

LAND AUCTION

SIMULCAST LIVE AND ONLINE

154.24+/- Acres • Thayer County, Nebraska

Wednesday, January 18, 2023 • 10:00 AM

Bruning Opera House | 1907 East Main Street, Bruning, Nebraska

Highlights:

- Good combination dryland farm with a nice mix of cropland, grass and wildlife traffic, with development potential
- Close to competitive grain markets



A-30585-3

ONLINE SIMULCAST BIDDING:

Starts Thursday, January 12, 2023, at 8:00 AM.

Closes Wednesday, January 18, 2023, at close of live event.

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



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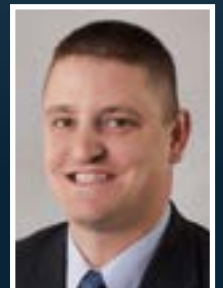
For additional information, please contact:

Lance Pachta, Agent
Hebron, Nebraska

Business: (402) 768-3303

LPachta@FarmersNational.com

www.FarmersNational.com/LancePachta



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Property Information

Property Location:

The farm is located seven miles east on Highway 4 from the Highway 81 and Highway 4 Intersection. The farm is located on the northwest corner of Highway 4 and Road 6900.

Legal Description:

The Southeast Quarter (SE1/4) in Section Eight (8), Township Four (4) North, Range One (1), West of the 6th P.M., Thayer County, Nebraska.

Property Description: Good combination dryland farm with a nice mix of cropland, grass, and wildlife traffic.

Farm Data:

Cropland	110.19 acres
Pasture	42.17 acres
Other	<u>1.88 acres</u>
Total	154.24 acres

2021 Taxes:

\$2,724.52

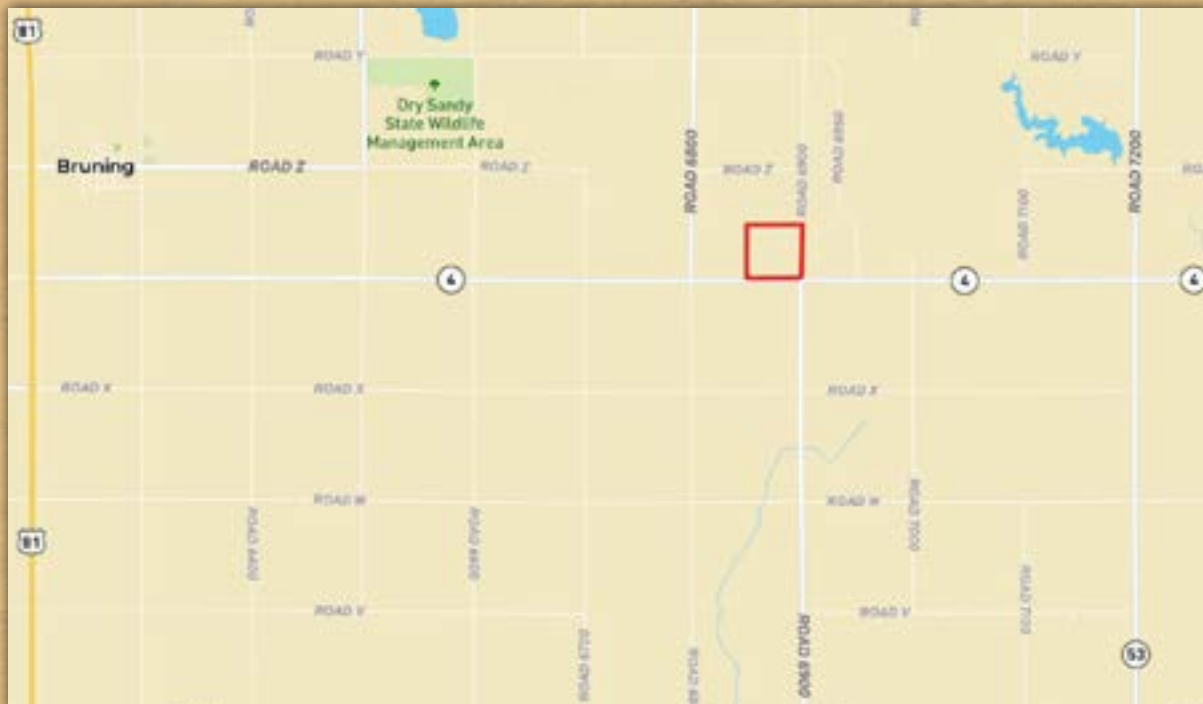
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	52.50 acres	124 bushels
Soybeans	52.50 acres	45 bushels

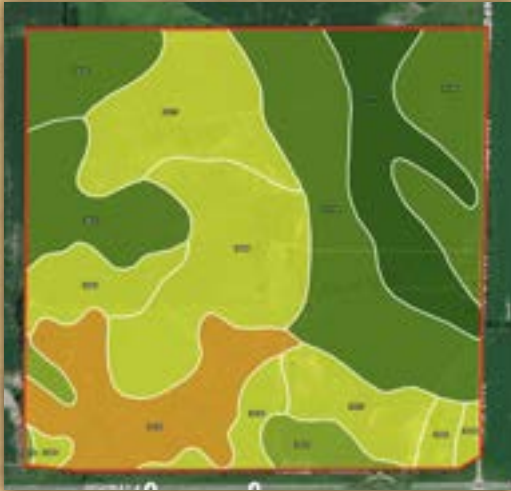
Note: This is an estimate and final base acres and yields will be determined based on the FSA's division of tracts.



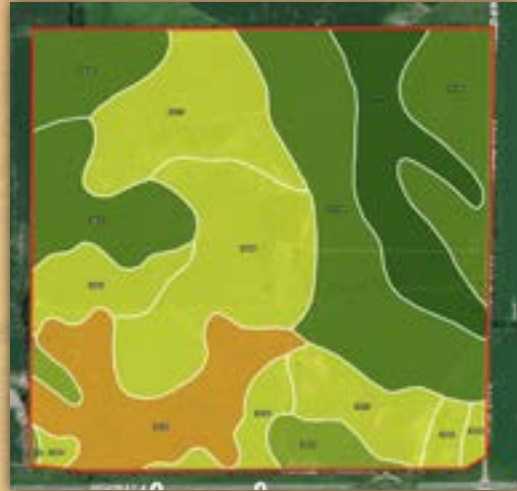
Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	25.73	16.7	0	63	4e
3776	Muir silt loam, 1 to 3 percent slopes	25.12	16.3	0	81	2e
3955	Geary silty clay loam, 7 to 11 percent slopes, severely eroded	23.75	15.41	0	56	4e
3839	Geary silty clay loam, 11 to 30 percent slopes	18.0	11.68	0	52	6e
3775	Muir silt loam, rarely flooded	15.8	10.25	0	87	1
3521	Cass fine sandy loam, occasionally flooded	12.49	8.11	0	48	2w
3825	Crete silt loam, 1 to 3 percent slopes	11.04	7.16	0	63	2e
3969	Hastings soils, eroded	9.34	6.06	0	56	4e
3824	Crete silt loam, 0 to 1 percent slopes	7.57	4.91	0	64	2s
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	5.23	3.39	0	59	3e
TOTALS		154.09(*)	100%	-	64.3	3.16



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 March 1, 2023, or such other date agreed to by the parties. Subject to current lease expiring 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 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 February 28, 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 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.

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 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): Connie C. Menefee Trust

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on **Thursday, January 12, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, January 18, 2023, 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.