

LAND AUCTION

120+/- Acres • Thurston County, Nebraska

Tuesday, March 1, 2022 • 10:00 AM

Bancroft Community Center | 322 Main Street, Bancroft, Nebraska

A-21811

Highlights:

- Good quality dryland Thurston County farm offered in one tract
- Good road access
- Full possession for 2022



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For additional information, please contact:

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Property Information

Location: From the intersection of Highway 77 and Highway 51, go north on Highway 77 for five miles to O Avenue. On O Avenue go east three miles to 33rd Road. Farm is located northwest of the intersection. Look for signs.

Legal Description: 4 24 9 S2/SE and S2/N2/SE
Parcel ID: 002440007

Property Description: Offering 120+/- acres of good quality Thurston County dryland farmland. This property has good access. The farm is located just three miles east of the intersection of Highway 77 and O Avenue northeast of Rosalie. This farm is open for full possession in 2022! Buyer is responsible for payment of grid sampling, VRT dry fertilizer, and pelleted lime at closing. **Don't miss out on this excellent opportunity!**

Farm Data:

Cropland 117.11 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	70.65 acres	159 bushels
Soybeans	40.02 acres	47 bushels

2021 Real Estate Taxes: \$5,687 estimated



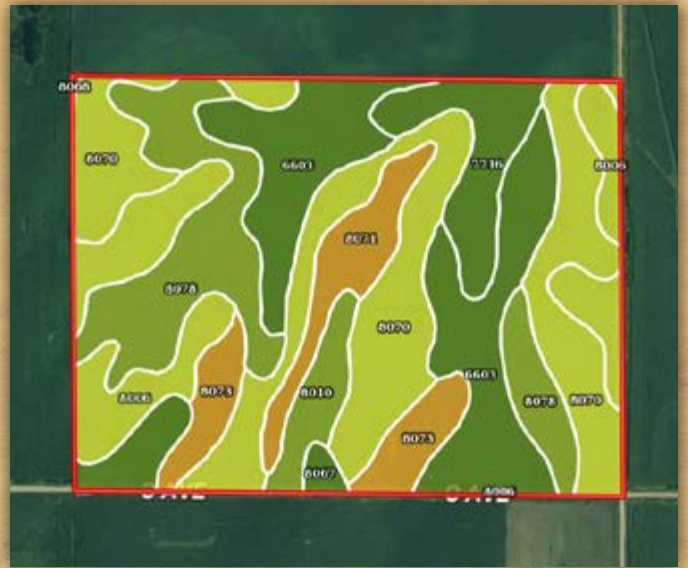
Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8070	Monona silt loam, 11 to 17 percent slopes	34.23	28.51	0	83	4e
6603	Alcester silty clay loam, 2 to 6 percent slopes	23.85	19.86	91	76	2e
8078	Monona silt loam, 6 to 11 percent slopes	18.49	15.4	0	88	3e
8006	Ida silt loam, 11 to 17 percent slopes, eroded	14.98	12.48	0	66	4e
7716	McPaul silt loam, occasionally flooded	7.61	6.34	0	71	2w
8073	Monona silt loam, 17 to 30 percent slopes	6.93	5.77	0	43	6e
8071	Monona silt loam, 11 to 17 percent slopes, eroded	6.11	5.09	0	76	6e
8010	Ida silt loam, 6 to 11 percent slopes, eroded	3.92	3.26	0	71	3e
8067	Monona silt loam, 1 to 6 percent slopes	3.87	3.22	0	90	2e
8068	Monona silt loam, 1 to 6 percent slopes, eroded	0.08	0.07	0	83	2e
TOTALS		120.07(*)	100%	18.08	76.67	3.44



AUCTION TERMS

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

Taxes: Real estate taxes for 2021 payable in 2022 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, Farmers National Company.

Possession: Possession will be granted at closing on April 1, 2022 or such other date agreed to by the parties.

Buyer responsible for payment of grid sampling, VRT dry fertilizer, and pelleted lime at closing.

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 Midwest 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 Midwest 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 1, 2022, 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 Midwest Title 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(s) will each 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 individual tract. 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. No absentee or telephone bids will be accepted without 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: Jan Marie Peterson Trust c/o Jay B Petersen, Trustee

Auctioneer: Jim Eberle

