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Company

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A-21143



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FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

328± Acres, Gosper County, Nebraska

Wednesday, March 20, 2024 | 10:00 AM

Bertrand Village Hall | 507 Minor Avenue, Bertrand, Nebraska

Highlights:

- Quality Gosper County dryland and pasture close to grain markets
- Strong agricultural area
- Fantastic hunting potential

For additional information, please contact:



Forrest Holoubeck, Agent
(308) 627-8265
FHoloubeck@FarmersNational.com

Chadd Jacobson, AFM/Agent
(308) 991-4040
CJacobson@FarmersNational.com



Online Bidding starts | Wednesday, March 13, 2024 at 8:00 AM
Bidding closes | Wednesday, March 20, 2024 at Close of Live Event

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

Property Information

Location:

From Bertrand, go west on Highway 23 to Road 438, turn south and drive 2-1/2 miles to 736 Road, turn west and drive 3 miles to Road 435, turn south and drive 1-1/2 miles, the property will have signs.

Legal Description:

Pt, SE 1/4, East OF CO RD 21-6-21 and SW 1/4 22-6-21 and N 1/2-NW 1/4 27-6-21, Gosper County, Nebraska.

Property Description:

Don't miss out on this fantastic opportunity to add quality acres to your farm operation or land portfolio. Full possession for 2024.

Farm Data:

| | |
|----------|-------------------|
| Cropland | 99.42 acres |
| Pasture | 218.59 acres |
| Non-crop | <u>9.99 acres</u> |
| Total | 328 acres |

FSA Information:

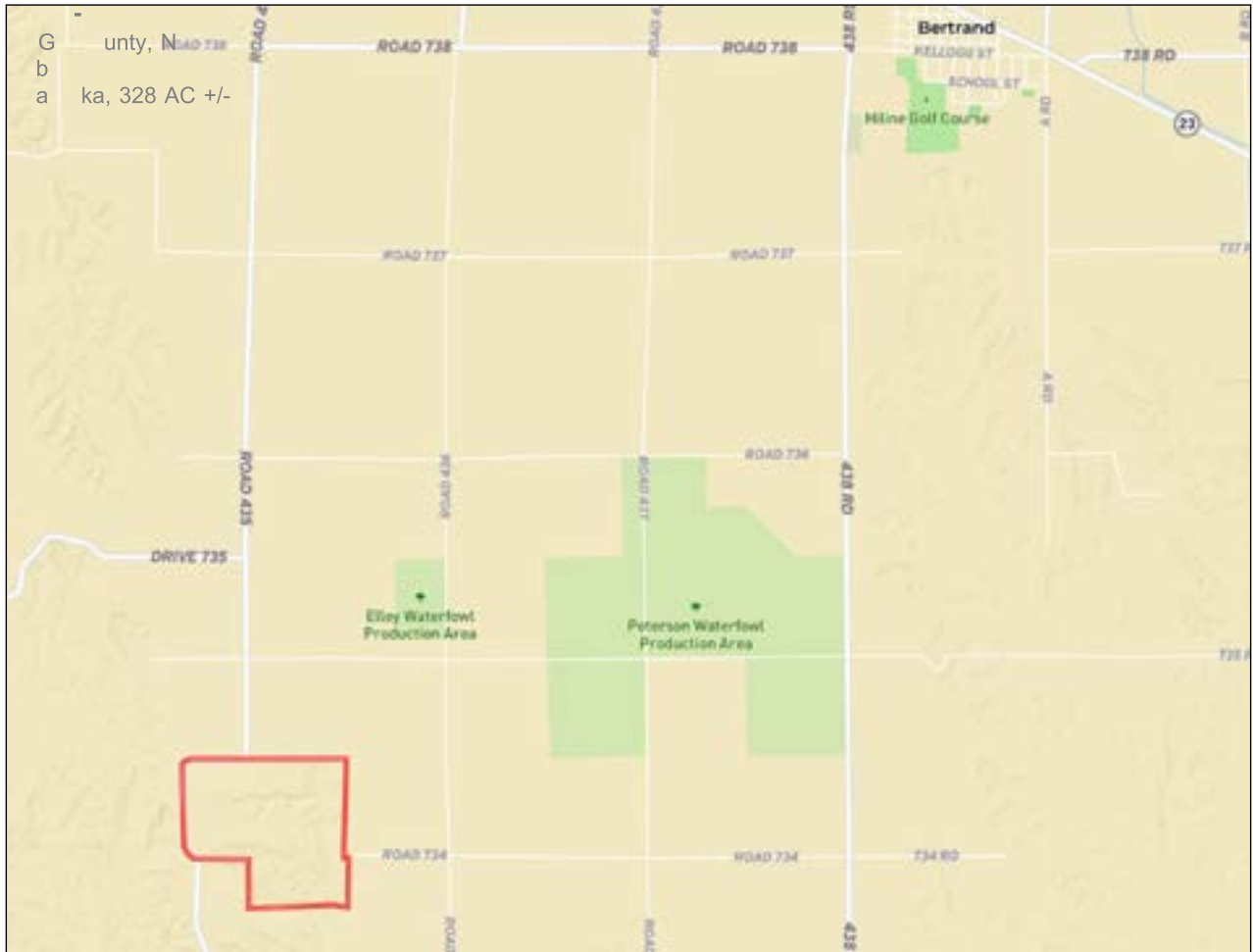
| | <u>Base</u> | <u>Yield</u> |
|----------|-------------|--------------|
| Corn | 74.90 acres | 138 bushels |
| Soybeans | 24.50 acres | 56 bushels |

Improvements:

Stock well G-128918. Drilled in 2004, 12 gal/min. well depth 256', pump set at 160', static water 52'.

2023 Taxes: \$4,292.04

Property Location Map



Aerial Photo



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-----|-------|------|
| 2560 | Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes | 185.15 | 55.43 | 0 | 28 | 7e |
| 2667 | Holdrege silt loam, 0 to 1 percent slopes | 79.13 | 23.69 | 0 | 81 | 2e |
| 8840 | Hall silt loam, 0 to 1 percent slopes | 50.04 | 14.98 | 0 | 74 | 2c |
| 2830 | Uly-Coly silt loams, 11 to 30 percent slopes | 10.97 | 3.28 | 0 | 64 | 6e |
| 2820 | Uly silt loam, 6 to 11 percent slopes | 5.98 | 1.79 | 0 | 76 | 4e |
| 2668 | Holdrege silt loam, 1 to 3 percent slopes | 1.82 | 0.54 | 0 | 81 | 2e |
| 2675 | Holdrege silt loam, 3 to 7 percent slopes, plains and breaks | 0.93 | 0.28 | 0 | 77 | 3e |
| TOTALS | | 334.02(*) | 100% | - | 49.92 | 4.94 |



AUCTION TERMS

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

Taxes: Real estate taxes for 2023 payable in 2024 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 April 24, 2024, or such other date agreed to by the parties.

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 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 equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on April 24, 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 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. 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: Scott R. Winkler ET AL

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on **Wednesday, March 13, 2024, at 8:00 AM.** **Bidding will be simultaneous with the live auction on Wednesday, March 20, 2024, at 10:00 AM, 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.

