



www.FarmersNational.com

A-22252

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

562.54± Acres, Logan County, Nebraska

Wednesday, November 20, 2024 | 10:00 AM

Arnold Community Center | 205 S Carroll Street, Arnold, Nebraska

Highlights:

- **Highly-productive farmland; pivot and gravity irrigated**
- **Excellent hardland pasture**
- **South Loup River frontage**



For additional information, please contact:
Forrest Holoubeck, Agent | (308) 627-8265
FHoloubeck@FarmersNational.com

Bidding starts | Wednesday, November 13, 2024, at 8:00 AM
Bidding closes | Wednesday, November 20, 2024, at 10:00 AM

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

Property Information

Directions to Property:

From Arnold, Nebraska, go two and one-half miles west on Highway 92. Turn north on Road 408. Go north for three miles to the start of the property.

Legal Descriptions:

- **Tract 1:** Pt. SW 1/4 1-17-26 and Pt. N1/2 N1/2 12-17-26 (Farmland acres; exact legal description to be determined by survey)
- **Tract 2:** Pt. N1/2 N1/2 12-17-26 and NE1/4 and N1/2 SE1/4 11-17-26 (Pasture acres; exact legal description to be determined by survey)

Property Descriptions:

Selling 562.54+/- acres of quality irrigated, dryland, and pasture in Southeast Logan County, NE. The property will be offered in 2 tracts with no combination offered.

- **Tract 1:** Tract 1 contains 221.24+/- acres of pivot and gravity irrigated farmland, as well as dryland cropland on the east side of the road. There are 131.65 FSA acres under pivot or gravity irrigation and 67 dryland acres. The pivot is a 2003 Reinke 8 tower. The irrigation well is powered by a John Deere diesel power unit. The water is supplied by Well Registration #G-034338. It is rated at 1100 GPM. The well head, power unit, and pivot sell with the property. The irrigation pipe is the property of the tenant. There was a recent survey completed, and the new property line is the west fenceline on Tract 1. Exact acreage amounts are subject to survey and will be available by the start of the auction.

- **Tract 2:** Tract 2 contains 341.3+/- acres of pasture. Fences are mainly serviceable, three and four wire barbed wire. Water is supplied by the South Loup River. There is a stock tank on the west side of the property supplied by a neighbor-owned well. It will be the responsibility of the new owner to negotiate further use of this water source with the neighbor. This tract is accessed from the west end of the property off of Avenue 240. A survey was recently completed on the east end of this property along the South Loup River. The east fenceline along the river is the new property line.

Farm Data:

• Tract 1:	
Cropland	198.65 acres
Pasture	<u>12.62 acres</u>
Total	211.27 acres
• Tract 2:	
Pasture	<u>346.61 acres</u>
Total	346.61 acres

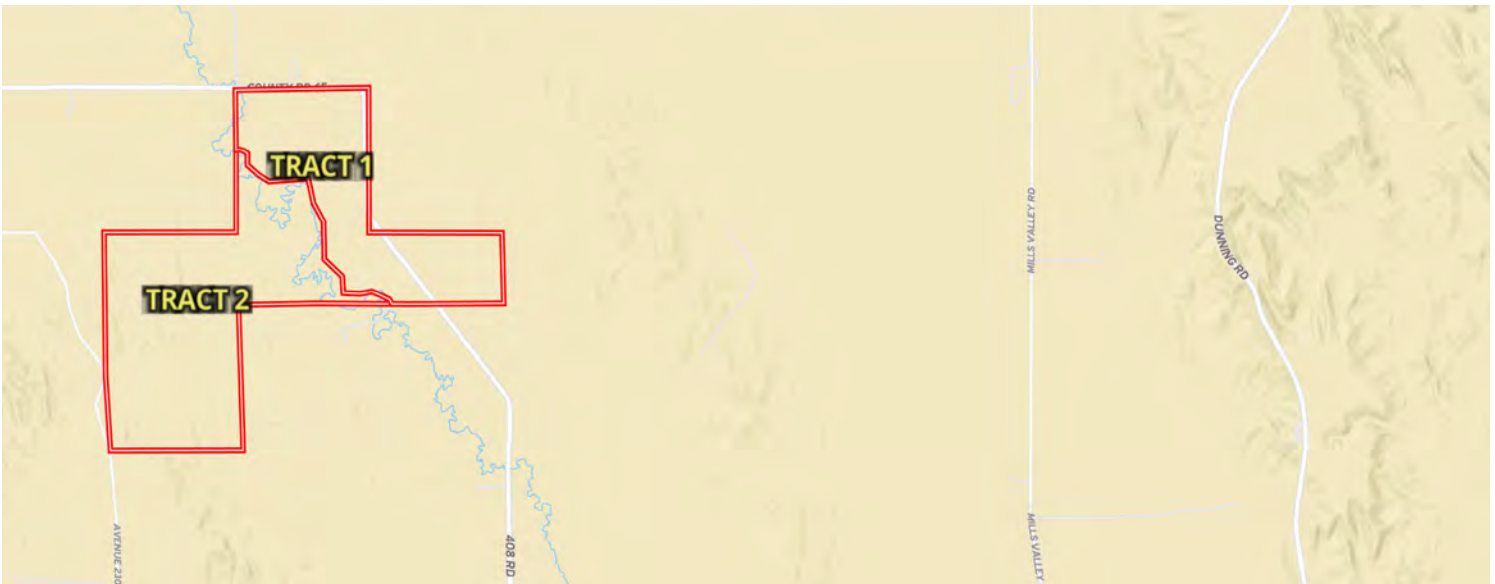
Improvements:

2003 Reinke 8 tower Reinke pivot, John Deere diesel power unit, gearhead, and 500 gallon diesel tank.

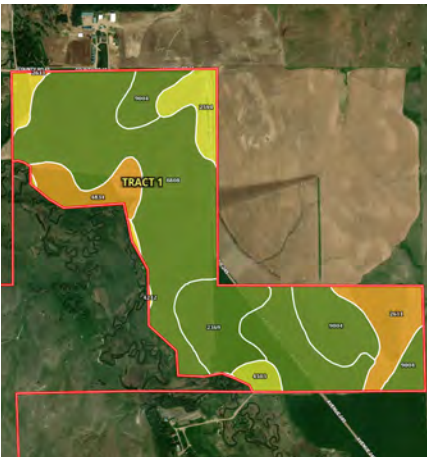
Taxes (Combined):

- **Tracts 1 and 2:** \$8,181.36

Property Location Map

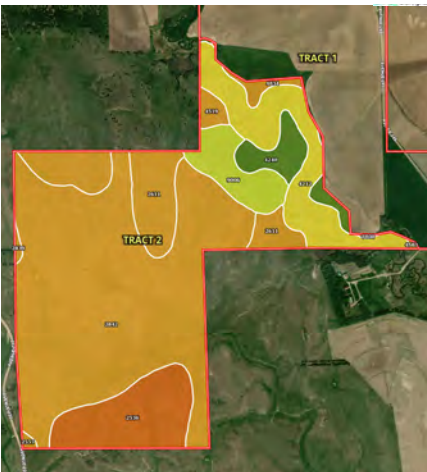


Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8808	Anselmo fine sandy loam, terrace, 0 to 1 percent slopes	114.78	52.44	0	55	2e
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	31.16	14.24	0	42	2e
2369	Munjon fine sandy loam, 0 to 2 percent slopes	22.26	10.17	0	35	2e
2611	Hersh-Valentine complex, 11 to 30 percent slopes	17.13	7.83	0	28	6e
4834	Valentine loamy fine sand, rolling, 9 to 24 percent slopes	12.94	5.91	0	28	6e
2594	Hersh and Valentine soils, 6 to 11 percent slopes	10.93	4.99	0	36	4e
4212	Almeria fine sandy loam, frequently ponded	5.55	2.54	0	6	5w
4503	Dunday-Valentine loamy fine sands, 0 to 3 percent slopes	4.11	1.88	10	31	4e
TOTALS		218.86(*)	100%	0.19	44.76	2.76

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2842	Uly-Sully silt loams, 17 to 30 percent slopes, eroded	188.7	54.34	0	29	6e
4212	Almeria fine sandy loam, frequently ponded	41.01	11.81	0	6	5w
2611	Hersh-Valentine complex, 11 to 30 percent slopes	38.73	11.15	0	28	6e
2536	Coly silt loam, 30 to 60 percent slopes	35.6	10.25	0	11	7e
9006	Anselmo fine sandy loam, 6 to 11 percent slopes	18.77	5.41	0	53	4e
4240	Ord fine sandy loam, rarely flooded	11.14	3.21	0	41	2w
8808	Anselmo fine sandy loam, terrace, 0 to 1 percent slopes	3.87	1.11	0	55	2e
4519	Els and Elsmere fine sands, 0 to 3 percent slopes	3.81	1.1	0	27	6e
4834	Valentine loamy fine sand, rolling, 9 to 24 percent slopes	3.61	1.04	0	28	6e
2839	Uly-Holdrege silt loams, 11 to 17 percent slopes	0.89	0.26	0	66	6e
2555	Coly-Uly silt loams, 11 to 17 percent slopes, eroded	0.79	0.23	0	56	6e
4503	Dunday-Valentine loamy fine sands, 0 to 3 percent slopes	0.33	0.1	10	31	4e
TOTALS		347.25(*)	100%	0.01	26.42	5.7



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 20, 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 Nebraska 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 Nebraska Title Company the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and 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 20, 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 Nebraska 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 will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in two individual tracts. 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: Kilmer Family LLC

Auctioneer: Jim Eberle

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