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LAND AUCTION

SIMULCAST LIVE AND ONLINE

397.7± Acres, Seward County, Nebraska

Tuesday, November 28, 2023 | 2:00 PM

Warren Opera House - San Carlo Room | 511 2nd Street, Friend, Nebraska

Highlights:

- **Excellent pivot irrigated farm!**
- **Close to multiple competitive grain markets!**
- **Full possession for 2024!**



For additional information, please contact:

Paul Hubert, Agent | (402) 362-5892 or (402) 710-9976

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Bidding starts | Monday, November 20, 2023 at 8:00 AM

Bidding closes | Tuesday, November 28, 2023 at Close of Live Event

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

Property Information

Location: From Friend, Nebraska, travel east on Highway 6, four miles to County Rd 900. Turn north on County Road 900. Drive north three and one-half miles. Farm is on the west side of the road. Northeast corner of the farm is at the intersection of 364th and Rokeby Road, Seward County.

Legal Description:

One Tract: NE 1/4, E1/2NW1/4, N1/2SE1/4 & N1/2SW1/4 Section 32, Township 9N, Range 2E, of the 6th P.M., Seward County, Nebraska.

Property Description:

Productive irrigated and dry land farm north of Friend, Nebraska, and close to multiple grain markets. Would make a great addition to any operation before the 2024 growing season!

2022 Taxes: \$23,775.62

Farm Data:

Cropland	316.46 acres
Pasture/Grass	45.85 acres
Non-crop	5.10 acres
Timber	29.29 acres
Buildings	<u>1 acres</u>
Total	397.7 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	226.5 acres	144 bushels
Soybeans	45.2 acres	50 bushels
Grain Sorghum	37.4 acres	78 bushels
Wheat	9.7 acres	31 bushels

Irrigation Well Information:

Well Registration G-026792
Well drilled 7/9/1994, pumping level at 90 feet. Pumping 900 gallons per minute.

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3775	Muir silt loam, rarely flooded	73.61	18.59	0	86	1
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	66.21	16.72	0	57	4e
3776	Muir silt loam, 1 to 3 percent slopes	51.83	13.09	0	81	2e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	45.37	11.46	0	58	3e
7259	Deroin silty clay loam, 6 to 11 percent slopes, severely eroded	34.13	8.62	0	56	4e
3545	Hobbs silt loam, channeled, frequently flooded	31.03	7.84	0	39	6w
3866	Hastings silt loam, 1 to 3 percent slopes	28.75	7.26	0	69	2e
3561	Hobbs silt loam, occasionally flooded	20.69	5.22	0	81	2w
3963	Hastings silty clay loam, 7 to 11 percent slopes, severely eroded	18.35	4.63	0	54	4e
2536	Coly silt loam, 30 to 60 percent slopes	10.9	2.75	0	14	7e
7258	Deroin silty clay loam, 6 to 11 percent slopes, eroded	8.8	2.22	0	62	4e
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	5.02	1.27	0	56	6e
3864	Hastings silt loam, 0 to 1 percent slopes	1.34	0.34	0	70	1
TOTALS		396.0 3(*)	100%	-	65.1	3.07



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 Buyers(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 January 10, 2024 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 Community 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 Community 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 January 10, 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 Community Title Company.

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. 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: Scott Rogers, Mark Rogers, Mindy Epley

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on Monday, November 20, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, November 28, 2023, with bidding concluding at the end of the live auction.

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

