

LAND AUCTION

154.6+/- Acres • Polk County, Nebraska

Thursday, September 21, 2017, at 10:00 AM

at Reg's 7 Mile Steakhouse, 105 41 Road, Columbus, Nebraska

Featuring:

- Pivot irrigation
- Close to grain markets
- Excellent hunting ground
- Grain storage

A30992

Location: Heading South out of Columbus on Highway 81/ Highway 30, one mile south of the Platte River bridge, then west two miles on 144 Road, then south 1-1/4 miles on V Road.

Legal Description:

Govt Lots 1, 2, and Pt 3 N1/2 Sec 14, Twp 16N, Rge 1W of the 6th PM, in Polk County, Nebraska

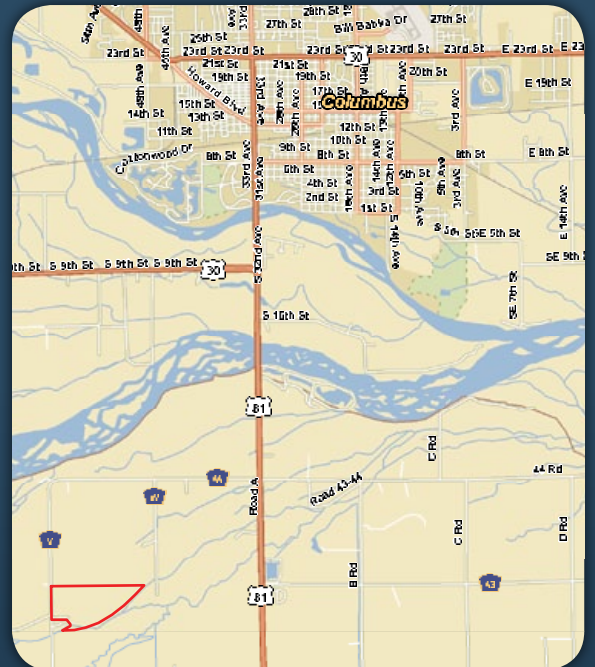
Property Description:

This pivot irrigated farm is located approximately three miles south of Columbus. The farm includes a Zimmatic pivot and motor/pump, two grain bins, and a quonset. It is in an ideal location close to grain markets, laying just two miles west of Highway 81. This property attracts upland birds, waterfowl, and deer to the creek running along the south edge of the cropland field

Improvements:

Two 8,500 bushel Behlen grain bins, 62' x 38' Behlen quonset

Irrigation Equipment: 1976 Zimmatic 10T 1300' electric drive, with a Lima generator, and John Deere diesel engine



For additional information, please contact:



**Farmers
National
Company™**

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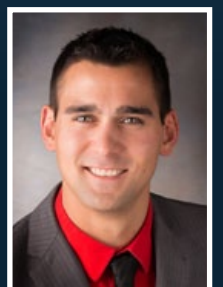


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Property Information Continued...

Taxes: \$11,086.78 or \$79.99 per acre

Well Information

G-066574 commissioned in 1981, 883 GPM



Auction Terms

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

Taxes: Real estate taxes will be prorated to closing.

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 October 19, 2017, or such other date as agreed to by the parties, subject to tenant's right until March 1, 2018.

Earnest Payment: A 15% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Farmers National Company in their trust account.

Contract and Title: Immediately upon conclusion of the auction the high bidder(s) will enter into a real estate contract and deposit with Farmers National 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 and escrow closing services will be shared equally by the seller and buyer(s). Sale is not contingent upon buyer(s) financing.

Closing: The sale closing is on October 19, 2017, or such other date as agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National Company.

Sale Method: The real estate will be offered in one tract for bidding. 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. No absentee or telephone bids will be accepted without prior approval of the auctioneer or seller. All decisions of the auctioneer are final.

Agency: Farmers National Company and its representatives are acting as agents of the seller.

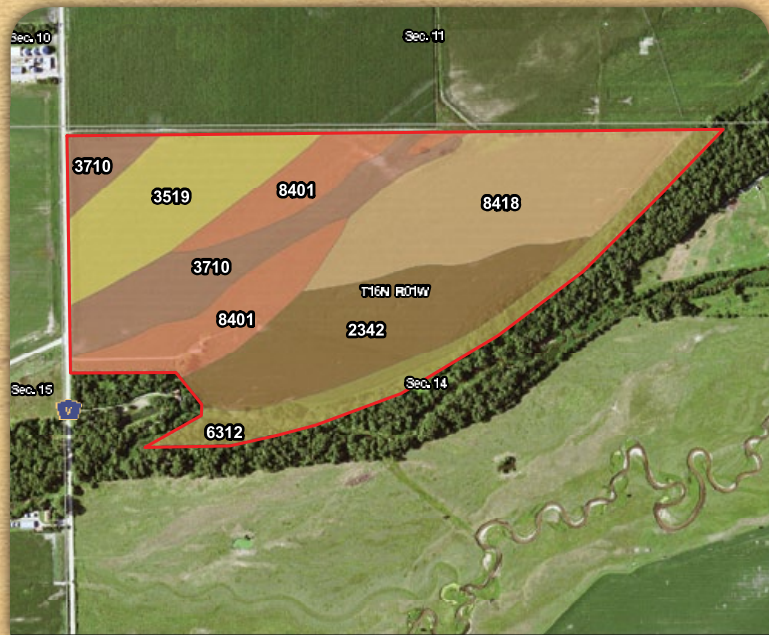
Approval of Bids: Final sale is subject to the seller's approval or rejection of all bids.

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 the auctioneer 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: Karen J Anderson and Winnie B Oppliger Trust

Auctioneer: Erin Mueller



| MAP SYMBOL | NAME | NON IRR | IRR | LOC | SRPG | ACRES |
|--------------|--|---------|------|-------------|--------------|-------|
| 8418 | Boel loam, occasionally flooded | IIIw | IIIw | 39 | 38.1 | |
| 2342 | Itava le loamy sand, 3 to 6 percent slopes, rarely flooded | VIe | IVe | 32 | 32.2 | |
| 8401 | Alda fine sandy loam, occasionally flooded | IIIw | IIIw | 31 | 25.0 | |
| 3710 | Cass fine sandy loam, rarely flooded | IIe | IIe | 59 | 24.1 | |
| 3519 | Lamo silty clay loam, sandy substratum | IIw | IIw | 67 | 23.1 | |
| 6312 | Barney loam, frequently flooded | Vw | - | 25 | 17.4 | |
| TOTAL | | | | 41.9 | 159.0 | |