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LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Acres Offered in Two Tracts, Seward County, Nebraska

Tuesday, February 25, 2025 | 10:00 AM

York Country Club | 1016 West Elm Street, York, Nebraska

Highlights:

- Irrigation development potential in Upper Big Blue NRD!
- Farms have open tenancy for 2025 crop year!
- Productive dry land farms!



For additional information, please contact:

Paul Hubert, Agent | (402) 362-5892 or (402) 710-9976

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Bidding starts | Tuesday, February 11, 2025 at 8:00 AM
Bidding closes | Tuesday, February 25, 2025 at Close of Live Event

To register and bid go to: www.fnctbid.com

Property Information

Location:

From Utica, Nebraska (US Highway 34 and 462nd Road), travel north on 462nd Road six miles to Davey Road. Drive east two miles on Davey Road to intersection of 434 Road and Davey Road. Southwest corner of the farm is at the intersection of 434 Road and Davey Road.

Legal Description:

Tract 1: W 1/2, NW 1/4 22-12-1

Tract 2: W 1/2, SW 1/4 22-12-1

Property Description:

Productive dry land farms between Utica and Gresham, Nebraska! These farms sit in the Upper Big Blue NRD, and are prime for irrigation development. Both tracts have open tenancy for the 2025 crop year!

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	76.85 acres	135 bushels
Soybeans	76.85 acres	45 bushels

Acres will be reconstituted if tracts have different buyers.

Farm Data:

Tract 1:

Cropland	77.63 acres
Non-crop	<u>2.37 acres</u>
Total	80.00 acres

Tract 2:

Cropland	76.08 acres
Non-crop	<u>3.92 acres</u>
Total	80.00 acres

2024 Taxes:

\$5,014.78 total for both tracts

Agent Comments:

Dry Fertilizer has been applied in anticipation of the 2025 crop year. Buyer(s) will reimburse the sellers the total amount of dry fertilizer and application expense. Receipt showing the cost will be provided to all inquiries and on the day of the auction.

Surveyor has identified the half mile line separating tract 1 and tract 2. No formal survey will be completed identifying acres on tract 1 and tract 2.

Aerial Map



Property Location Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	27.86	35.01	0	69	1
3963	Hastings silty clay loam, 7 to 11 percent slopes, severely eroded	24.59	30.9	0	55	4e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	22.95	28.84	0	58	3e
3866	Hastings silt loam, 1 to 3 percent slopes	4.19	5.27	0	68	2e
TOTALS		79.59(*)	100%	-	61.46	2.56

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3963	Hastings silty clay loam, 7 to 11 percent slopes, severely eroded	24.14	30.0	0	55	4e
3866	Hastings silt loam, 1 to 3 percent slopes	22.23	27.63	0	68	2e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	21.06	26.17	0	58	3e
3864	Hastings silt loam, 0 to 1 percent slopes	12.7	15.78	0	69	1
3561	Hobbs silt loam, occasionally flooded	0.34	0.42	0	81	2w
TOTALS		80.47(*)	100%	-	61.7	2.7

AUCTION TERMS

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

Taxes: Real estate taxes for 2024 payable in 2025 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 March 27, 2025 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 Community 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 Community 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 March 27, 2025 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 Community Title Company.

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: Anna Fisher & Deborah Dalton

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on Tuesday, February 11, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, February 25, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to:
www.fncbid.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.

