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LAND AUCTION

199± Acres, Pawnee County, Nebraska

Monday, October 30, 2023 | 2:00 PM

Schillingbridge Winery and Mirobrewery | 62193 710th Road, Pawnee City, Nebraska

Highlights:

- Well-maintained pasture
- Abundant wildlife traffic
- Productive bottom cropland

For additional information, please contact:

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Property Information

Property Description:

Rolling topography with some bottom ground for cropland. Excellent hunting with a stable water source for livestock. Grass is well-maintained. Timber present for wildlife traffic.

Legal Description:

- **Tract 1:** S2NE4 and SE4NW4 Section 10-3-10
- **Tract 2:** N2NW4 Section 11-3-10

Farm Data:

• **Tract 1:**
 Pasture 105.00 acres
 Non-crop 0.78 acres
 Timber 14.22 acres
 Total 120.00 acres

• **Tract 2:**
 Cropland 38.92 acres
 Pasture 39.51 acres
 Non-crop 0.57 acres
 Total 79.00 acres

FSA Information:

• Tract 2:

	Base	Yield
Wheat	1.80 acres	32 bushels
Corn	28.10 acres	76 bushels
Milo	1.20 acres	60 bushels
Soybeans	2.20 acres	28 bushels

Taxes:

- **Tract 1:** \$2,807.24
- **Tract 2:** \$2,416.34

Tract 1



Tract 2



Tract 2



Property Location



Tract 1 Soils Map



Tract 1 Aerial Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7227	Burchard clay loam, 6 to 11 percent slopes	29.65	24.76	0	54	3e
7610	Steinauer clay loam, 11 to 20 percent slopes	26.72	22.31	0	61	6e
7750	Nodaway silt loam, occasionally flooded	24.85	20.75	0	93	2w
7229	Burchard clay loam, 11 to 17 percent slopes	18.08	15.1	0	50	4e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	11.26	9.4	0	40	3e
7153	Kennebec silt loam, rarely flooded	4.35	3.63	0	94	1
7231	Judson silt loam, 2 to 6 percent slopes	4.3	3.59	0	78	2e
7613	Steinauer clay loam, 6 to 11 percent slopes	0.38	0.32	0	71	4e
7619	Steinauer clay loam, 30 to 50 percent slopes	0.17	0.14	0	14	7e
TOTALS		119.76(*)	100%	-	64.05	3.51

Tract 2 Soils Map



Tract 2 Aerial Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7750	Nodaway silt loam, occasionally flooded	25.79	32.33	0	93	2w
7090	Wabash silty clay loam, occasionally flooded	15.84	19.85	0	50	3w
7231	Judson silt loam, 2 to 6 percent slopes	14.77	18.51	0	78	2e
7610	Steinauer clay loam, 11 to 20 percent slopes	10.14	12.71	0	61	6e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	6.83	8.56	0	40	3e
7229	Burchard clay loam, 11 to 17 percent slopes	6.41	8.03	0	50	4e
TOTALS		79.78(*)	100%	-	69.63	2.95

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 December 15, 2023, or such other date agreed to by the parties. Subject to 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 the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent the required earnest payment. The cost of title insurance 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 15, 2023, 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 the closing agent.

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 Buyer(s) and Seller will equally pay 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 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: Dennis A. Bartels Trust and Judith L. Bartels Family Trust

Auctioneer: Jim Eberle

Tract 1



Tract 2

