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LAND AUCTION

SIMULCAST LIVE AND ONLINE

238.83± Acres Offered in Two Tracts, York County, Nebraska

Tuesday, February 6, 2024 | 10:00 AM

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

Highlights:

- **Excellent dry land farms with irrigation potential!**
- **Close to multiple grain markets!**
- **Full possession for 2024!**



For additional information, please contact:

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

PHubert@FarmersNational.com

Bidding starts | Monday, January 29, 2024, at 8:00 AM
Bidding closes | Tuesday, February 6, 2024 at Close of Live Event

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

Property Information

Location:

Tract 1: From McCool Junction, drive west one and one-half miles on Road 4 to Road K. Turn north on Road K and drive one mile. The northwest corner of tract 1 is at the intersection of Road K and Road 5.

Tract 2: One-quarter mile east of the intersection of Road 5 and Road K on the north side of the road.

Legal Description:

Tract 1: NW 1/4, 14-9-3

Tract 2: E1/2 SW1/4 11-9-3, all in York County, Nebraska

Property Description:

Productive dry land farms west of McCool Junction, Nebraska, and close to multiple, competitive grain markets. Would make a great addition to any operation before the 2024 growing season!

2023 Taxes:

Tract 1: \$6,444.60

Tract 2: \$3,821.44

Farm Data:

Tract 1:

Cropland	109.28 acres
Pasture	41.15 acres
Non-crop	3.98 acres
Timber	<u>4.36 acres</u>
Total	158.77 acres

Tract 2:

Cropland	67.3 acres
Non-crop	1.02 acres
Grass/Timber	<u>11.74 acres</u>
Total	80.06 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	88.35 acres	133 bushels
Soybeans	88.35 acres	44 bushels

If tract 1 and tract 2 have different owners at the end of the auction, the base acres will be reconstituted at the York County FSA Office.

Property Location Map



Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	67.33	42.44	0	58	3e
3553	Hobbs silt loam, frequently flooded	32.58	20.53	0	54	6w
3864	Hastings silt loam, 0 to 1 percent slopes	30.8	19.41	0	70	1
8870	Hord silt loam, 1 to 3 percent slopes	11.04	6.96	0	80	2e
2836	Uly-Hobbs silt loams, 11 to 30 percent slopes	8.61	5.43	0	61	6e
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	4.98	3.14	0	57	4e
8866	Hord silt loam, 0 to 1 percent slopes, warm	2.7	1.7	0	81	2c
3866	Hastings silt loam, 1 to 3 percent slopes	0.62	0.39	0	69	2e
TOTALS		158.66(*)	100%	-	61.6	3.33



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	29.19	36.48	0	58	3e
3864	Hastings silt loam, 0 to 1 percent slopes	19.9	24.87	0	70	1
3866	Hastings silt loam, 1 to 3 percent slopes	17.51	21.88	0	69	2e
3553	Hobbs silt loam, frequently flooded	6.6	8.25	0	54	6w
2836	Uly-Hobbs silt loams, 11 to 30 percent slopes	5.37	6.71	0	61	6e
8870	Hord silt loam, 1 to 3 percent slopes	1.45	1.81	0	80	2e
TOTALS		80.02(*)	100%	-	63.66	2.71



AUCTION TERMS

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

Taxes: Real estate taxes for 2023 payable in 2024 will be paid by the Seller. All future taxes will be the responsibility of the Buyers(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 12, 2024 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 12, 2024 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 C. Fisher & Deborah F. Dalton

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on Monday, January 29, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, February 6, 2024, with bidding concluding at the end of the live auction.

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

