

# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**152.53+/- Acres • Lancaster County, Nebraska**

**Tuesday, November 22, 2022 • 2:00 PM**

*The 1206 | 1206 Main Avenue, Crete, Nebraska*

## Highlights:

- Great Hunting Property!
- Offered in Two Tracts!
- Close To Multiple Grain Markets!
- One Mile off Paved Highway close to Crete, Nebraska!

A-5998

## ONLINE SIMULCAST BIDDING

**Starts Tuesday, November 15, 2022, at 8:00 AM.**

**Closes Tuesday, November 22, 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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# Property Information

## Location:

From Crete, Nebraska, heading east on Highway 33, turn south on Southwest 86th Street. Tract 1 is three-quarters of a mile south on the west side of the road. Tract 2 is one mile south on the east side of the road. Watch for signs.

## Legal Description:

- **Tract 1:** S1/2 of SE1/4 Section 22
  - **Tract 2:** N1/2 of NW1/4, Section 26.
- All in Township 8N, Range 5E, of the 6th P.M., Lancaster County, Nebraska.

## Property Description:

Productive dryland farms close to Crete, Nebraska, and multiple grain markets. Farms are one mile off Highway 33. Excellent hunting properties. Property offered in two tracts.

## 2021 Taxes:

- **Tract 1:** \$3,040.52
- **Tract 2:** \$3,285.76

## Farm Data:

- **Tract 1:**

Cropland	37.73 acres
Timber	<u>39.82 acres</u>
Total	77.55 acres
- **Tract 2:**

Cropland	49.00 acres
Hayland	.73 acres
Timber	<u>25.25 acres</u>
Total	74.98 acres

## FSA Information:

• <b>Tract 1:</b>	<b>Base</b>	<b>Yield</b>	
	Corn	20.59 acres	104 bushels
	Soybeans	20.45 acres	34 bushels
• <b>Tract 2:</b>	<b>Base</b>	<b>Yield</b>	
	Corn	25.05 acres	104 bushels
	Soybeans	24.87 acres	34 bushels

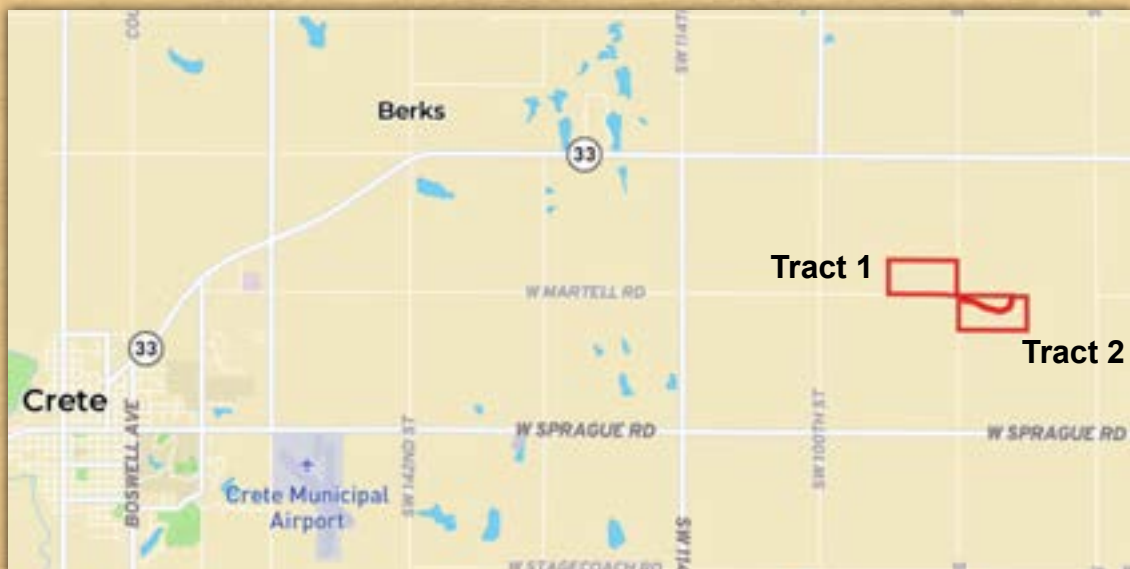
Tract 1



Tract 2



## Property Location Map



### Tract 1 Aerial Photo



### Tract 1 Soil Map

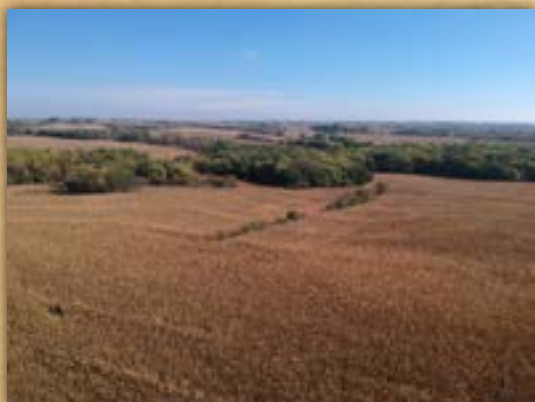


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7867	Nodaway silt loam, channeled, frequently flooded	32.97	42.57	0	49	6w
7231	Judson silt loam, 2 to 6 percent slopes	11.96	15.44	0	78	2e
7750	Nodaway silt loam, occasionally flooded	10.1	13.04	0	94	2w
3709	Crete silt loam, terrace, 0 to 1 percent slopes	5.31	6.86	0	67	2s
7507	Pawnee clay loam, 6 to 11 percent slopes, eroded	3.36	4.34	0	39	4e
3785	Crete silty clay loam, terrace, 1 to 3 percent slopes	2.6	3.36	0	65	2e
7227	Burchard clay loam, 6 to 11 percent slopes	2.58	3.33	0	54	3e
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	2.55	3.29	0	59	3e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	2.36	3.05	0	40	3e
7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	2.3	2.97	0	52	3e
7050	Kennebec silt loam, occasionally flooded	1.36	1.76	0	94	2w
TOTALS		77.45(*)	100%	-	61.78	3.92

### Tract 2 Aerial Photo



### Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7867	Nodaway silt loam, channeled, frequently flooded	18.69	24.96	0	49	6w
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	15.71	20.98	0	40	3e
7227	Burchard clay loam, 6 to 11 percent slopes	12.55	16.76	0	54	3e
7231	Judson silt loam, 2 to 6 percent slopes	8.6	11.48	0	78	2e
7507	Pawnee clay loam, 6 to 11 percent slopes, eroded	7.79	10.4	0	39	4e
3785	Crete silty clay loam, terrace, 1 to 3 percent slopes	4.84	6.46	0	65	2e
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	3.37	4.5	0	59	3e
7585	Shelby clay loam, 7 to 12 percent slopes	2.24	2.99	0	67	4e
3709	Crete silt loam, terrace, 0 to 1 percent slopes	0.83	1.11	0	67	2s
7050	Kennebec silt loam, occasionally flooded	0.26	0.35	0	94	2w
TOTALS		74.89(*)	100%	-	52.61	3.69

# 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 20, 2022 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 Nebraska 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 Nebraska 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 December 20, 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 Nebraska 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:** Roger Pauk

**Auctioneer:** Jim Eberle

**Online Simulcast Bidding Procedure:** The online bidding begins on **Tuesday, November 15, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, November 22, 2022, with bidding concluding at the end of the live auction.**

**To register and bid on this auction go to:**  
[www.fnctbid.com](http://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.

