

LAND AUCTION

SIMULCAST LIVE AND ONLINE

160+/- Acres • Butler County, Nebraska

Thursday, January 26, 2023 • 10:00 AM

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

Highlights:

- Irrigated cropland
- Full possession for 2023
- Close to grain markets



A-30999

ONLINE SIMULCAST BIDDING:

Starts Saturday, January 21, 2023, at 8:00 AM.

Closes Thursday, January 26, 2023, at end of live event.

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



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For additional information, please contact:

Jeremy Schreiber, AFM/Agent
Columbus, Nebraska
Business: (402) 276-3076

JSchreiber@FarmersNational.com

www.FarmersNational.com/JeremySchreiber



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Property Information

Property Location:

From the Highway 81/30 junction south of Columbus, Nebraska, south three miles to 43 Road, then east three miles.

Farm Data:

Cropland	151.64 acres
Non-crop	<u>8.36 acres</u>
Total	160.0 acres

Legal Description:

SW1/4 10-16N-1E of the 6th P.M., Butler County, Nebraska.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	150.9 acres	150 bushels

Property Description: This gravity irrigated farm is located approximately three miles south of Columbus. It is in an ideal location just minutes from grain markets, laying just three miles east of Highway 81. Two pumps, a 15 hp Holloshaft motor, and approximately 2,560' of irrigation pipe are included in the sale. ***It's not too late to add acres to your operation for the coming crop year!***

Irrigation Equipment:

Duncan pump, Fairbanks-Morse pump, 15 hp Holloshaft electric motor, and approximately 2,560' of aluminum pipe.

Well Information:

G-057273- commissioned in 1968, 1000 GPM.
G-115059- commissioned in 1981, 900 GPM

2022 Taxes:

\$9,810.90

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3537	Gibbon silty clay loam, occasionally flooded	122.14	78.44	0	79	2w
8542	Ovina loamy fine sand, rarely flooded	33.58	21.56	0	59	3w
TOTALS		155.72(*)	100%	-	74.69	2.22



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 28, 2023, 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 Tri County Title & Escrow Co.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Tri County Title & Escrow Co. 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 Tri County Title & Escrow Co.

Sale Method: The real estate will be offered as a total unit. 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): Carol M. McKenzie Irrevocable Trust

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on **Saturday, January 21, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, January 26, 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.

