

ABSOLUTE LAND AUCTION

1,294.23+/- Acres • Custer County, Nebraska

Wednesday, November 14 • 1:00 PM

at the Custer County 4-H Building

Broken Bow, Nebraska

Highlights:

- Tract 1: Great opportunity to purchase a combination farm with irrigation (70.65 certified), dryland, and pasture.
- Tract 2: Excellent hardgrass with submersible well and windmills.
- Tract 3: Great building potential with 42.75+/- acres of grass with blacktop splitting from Tract 2.



L-1800829

Property Location: • Tract 1 is located 13-½ miles southeast of Broken Bow
• Tracts 2 and 3 are located seven miles northeast of Broken Bow.

Legal Description: • Tract 1: Sec. 25-15-20 W1/2E1/2, W1/2 (480 Acres), Sec. 26-15-120 E1/2E1/2 (160 Acres), Sec. 24-15-20 SE1/4 (160.02 Acres). • Tract 2: Sec. 26-18-20 SE1/4 (160 Acres), Sec. 25-18-20 W1/2W1/2 Exc. Parcel (133.37+/- Acres), Sec. 23-18-20 SE1/4 (East parcel of the road 157.91+/- Acres). • Tract 3: Sec. 23-18-20 NESW, (SE1/4 Parcel west of the road 42.75 Acres).



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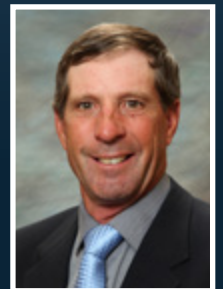
For additional information, please contact:

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Property Information

Property Description: Tract 1 is a combination farm with a home, barn, shop and outbuildings. Tract 2 is excellent hardgrass with submersible well and windmills along the Round Valley Road. Tract 3 would make an excellent building location with Round Valley Road splitting from Tract 2.

Farm Data:

• Tract 1

Cropland 169.45 acres
 Hayland 20.65 acres
 Pasture 620.75 acres
 Buildings 10.0 acres
 Total 800.2 acres

• Tract 2

Pasture 449.0 acres
 Buildings 2.28 acres
 Total 451.28 acres

• Tract 3

Pasture 42.75 acres



2018 Taxes:

- Tract 1: \$15,880.50
- Tracts 2 and 3: \$6,699.80 - combined. Will be split if sold separately.

Irrigation:

G-000936, 70.65 certified acres, 1955 completion date, 900 gallons per minute.

Improvements:

Located on Tract 1 are a two-bedroom, one-bath home with detached garage, 40' x 40' barn, 30' x 24' machine shed, and miscellaneous buildings.

Tract 1 Soil Map



Tract 1 Aerial Map



MAP SYMBOL	NAME	NON IRR		IRR	SRPG	ACRES
		LCC	LCC			
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool			VIe	0	234.2
2823	Uly silt loam, 11 to 17 percent slopes, eroded			VIe	56	145.0
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded			VIe	23	91.6
8870	Hord silt loam, 1 to 3 percent slopes			IIIe	72	75.7
8869	Hord silt loam, 0 to 1 percent slopes			IIc	73	72.9
3562	Hobbs silt loam, occasionally flooded, cool			IIW	0	51.6
4138	Holdrege silt loam, 7 to 11 percent slopes			IVe	62	32.0
2670	Holdrege silt loam, 3 to 7 percent slopes			IIIe	66	30.8
8872	Hord silt loam, 3 to 6 percent slopes			IIIe	69	19.1
2821	Uly silt loam, 6 to 11 percent slopes, eroded			IVe	61	11.2
8841	Hall silt loam, 1 to 3 percent slopes			IIe	70	3.4
8816	Cozad silt loam, 1 to 3 percent slopes			IIe	66	0.6
2538	Coly silt loam, 6 to 11 percent slopes, eroded			IVe	48	0.2
TOTAL					35.5	768.2

Tract 2 Aerial Map



Tract 2 Soil Map



MAP SYMBOL	NAME	NON IRR		IRR	
		LCC	LCC	SRPG	ACRES
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	Vie		23	166.8
2823	Uly silt loam, 11 to 17 percent slopes, eroded	Vie		56	122.4
2538	Coly silt loam, 6 to 11 percent slopes, eroded	IVe	IVe	48	53.4
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	Vie		0	47.4
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	Ille	Ille	65	36.3
3562	Hobbs silt loam, occasionally flooded, cool	Ilw	Ilw	0	21.2
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	Ille	Ille	61	7.0
TOTAL				35.3	454.6

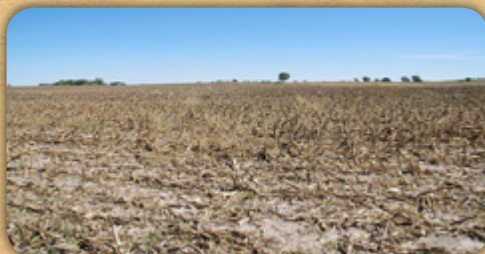
Tract 3 Aerial Map



Tract 3 Soil Map



MAP SYMBOL	NAME	NON IRR		IRR	
		LCC	LCC	SRPG	ACRES
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	Vie		0	30.5
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	Vie		23	6.6
2538	Coly silt loam, 6 to 11 percent slopes, eroded	IVe	IVe	48	2.0
2823	Uly silt loam, 11 to 17 percent slopes, eroded	Vie		56	1.0
TOTAL				7.6	40.1



AUCTION TERMS

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

Taxes: Real estate taxes for 2018 payable in 2019 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 or before December 10, 2018.

Earnest Payment: A 25% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Farmers National Company in their trust account.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Farmers National 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 both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or before December 10, 2018. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National Company.

Sale Method: The real estate will be offered in multiple 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. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: This is an absolute auction and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

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: Michael A. Larson Estate, Nebraska State Bank & Trust Co., P.R.

Property Location Map

