

LAND AUCTION

SIMULCAST LIVE AND ONLINE

321.10+/- Acres • Clay County, Nebraska

Wednesday, November 9, 2022 • 10:00 AM

Community Center | 200 South Saunders Avenue, Sutton, Nebraska

Highlights:

- High quality pivot irrigated farms
- Offered in two tracts
- Well on Tract 1 was re-worked in 2017
- Well on Tract 2 was re-worked in 2022
- Close to competitive grain markets



A-30481

ONLINE SIMULCAST BIDDING

Starts Friday, November 4, 2022, at 8:00 AM.

Closes Wednesday, November 9, 2022, at close of live event.

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



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Lance Pachta, Agent
Hebron, Nebraska

Business: (402) 768-3303

LPachta@FarmersNational.com

www.FarmersNational.com/LancePachta



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil, Gas, and Renewable Energy Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Property Location: Both tracts are located two miles south of Sutton on Road X and one mile west on Road 316, along the east side of Road W.

Legal Description:

- **Tract 1:** The Northwest Quarter (NW1/4) of Section Twenty-Two (22), Township Seven (7) North, Range Five (5) West of the 6th P.M. in Clay County, Nebraska.
- **Tract 2:** The Southwest Quarter (SW1/4) of Section Twenty-Two (22), Township Seven (7) North, Range Five (5) West of the 6th P.M. in Clay County, Nebraska.

Property Description: This half section farm is being offered in two tracts. Both tracts are high quality pivot irrigated farms located south of Sutton, Nebraska, one mile off of the blacktop road.

Farm Data:

Tract 1:

| | |
|----------|-------------------|
| Cropland | 156.5 acres |
| Other | <u>4.06 acres</u> |
| Total | 160.56 acres |

Tract 2:

| | |
|----------|--------------------|
| Cropland | 148.86 acres |
| Other | <u>11.68 acres</u> |
| Total | 160.54 acres |

Aerial Map



FSA Information:

| Tracts 1 and 2: | Base | Yield |
|-----------------|--------------|-------------|
| Corn | 252.30 acres | 199 bushels |
| Soybeans | 17.6 acres | 66 bushels |
| Grain Sorghum | 14.90 acres | 93 bushels |
| Wheat | 5.1 acres | 35 bushels |

The base acres and yields above are for Tracts 1 and 2 combined. Final base acres and yields will be determined based on the FSA's division of the tracts.

Irrigation Equipment: Well, gearhead and pump are included with the sale on both tracts. The irrigation pivots, power units, power unit shed and fertilizer tanks are owned by the tenant and are not included with the sale.

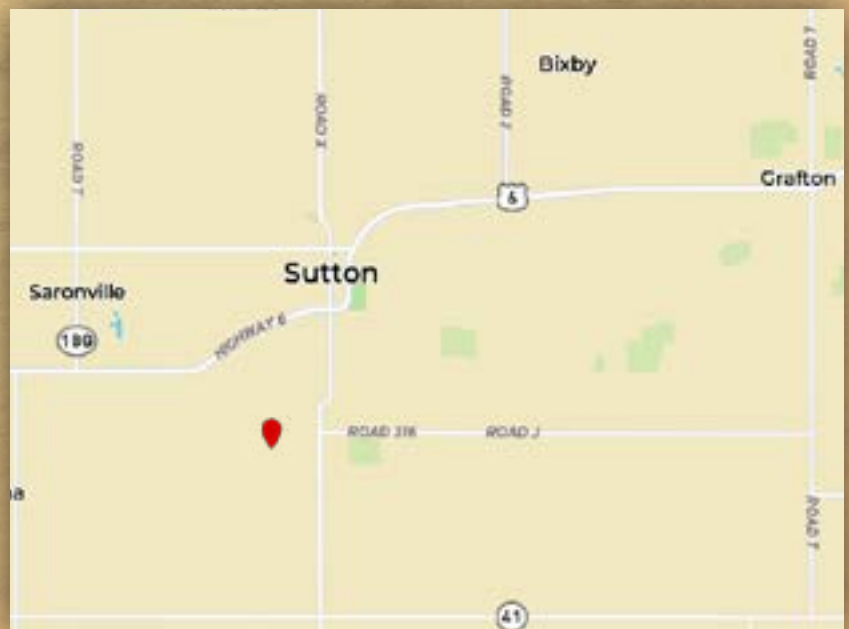
Well Information:

- **Tract 1:** 8" well drilled to a depth of 254 feet in 1989. When drilled, it pumped 1,200 gpm at 120 feet. In 2017 the well was pulled and new column and a new bowl assembly were installed.
- **Tract 2:** 8" well drilled to a depth of 236 feet in 1976. When drilled it pumped 1,000 gpm at 195 feet. In 2022 the well was pulled and a new column with liner and a new bowl assembly were installed.

2021 Taxes:

Combined real estate taxes for Tract 1 and 2 are \$18,458.66 for 2021, payable in 2022. The final split taxes for each tract moving forward will be determined by the Clay County Assessor after the sale.

Location Map



Tract 1 Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-----|-------|------|
| 3866 | Hastings silt loam, 1 to 3 percent slopes | 72.85 | 45.47 | 0 | 69 | 2e |
| 3824 | Crete silt loam, 0 to 1 percent slopes | 46.93 | 29.29 | 0 | 64 | 2s |
| 3870 | Hastings silty clay loam, 3 to 7 percent slopes, eroded | 20.83 | 13.0 | 0 | 59 | 3e |
| 3825 | Crete silt loam, 1 to 3 percent slopes | 18.34 | 11.45 | 0 | 63 | 2e |
| 3952 | Fillmore silt loam, frequently ponded | 1.17 | 0.73 | 0 | 43 | 3w |
| 3910 | Scott silt loam, frequently ponded | 0.1 | 0.06 | 0 | 23 | 4w |
| TOTALS | | 160.23(*) | 100% | - | 65.33 | 2.14 |



Tract 2 Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-----|-------|------|
| 3825 | Crete silt loam, 1 to 3 percent slopes | 68.21 | 42.72 | 0 | 63 | 2e |
| 3866 | Hastings silt loam, 1 to 3 percent slopes | 28.61 | 17.92 | 0 | 69 | 2e |
| 3870 | Hastings silty clay loam, 3 to 7 percent slopes, eroded | 19.07 | 11.94 | 0 | 59 | 3e |
| 3824 | Crete silt loam, 0 to 1 percent slopes | 17.37 | 10.88 | 0 | 64 | 2s |
| 3952 | Fillmore silt loam, frequently ponded | 15.15 | 9.49 | 0 | 43 | 3w |
| 3910 | Scott silt loam, frequently ponded | 8.63 | 5.4 | 0 | 23 | 4w |
| 3820 | Butler silt loam, 0 to 1 percent slopes | 2.62 | 1.64 | 0 | 63 | 2w |
| 3953 | Fillmore silt loam, drained, 0 to 1 percent slopes | 0.01 | 0.01 | 0 | 70 | 2w |
| TOTALS | | 159.68(*) | 100% | - | 59.64 | 2.32 |



AUCTION TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2022 payable in 2023 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, 2022 or such other date agreed to by the parties. Subject to current lease which expires February 28, 2023.

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 bidding, 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 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 December 15, 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 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. 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 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: Mary C. Freeman Revocable Trust & Audrey J. Fisher Revocable Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on **Friday, November 4, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, November 9, 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.