

SIMULCAST AUCTION

110.58+/- Acres • Burt County, Nebraska
Wednesday, January 19, 2022 • 10:00 AM
Oakland VFW | 420 North Oakland Avenue, Oakland, Nebraska

Highlights:

- Prime Burt County dryland farm offered in one tract!
- Highly tillable with excellent soils just off Highway 32!
- Full Possession for 2022!



A-5780

ONLINE SIMULCAST BIDDING

Starts Wednesday, January 12, 2022, at 8:00 AM.
Closes Wednesday, January 19, 2022, at close of live event.
To Register and Bid on this Auction, go to: www.fncbid.com



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For additional information, please contact:

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Property Information

Location: From the intersection of Highway 32 and Highway 77 south of Oakland, go one mile east on Highway 32 to County Road 13, then turn south. Farm is located south of the small pasture on the west side of the road. Look for signs.

Legal Description: SE4 S of RR, 6-21-9 Craig Twp, 70.58 Acres, Parcel ID: 425201300
NW4NE4 7-21-9 Craig Twp, 40 Acres, Parcel ID: 425201700

Property Description: Offering 110.58+/- acres, great quality, highly tillable, Burt County dryland farm. This prime property boasts strong Class 1, 2, and 3 soils and has good access. The farm is located just one mile east of the intersection of Highway 32 and Highway 77 south of Oakland, and is open to farm in 2022! Don't miss out on this excellent opportunity!

Farm Data:

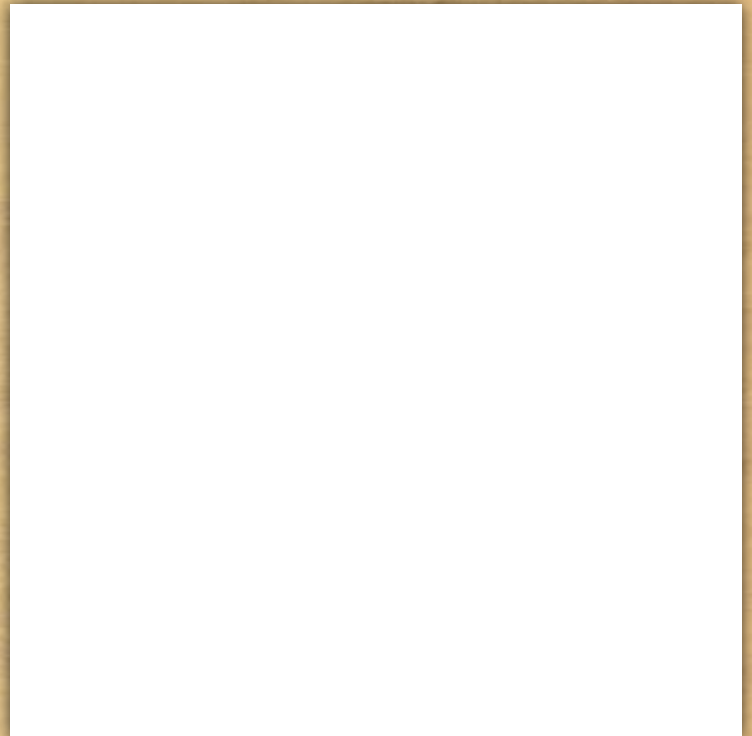
Cropland	109.98 acres
Other	<u>0.60 acres</u>
Total	110.58 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	54.86 acres	154 bushels
Soybeans	54.84 acres	46 bushels

2021 Real Estate Taxes: \$9,158.92 estimated

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6756	Nora silt loam, 6 to 11 percent slopes, eroded	34.46	31.96	52	69	3e
6811	Moody silty clay loam, 2 to 6 percent slopes	29.46	27.32	67	76	2e
6628	Belfore silty clay loam, 0 to 2 percent slopes	20.46	18.97	0	82	1
6813	Moody silty clay loam, 6 to 11 percent slopes	8.3	7.7	0	75	3e
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	5.98	5.55	0	65	2e
6758	Nora silty clay loam, 11 to 17 percent slopes	3.96	3.67	0	69	4e
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	3.86	3.58	0	64	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	1.35	1.25	91	76	2e
TOTALS		107.8 3(*)	100%	36.06	73.53	2.32



AUCTION TERMS

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

Taxes: Real estate taxes for 2021 payable in 2022 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, Farmers National Company.

Possession: Possession will be granted at closing on February 18, 2022 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 Midwest Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title 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 February 18, 2022, 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 Midwest Title Company.

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. No absentee or telephone bids will be accepted without

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: Donna Hoffmann Vogt and Marlyne B Hoffmann Family Trust

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on **Wednesday, January 12, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, January 19, 2022, 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 tracts 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.