

LAND AUCTION

137.99± Acres, Dodge County, Nebraska

Friday, November 9, 2018, at 10:00 AM

Veteran's Club, 243 Oak Street, Dodge, Nebraska



L-1800810

Selling in Three Tracts!

Featuring...

- **Highly productive farm land in an excellent community.**
- **Transportation routes are excellent with county paved, county gravel and State Highway 91.**
- **Markets are multiple and diversified with grain elevators and livestock feeding.**
- **Farms have been taken care with good weed control and fertilization.**
- **80% Class I and II soils**



**Farmers
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Company™**

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For additional information, please contact:

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Papillion, Nebraska**

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Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
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Property Information

Location: All three tracts are located just east of Dodge, Nebraska, adjacent to County Road 3.

Legal: SE1/4NW1/4, Pt S1/2SW1/4NW1/4 and Tax Lot 4 (97.99 acres) all in Section 9-T20N-5E. NW1/4NW1/4 (40 acres) of Section 16-T20N-R5E

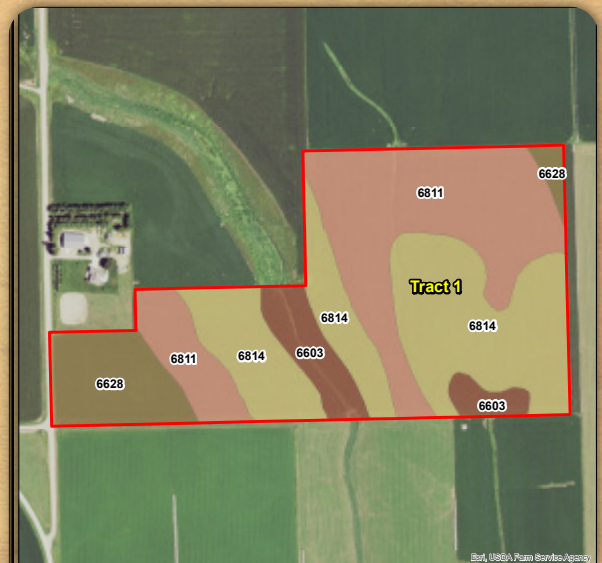
Description: Three tracts of top shelf farm land located in an excellent community. Transportation routes are of good quality with county paved, county gravel and State Highway 91. Grain markets are very competitive with many outlets for both corn and soybeans. Considerable amount of cattle feeding taking place in the area. Farms are in a productive state of fertility.

Farm Data

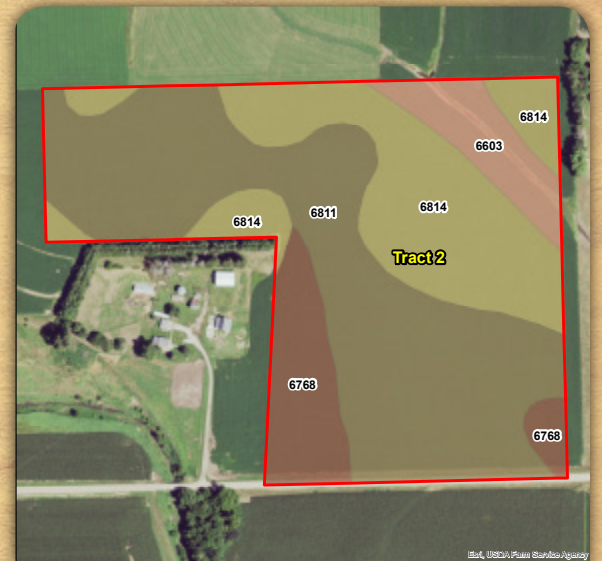
Tract 1: 57.73 cropland acres .27 non-crop acres
Tract 2: 38.30 cropland acres 1.69 non-crop acres
Tract 3: 37.33 cropland acres 2.67 non-crop acres

FSA Information

Tract	Crop	Bases (acres)	Yield
Tract 1	Corn	30.4	170 bushels
Tract 1	Soybeans	26.5	46 bushels
Tract 2	Corn	20.4	170 bushels
Tract 2	Soybeans	17.9	46 bushels
Tract 3	Corn	19.6	170 bushels
Tract 3	Soybeans	17.2	46 bushels



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	SRPG	ACRES
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	IIIe	IVe	0	23.3
6811	Moody silty clay loam, 2 to 6 percent slopes	IIe	IIIe	76	21.7
6628	Belfore silty clay loam, 0 to 2 percent slopes	I	I	74	7.2
6603	Alcester silty clay loam, 2 to 6 percent slopes	IIe	IIIe	0	4.8
TOTAL				38.3	57.0



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	SRPG	ACRES
6811	Moody silty clay loam, 2 to 6 percent slopes	IIe	IIIe	76	19.5
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	IIIe	IVe	0	11.7
6768	Nora silty clay loam, 6 to 11 percent slopes, eroded	IIIe	IVe	66	4.4
6603	Alcester silty clay loam, 2 to 6 percent slopes	IIe	IIIe	0	2.8
TOTAL				46.2	38.4

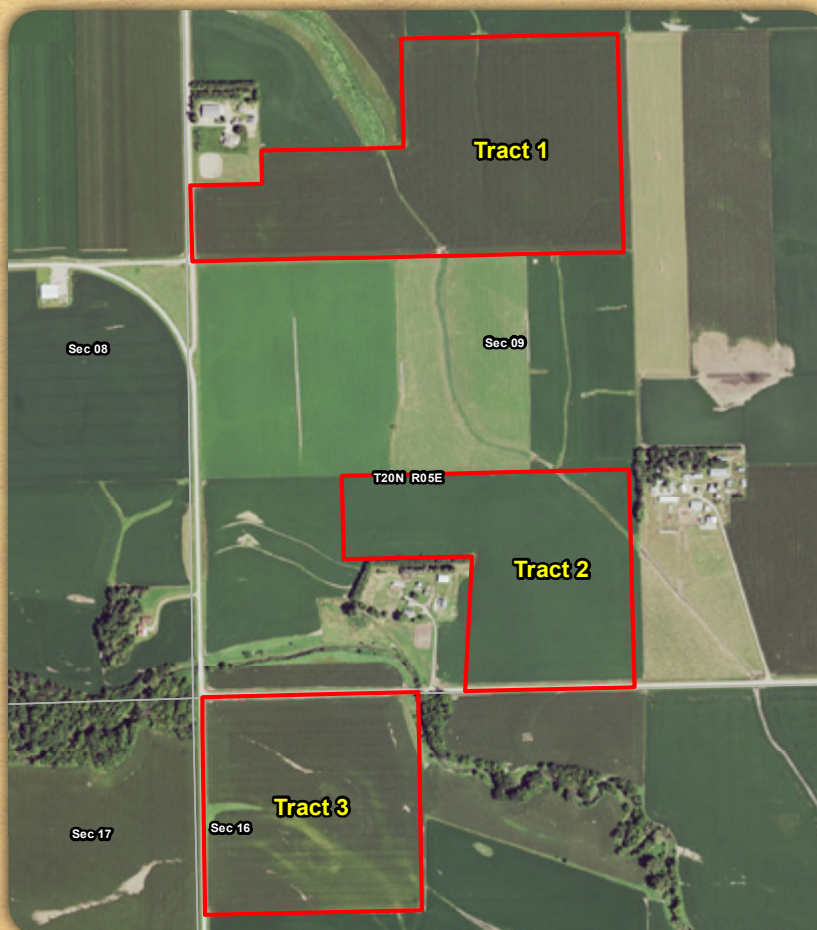
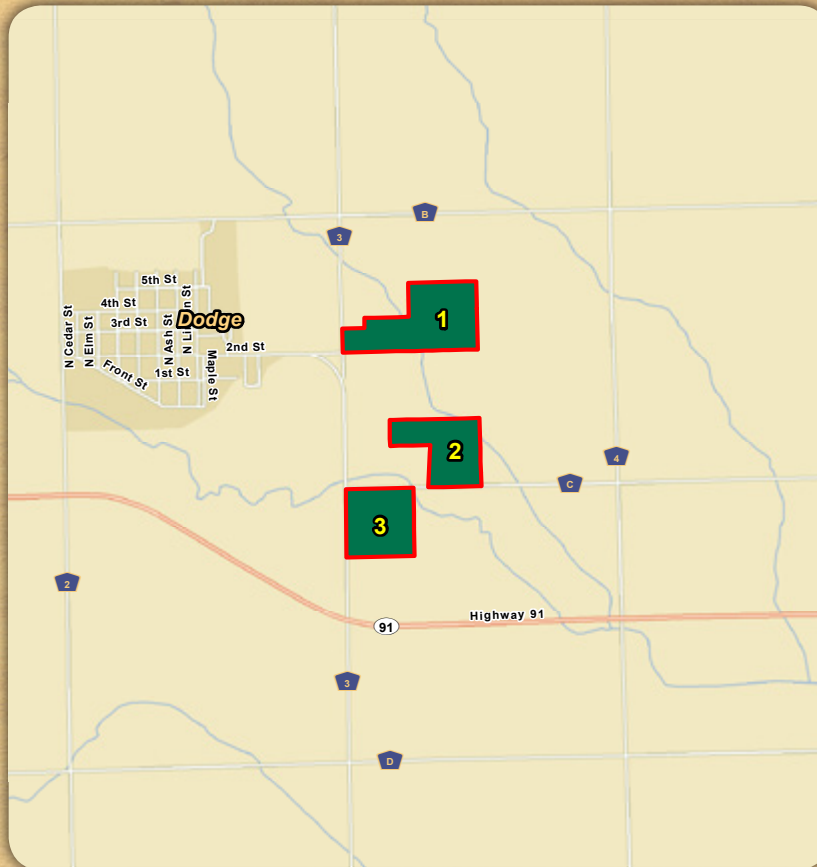


MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	SRPG	ACRES
7901	Monona silt loam, terrace, 0 to 2 percent slopes	I	I	72	19.9
6385	Shell silt loam, occasionally flooded	IIw	IIw	72	16.5
6811	Moody silty clay loam, 2 to 6 percent slopes	IIe	IIIe	76	3.0
TOTAL				72.3	39.4

2017 Real Estate Taxes:

Tract 1 and 2: \$5,568.78 or \$57.99 per acre
 Tract 3: \$2,262.56 or \$60.61 per acre

Location and Aerial Map



Auction Terms

Mineral Rights

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 January 7, 2019, 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 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 the trust 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 and any escrow closing services will be paid equally by the seller and buyer. Sale is not contingent upon buyer(s) financing.

Closing

The sale closing is on January 7, 2019, or such date agreed to by the parties. 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.

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 seller and the buyer(s) will each pay one-half of the survey costs. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

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.

Sale Method

The real estate will be offered in three 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. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and the seller. All decisions of the auctioneer are final.

Announcements

Information provided herein was obtained from sources deemed reliable, but neither the agent 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

Joseph C and Jane Marie Costa

Auctioneer

Jim Eberle

