96	1.24	67	75	2e
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	0.54	0.34	48	60	4e
TOTALS		157.7 9(*)	100%	7.32	76.75	2.61



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, 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 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 6, 2024, or such other date agreed to by the parties. Subject to the 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 Title Services of the Plains.

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

Closing: The sale closing will be on December 6, 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 Title Services of the Plains.

Sale Method: The real estate will be offered as a total unit. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. 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: Joann C Pollock LLC

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, October 30, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 12:30 PM on Wednesday, November 6, 2024, 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 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.