

# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**158.66+/- Acres • Saline County, Nebraska**

**Tuesday, February 21, 2023 • 10:00 AM**

**Western Fire Hall and Community Center | 110 Northwest Avenue, Western, Nebraska**

## Highlights:

- Productive Dryland Farm!
- Close To Multiple Grain Markets!
- Two Miles off Highway 74 County Road 800, 1 1/2 miles west of Western on County Road V. Great Highway Access!

A-8224

## ONLINE SIMULCAST BIDDING

**Starts Monday, February 13, 2023, at 8:00 AM.**

**Closes Tuesday, February 21, 2023, 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

## Location:

From Western, Nebraska, farm is one and one-half miles west on County Road 'V'. Farm is two miles south of Highway 74 on County Road 800. Watch for signs!

## Legal Description:

SW 1/4, EX 2.02 a. tract, Sec. 17, Twp 5N, Rge 2E, of the 6th P.M., Saline County, Nebraska.

## Property Description:

Productive dryland farm close to Western, Nebraska, and multiple grain markets. ***Would make a great addition to any operation before the 2023 year!***

## Farm Data:

Cropland	146.29 acres
Hayland	10.23 acres
Non-crop	<u>2.14 acres</u>
Total	158.66 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	73.75 acres	124 bushels
Soybeans	73.75 acres	38 bushels

## 2022 Taxes:

\$5,334.92

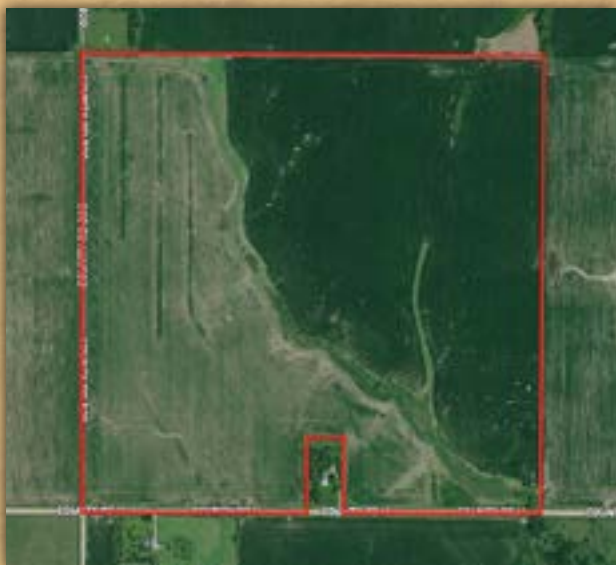


Property Location Map





**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3825	Crete silt loam, 1 to 3 percent slopes	73.4	45.89	0	63	2e
3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	51.57	32.24	0	54	3e
4182	Longford silty clay loam, 7 to 11 percent slopes, eroded	21.21	13.26	0	57	4e
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	7.11	4.44	0	58	4e
3824	Crete silt loam, 0 to 1 percent slopes	6.66	4.16	0	64	2s
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	0.01	0.01	0	59	3e
TOTALS		159.96(*)	100%	-	59.12	2.68





# 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 March 22, 2023 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 York County 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 York County 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 22, 2023 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 York County Title Company.

**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. 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:** Linda and Barton Lewis, Judith C Greene, Trustee for the Judith C Greene Revocable Trust, Karen Inglis, Melodye Khattak, Megan Culp, Steven Morrison Personal Representative for the Estate of James F. Morrison, DeEtta Maguire and Bernard J Maguire Jr., Trustees, DeEtta O Maguire Revocable Trust, Catherine Inglis Oglesby, David Inglis

**Auctioneer:** Jim Eberle

**Online Simulcast Bidding Procedure:** The online bidding begins on **Monday, February 13, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, February 21, 2023, with bidding concluding at the end of the live auction.**

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