

SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

175.69+/- Acres • Nance County, Nebraska

Wednesday, October 28, 2020 • 10:00 AM

St. Rose of Lima Catholic Hall • 116 North Elm Street, Genoa, Nebraska

Highlights:

- Irrigated farm
- Close to multiple grain markets
- Three phase electrical service to well



NEW DATE!

ONLINE SIMULCAST BIDDING:

Starts Friday, October 23, 2020 at 10:00 AM and closes at end of live event.

To Register and Bid on this Auction, go to: www.fncbid.com

Important Notice: Farmers National Company and its agents take the responsibility to connect buyers and sellers very seriously. We also understand the prime importance of personal and public safety during the Covid-19 situation. Therefore, please be aware that allowable auction crowd size and procedures may change without notice based on directives by local, state and federal agencies. Please call the agent or check our website: www.FarmersNational.com for any changes.



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For additional information, please contact:

Jeremy Schreiber, AFM/Agent

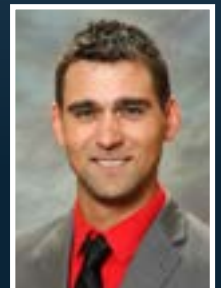
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Property Information

Property Location: From State Highway L-63A and N 385th Avenue, one-half mile north. Farm is on the east side.

Legal Description: SE1/4 35-18N-4W of the 6th P.M., Nance County, Nebraska.

Property Description: Located four miles north of Genoa just north of the State Highway 63A link, this pivot irrigated farm lays right in between two ethanol plants and multiple grain markets! The well has three phase electrical service, with access to the field via gravel road along both the east and west sides. Full possession for 2021!

Farm Data:

Cropland 171.37 acres
 Non-crop 4.32 acres
 Total 175.69 acres

FSA Information:

	Base	Yield
Corn	151.9 acres	109 bushels
Soybeans	2.8 acres	36 bushels
Grain Sorghum	0.6 acres	59 bushels
Wheat	0.3 acres	29 bushels

Irrigation Equipment: Western Land Roller 6 Inch pump.

T&L pivot and US Electric motor are property of the prior tenant and will not run with the sale.

Well Information: G-054964, commissioned in 1977, 750 GPM

2019 Taxes: \$9,402.38

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
6821	Moody-Nora silt loams, 3 to 6 percent slopes, eroded	3.7	2.16	2e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	41.8	24.12	6e
6757	Nora silt loam, 6 to 11 percent slopes, severely eroded	34.1	19.7	3e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	1.6	0.95	4e
6808	Moody silty clay loam, 0 to 2 percent slopes	91.9	53.06	2e
TOTALS		173.3	100%	3.18

Property Location Map



AUCTION 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 December 16, 2020, 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 10 County Title & Escrow, Inc.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with 10 County Title & Escrow, Inc 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 and any escrow closing services will be paid equally by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on December 16, 2020, 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 10 County Title & Escrow, Inc.

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 costs. 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. 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 the 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(s): Richard and Kathleen Pilakowski Rev. Trust, Lisa Gibson, Loree Fogleman, Thomas Lawson, Amy Barnhill, Marcee Aude, Matt Peterson.

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on **Friday, October 23, 2020, at 10:00 AM. Bidding will be simultaneous with the live auction on Wednesday, October 28, 2020, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
www.fnccbid.com

All bids on the tract will be visible on-line, 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.