

# LAND AUCTION

SIMULCAST LIVE AND ONLINE

242.94+/- Acres • Clay County, Nebraska

Wednesday, December 14, 2022 • 10:00 AM

Edgar Community Center | 601 5th Street, Edgar, Nebraska

## Highlights:

### TRACT 1

- High Quality Center Pivot Irrigated Farm
- Excellent Soils and Water
- Located Close to Blacktop Road and Competitive Grain Markets

### TRACT 2

- High Quality, Non-Irrigated Farm with Good Soils
- Excellent Development Potential with Good Water Available
- Located Close to Competitive Grain Markets



A-30755

## ONLINE SIMULCAST BIDDING

Starts Thursday, December 8, 2022, at 8:00 AM.

Closes Wednesday, December 14, 2022, at close of live event.

To Register and Bid on this Auction, go to: [www.fnccbid.com](http://www.fnccbid.com)



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For additional information, please contact:

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# Property Information

## Property Location:

- **Tract 1:** One mile south of Edgar on Road RS (D Street), then west a quarter mile on Road Aa.
- **Tract 2:** Two and a half miles north of Edgar on Road S, then east one and a half miles on Road 305.

## Legal Description:

- **Tract 1:** The Southeast Quarter (SE1/4) of Section Thirty-Four (34), Township Five (5) North, Range Six (6) West of the 6th P.M., Clay County, Nebraska, except for C.B.&Q. Railroad Right-of-Way.
- **Tract 2:** The West Half of the Southeast Quarter (W1/2SE1/4) of Section Seven (7), Township Five (5) North, Range Five (5) West of the 6th P.M., Clay County, Nebraska.

## Property Description:

- **Tract 1:** High quality center pivot irrigated farm located southwest of Edgar, Nebraska.
- **Tract 2:** High quality non-irrigated 80 with development potential located northeast of Edgar, Nebraska.

## Farm Data:

### Tract 1:

Cropland	160.67 acres
Other	<u>1.96 acres</u>
Total	162.63 acres

### Tract 2:

Cropland	79.307 acres
Other	<u>1.003 acres</u>
Total	80.31 acres

## FSA Information:

Tract 1:	Base	Yield
Corn	149.30 acres	171 bushels
Soybeans	2.90 acres	59 bushels
Tract 2:	Base	Yield
Corn	49.50 acres	155 bushels
Soybeans	27.40 acres	52 bushels
Wheat	1.90 acres	36 bushels

## Irrigation Equipment:

**Tract 1:** Well, gearhead and pump are included with the sale. The irrigation pivot, electric motor and electric panel are owned by the tenant and are not included with the sale.

**Tract 2:** Not applicable.

## Well Information:

- **Tract 1:** 8" well drilled to a depth of 180 feet in 1999. When drilled, it pumped 750 gpm at 99 feet.

## 2021 Taxes:

- **Tract 1:** \$9,296.20.
- **Tract 2:** \$4,799.84

## Location Map



Tract 1 Aerial Photo



Tract 2 Aerial Photo



## Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	127.13	78.25	0	70	1
3820	Butler silt loam, 0 to 1 percent slopes	32.43	19.96	0	63	2w
3824	Crete silt loam, 0 to 1 percent slopes	2.89	1.78	0	64	2s
TOTALS		162.46(*)	100%	-	68.49	1.22



## Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3866	Hastings silt loam, 1 to 3 percent slopes	51.72	64.44	0	69	2e
3824	Crete silt loam, 0 to 1 percent slopes	18.4	22.93	0	64	2s
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	8.61	10.73	0	59	3e
3864	Hastings silt loam, 0 to 1 percent slopes	1.54	1.92	0	70	1
TOTALS		80.26(*)	100%	-	66.81	2.09



# 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 February 2, 2023 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 February 2, 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 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.

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:** Melvin B. Swanson Credit Trust

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Thursday, December 8, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, December 14, 2022, with bidding concluding at the end of the live auction.**

**To register and bid on this auction go to:**  
**[www.fnccbid.com](http://www.fnccbid.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.