

# LAND AUCTION

SIMULCAST LIVE AND ONLINE

475.83+/- Acres • Platte County, Nebraska

Thursday, November 17, 2022 • 10:00 AM

Lindsay Town Hall | 121 Pine Street, Lindsay, Nebraska

## Highlights:

- Highly productive irrigated cropland
- Tract 1: NW1/4 9-19-3W, 2021 7T Zimmatic Pivot
- Tract 2: NE1/4 9-19-3W, 2021 7T Zimmatic Pivot
- Tract 3: Part of SW1/4 and a tract in SW1/4SE1/4 3-19-3W, 2018 7T Zimmatic Pivot, Updated Drain Tile in 2022
- Tree Lined Acreage Opportunity

A-31075

## ONLINE SIMULCAST BIDDING

Starts Saturday, November 12, 2022 at 8:00 AM.

Closes Thursday, November 17, 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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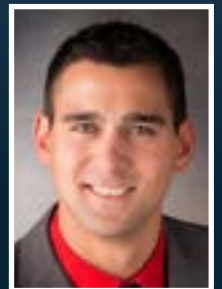


For additional information, please contact:

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# Property Information

## Property Location:

42002 415th Street, Lindsay, Nebraska 68644

## Legal Description:

- **Tract 1:** NW1/4 9-19-3W
- **Tract 2:** NE1/4 9-19-3W
- **Tract 3:** SW1/4 excluding 9.96 acres lying East of Shell Creek and 5.791 acre tract in SW1/4SE1/4 3-19-3W

## Property Description:

**LAND AUCTION!** Offering 475.83+/- acres of high quality irrigated cropland in three individual tracts. Tracts 1 and 2 are turnkey irrigated quarters with electric motors, and the buyer for tract 3 will only need to supply a power unit. Unique features of tract 3 include drain tile spanning over most of the cropland with additional tile installed in 2022, and a recently drilled well in 2018. This tract is also on a wait list for 3-phase power hookup in 2027 with 3-phase wire already buried. Tract 2 features a house, four grain bins, and a quonset with plenty of space for additional outbuildings - perfect for those looking for an acreage! ***Don't miss your chance to add a piece of this high quality farmland to your operation!***

## Farm Data:

• <b>Tract 1:</b>		
Cropland	157.78 acres	
Non-crop	<u>2.22 acres</u>	
Total	160.0 acres	
• <b>Tract 2:</b>		
Cropland	151.3 acres	
Non-crop	<u>8.7 acres</u>	
Total	160.0 acres	
• <b>Tract 3:</b>		
Cropland	144.6 acres	
Non-crop	<u>11.23 acres</u>	
Total	155.83 acres	

## FSA Information:

	<u>Base</u>	<u>Yield</u>
• <b>Tracts 1 and 2:</b>		
Corn	204.7 acres	164 bushels
Soybeans	99.0 acres	56 bushels
Base acres will be divided and reconstituted by FSA if required.		
• <b>Tract 3:</b>		
Corn	92.3 acres	164 bushels
Soybeans	44.1 acres	56 bushels

## Irrigation Equipment:

- **Tract 1:** 2021 Zimmatic 7T pivot with Western Land Roller pump and 100hp US Electric motor.
- **Tract 2:** 2021 Zimmatic 7T pivot with Western Land Roller pump and 75hp Yaskawa electric motor.
- **Tract 3:** 2018 Zimmatic 7T pivot with Western Land Roller pump and Amarillo gearhead.

## Well Information:

- **Tract 1:** G-47996 - commissioned in 1975, 1250 GPM
- **Tract 2:** G-31110 - commissioned in 1969, 1250 GPM
- **Tract 3:** G-184277 - commissioned in 2018, 1250 GPM

## Improvements:

- **Tract 2:** House built in 1919 in fair condition; three 7,500 bu grain bins, one bin has a wrinkled ring; one 16,000 bu grain bin; quonset and miscellaneous wooden sheds.

## 2021 Taxes:

- **Tract 1:** \$10,766.12
- **Tract 2:** \$9,449.16
- **Tract 3:** \$6,136.84





# Location Map



**Tract 1 Aerial Map**

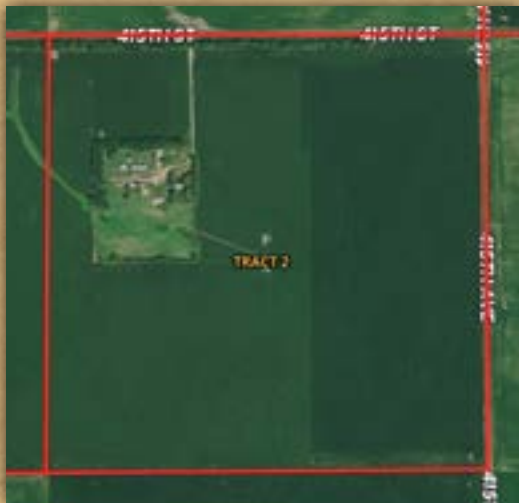


**Tract 1 Soil Map**

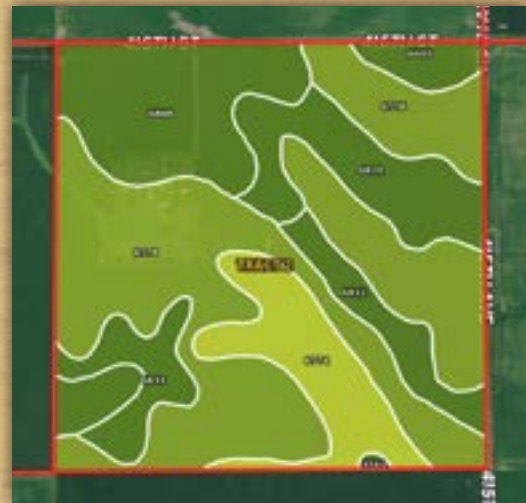


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6808	Moody silty clay loam, 0 to 2 percent slopes	96.28	59.06	88	72	2e
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	36.25	22.24	0	68	3e
6811	Moody silty clay loam, 2 to 6 percent slopes	26.5	16.26	67	76	2e
6774	Nora-Crofton complex, 11 to 17 percent slopes, eroded	2.5	1.53	50	63	4e
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	1.49	0.91	0	79	2w
TOTALS		163.0 1(*)	100%	63.63	71.69	2.25

**Tract 2 Aerial Map**



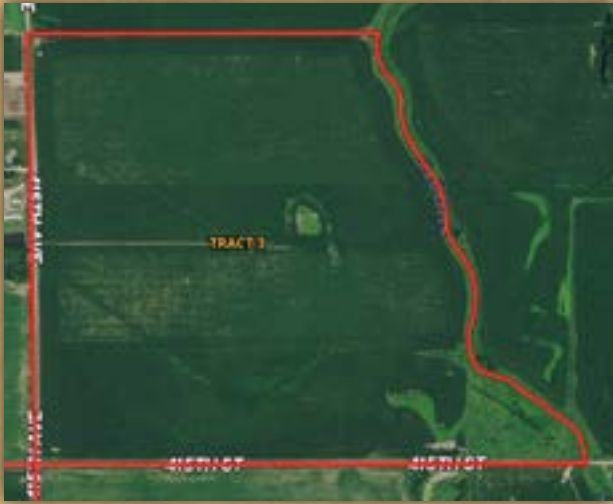
**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	77.75	48.06	0	68	3e
6808	Moody silty clay loam, 0 to 2 percent slopes	28.45	17.58	88	72	2e
6811	Moody silty clay loam, 2 to 6 percent slopes	25.78	15.93	67	76	2e
6774	Nora-Crofton complex, 11 to 17 percent slopes, eroded	17.02	10.52	50	63	4e
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	8.19	5.06	0	65	2e
6603	Alcester silty clay loam, 2 to 6 percent slopes	4.24	2.62	91	76	2e
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	0.36	0.22	0	79	2w
TOTALS		161.7 9(*)	100%	33.8	69.53	2.69



**Tract 3 Aerial Map**



**Tract 3 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3518	Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	55.86	35.73	0	80	2w
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	27.37	17.51	0	79	2w
3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	19.85	12.7	0	41	6w
6336	Lawet silt loam, occasionally flooded	16.91	10.82	0	71	4w
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	9.22	5.9	0	68	3e
6385	Shell silt loam, occasionally flooded	8.45	5.4	0	75	2w
6603	Alcester silty clay loam, 2 to 6 percent slopes	7.54	4.82	91	76	2e
6364	Obert silty clay loam, frequently ponded	5.85	3.74	0	20	6w
6545	Moody silty clay loam, terrace, 0 to 2 percent slopes	4.94	3.16	0	72	2e
6808	Moody silty clay loam, 0 to 2 percent slopes	0.36	0.23	88	72	2e
TOTALS		156.35(*)	100%	4.59	70.21	2.93













# 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 16, 2022 for Tracts 1 and 2 and January 6, 2023 for Tract 3, or such other date agreed to by the parties. Subject to current lease.

**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 Company.

**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 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 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 16, 2022 for Tracts 1 and 2 and January 6, 2023 for Tract 3, 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 Company.

**Sale Method:** The real estate will be offered in three 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:** Laska Land LLC

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Saturday, November 12, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, November 17, 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.

