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LAND AUCTION

SIMULCAST LIVE AND ONLINE

127.34± Acres, Saunders County, Nebraska

Tuesday, October 15, 2024 | 10:00 AM

Saunders County Fairgrounds - 4H Building | 635 E 1st Street, Wahoo, Nebraska

Highlights:

- **Productive farm ground with irrigated acres**
- **Located two miles directly east of Colon, Nebraska, and Highway 109**
- **Full possession for the 2025 crop year**



For additional information, please contact:
Maverick Sukstorf, Agent | (402) 909-3250
MSukstorf@FarmersNational.com

Bidding starts | Friday, October 11, 2024, at 8:00 AM
Bidding closes | Tuesday, October 15, 2024, at 10:00 AM

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

Property Information

Directions to Property:

Two miles east of Colon, Nebraska. Property is on the east side of County Road 14 between County Road R and County Road Q.

Legal Description:

N PT SW 5-15-8, S 1/2 S 1/2 NW 5-15-8, and S 1/4 of N 1/2 & N 1/4 of S 1/2 6-15-8

Tax Parcel ID Numbers:

- 002705000
- 002702500
- 002707500

Property Description:

Offering a 127.34+/- acre farm located in Saunders County! The farm is located two miles directly east of Colon off of Highway 109 and sits between County Roads R and Q. Approximately 63.72 acres are irrigated, and the remaining acres are dryland. This farm ground comes with great potential and strong soil classifications. Full possession for the upcoming 2025 crop year. This property would make a great addition to any sized farm operation.

FSA Information:

	Base	Yield
Corn	92.79 acres	138 bushels
Soybeans	30.91 acres	48 bushels

Farm Data:

Cropland	123.73 acres
Non-crop	<u>3.61 acres</u>
Total	127.34 acres

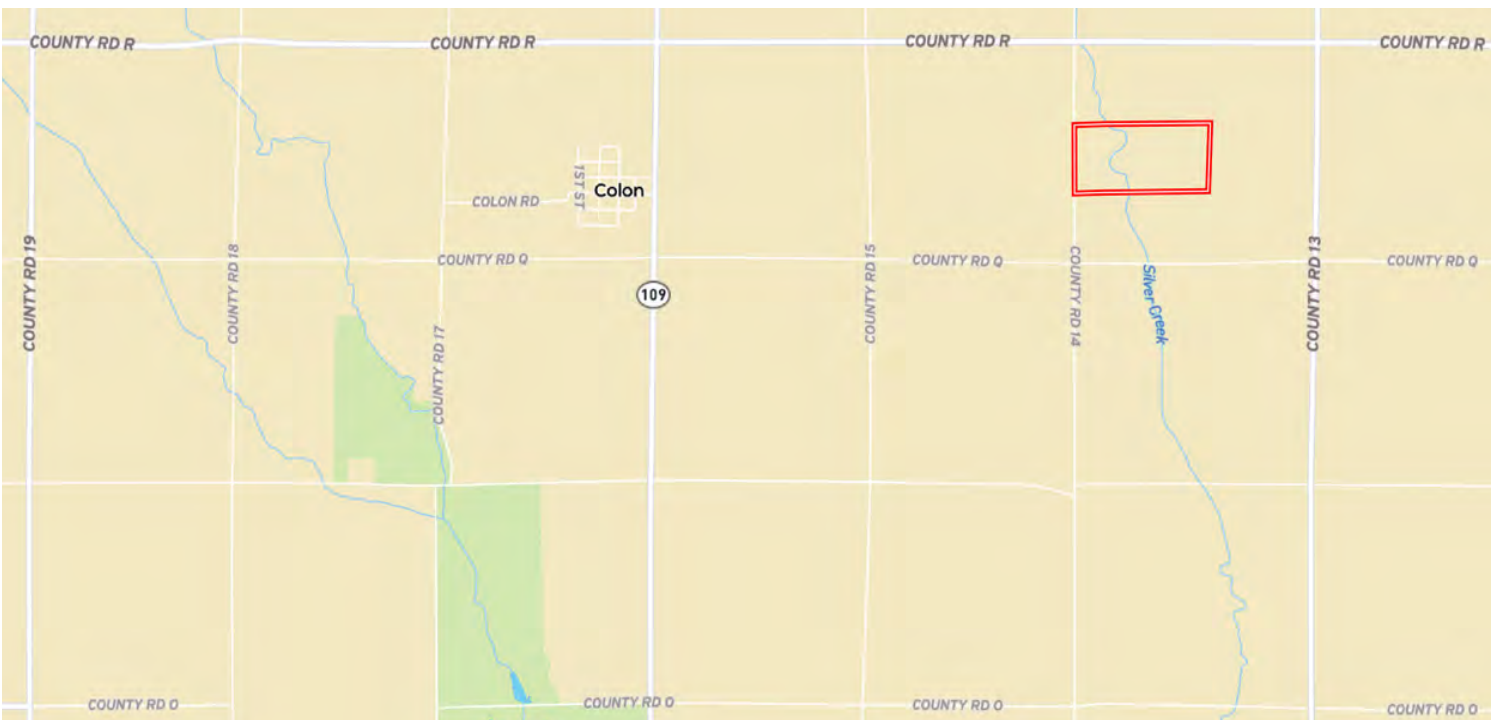
Additional Comments:

Current tenant owns pivot and power unit.

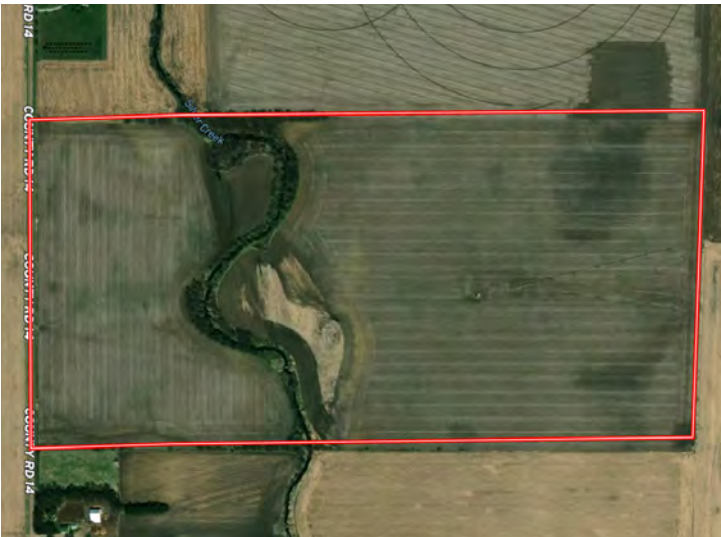
Taxes:

- \$9,267.72

Property Location Map



Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7280	Tomek silt loam, 0 to 2 percent slopes	65.31	50.89	0	78	1
7105	Yutan silty clay loam, terrace, 2 to 6 percent slopes, eroded	27.68	21.57	0	59	2e
7750	Nodaway silt loam, occasionally flooded	18.18	14.17	0	94	2w
3948	Fillmore silt loam, terrace, occasionally ponded	8.62	6.72	0	77	3w
7340	Filbert silt loam, 0 to 1 percent slopes	8.55	6.66	0	51	2w
TOTALS		128.34(*)	100%	-	74.31	1.56



Simulcast 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 November 22, 2024, or such other date agreed to by the parties. Subject to the 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 Midwest Title.

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 the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on November 22, 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 Midwest Title.

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 Buyer(s) and Seller 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. 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: Joel Lynn Mowers Estate

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, October 11, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, October 15, 2024, 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 tract will be visible online, 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.