

LAND AUCTION

SIMULCAST LIVE AND ONLINE

159.94+/- Acres • Hamilton County, Nebraska

Thursday, January 27, 2022 • 10:00 AM

Giltner Community Center | 4021 North Commercial Avenue, Giltner, Nebraska

Highlights:

- High quality, pivot irrigated farm
- Good mix of cropland acres and grass, with wildlife traffic
- Close to competitive grain markets



A-22247-22248

ONLINE SIMULCAST BIDDING:

Starts Friday, January 21, 2022, at 8:00 AM and closes simultaneously with the live auction on Thursday, January 27, 2022, beginning at 10:00 AM.

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



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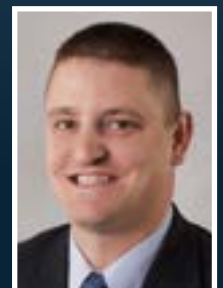
For additional information, please contact:

Lance Pachta, Agent
Hebron, Nebraska

Business: (402) 768-3303

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Property Information

Property Location:

The farm is located one and one-half miles west and one mile south of Giltner, at the intersection of "S F Road" and "W 5 Road".

FSA Information:

| | <u>Base</u> | <u>Yield</u> |
|----------|-------------|--------------|
| Corn | 64.27 acres | 168 bushels |
| Soybeans | 23.43 acres | 50 bushels |

Legal Description:

NE1/4 of 14-9-8, Hamilton County, Nebraska

Property Description: This quarter section farm consists of a mix of high quality irrigated farm ground, non-irrigated farm ground and grass acres that provide good wildlife habitat. This farm is located southwest of Giltner, Nebraska.

Irrigation Equipment:

The well, gearhead and pump are included with the sale. The irrigation pivot and motor belong to the tenant and are not included with the sale.

Well Information:

8" well drilled to a depth of 160 feet in 2017. When drilled it pumped 700 gpm at 101 feet.

Farm Data:

| | |
|----------|-------------------|
| Cropland | 109.95 acres |
| Hayland | 42.12 acres |
| Other | <u>7.87 acres</u> |
| Total | 159.94 acres |

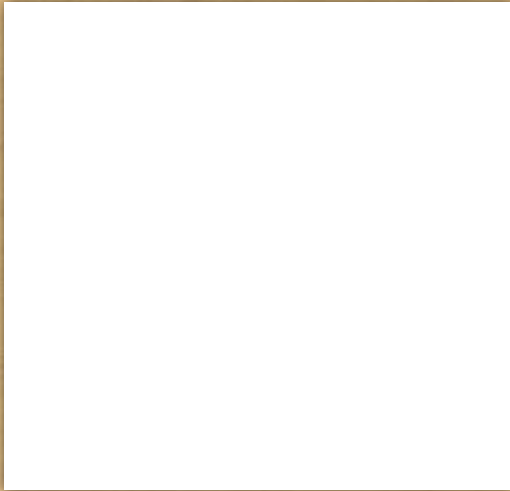
2021 Taxes:

\$7,422.80

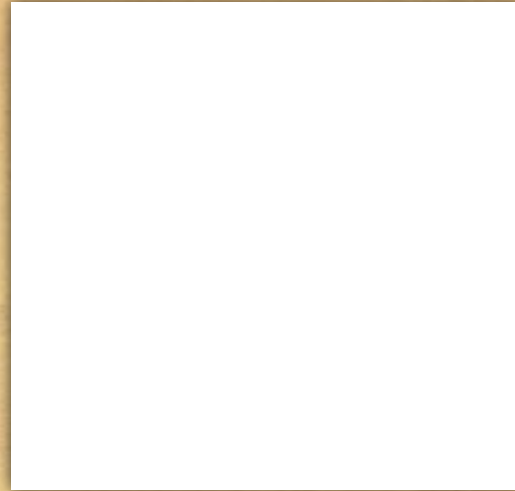
Property Location Map



Tract 1 Aerial Photo



Tract 1 Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|---------------|-------|-----|-------|------|
| 3864 | Hastings silt loam, 0 to 1 percent slopes | 66.64 | 41.7 | 0 | 70 | 1 |
| 3561 | Hobbs silt loam, occasionally flooded | 32.6 | 20.4 | 0 | 82 | 2w |
| 3962 | Hastings silty clay loam, 7 to 11 percent slopes, eroded | 27.07 | 16.94 | 0 | 58 | 4e |
| 3866 | Hastings silt loam, 1 to 3 percent slopes | 13.59 | 8.5 | 0 | 69 | 2e |
| 3870 | Hastings silty clay loam, 3 to 7 percent slopes, eroded | 10.08 | 6.31 | 0 | 59 | 3e |
| 2824 | Uly silt loam, 11 to 30 percent slopes, eroded | 9.84 | 6.16 | 0 | 50 | 6e |
| TOTALS | | 159.8 2(*) | 100% | - | 68.41 | 2.23 |



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 or Farmers National Company.

Possession: Possession will be granted at closing on March 1, 2022, or such other date agreed to by the parties. Subject to current lease expiring February 28, 2022.

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 Cottonwood Title Company, LLC.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Cottonwood Title Company, LLC 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 equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on March 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 Cottonwood Title Company, LLC.

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 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): Mark Shafer and Hamilton South Holdings LLC

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on **Friday, January 21, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, January 27, 2022, with bidding concluding at the end of the live auction.**

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