

LAND AUCTION

330+/- Acres • Nemaha County, Nebraska

Tuesday, January 8, 2019 • 10:00 AM

at the Nemaha County Fairgrounds • Auburn, Nebraska

Highlights:

- Will be offered in two tracts with full possession in 2019
- Great add on or investment opportunity
- Offers good hunting opportunities

L-190096

Property Location: From the east edge of Brock, Nebraska, travel south on 633 Avenue two miles to the intersection of 632 Avenue and 733 Road. Turn east on 733 Road and travel one mile to the intersection of 733 Road and 634 Avenue. Turn north one mile. That is the southwest corner of Tract #2 and the southeast corner of Tract #1.

For additional information, please contact:

Jeffery Monhollon, AFM/Agent

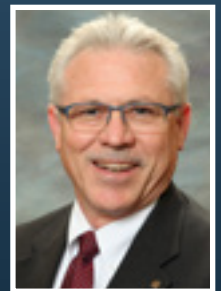
Cortland, Nebraska

Business: (402) 798-2122

Cell: (402) 239-1536

JMonhollon@FarmersNational.com

www.FarmersNational.com/JefferyMonhollon



Ryan Sadler, Agent

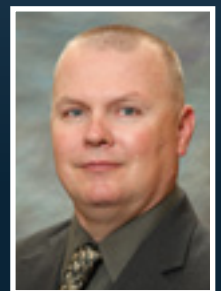
Maryville, Missouri

Business: (660) 241-4133

Cell: (712) 371-9873

RSadler@FarmersNational.com

www.FarmersNational.com/RyanSadler



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Property Information

Property Description:

The property is gently rolling crop ground with some wooded acres and an abandoned building site.

Legal Description:

• **Tract 1:** The South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$); Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) and the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-four (34) Township Six (6) North, Range Thirteen (13) East of the 6th P.M., in Nemaha County, Nebraska.

• **Tract 2:** The Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-five (35) in Township Six (6) North, Range Thirteen (13) East of the 6th P.M., Nemaha County Nebraska; the South Half (S $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-five (35), Township Six (6) North, Range Thirteen (13) East of the 6th P.M., Nemaha County, Nebraska.

Farm Data:

• Tract 1:

Cropland	146.38 acres
Non-crop	<u>9.53 acres</u>
Total	155.91 acres

• Tract 2:

Cropland	123.18 acres
Non-crop	<u>41.53 acres</u>
Total	164.71 acres

FSA Information:

	Tract 1 and Tract 2	
	<u>Base</u>	<u>Yield</u>
Corn	143.45 acres	110 bushels
Soybeans	106.55 acres	33 bushels
Wheat	12.3 acres	44 bushels

Improvements:

Older building site/grain facility.

2017 Taxes:

• **Tract 1:** \$6,272.10 or \$39.20 per acre

• **Tract 2:** \$7,099.56 or \$41.76 per acre



Bean Field Tract 1



Corn Field Tract 2

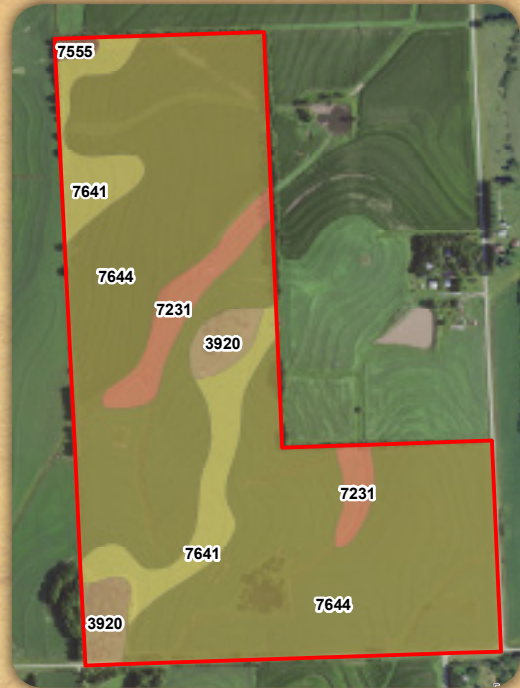


Bean Field Tract 2

Tract 1 Aerial Photo



Tract 1 Soil Map

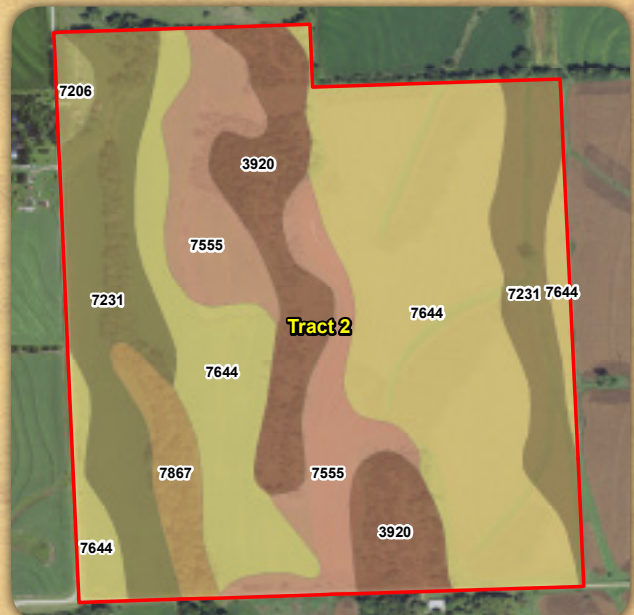


MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	SRPG	ACRES
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	IIIe	IVe	69	126.4
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	IIe	IIIe	73	17.5
7231	Judson silt loam, 2 to 6 percent slopes	IIe	IIIe	80	9.5
3920	Sogn-Kipson complex, 7 to 30 percent slopes	VI		3	6.5
7555	Benfield-Kipson silty clay loams, 6 to 11 percent slopes, eroded	IVe	IVe	26	0.8
TOTAL				67.2	160.6

Tract 2 Aerial Photo



Tract 2 Soil Map



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	SRPG	ACRES
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	IIIe	IVe	69	75.6
7231	Judson silt loam, 2 to 6 percent slopes	IIe		80	37.4
7555	Benfield-Kipson silty clay loams, 6 to 11 percent slopes, eroded	IVe	IVe	26	25.1
3920	Sogn-Kipson complex, 7 to 30 percent slopes	VI		3	22.7
7867	Nodaway silt loam, channeled, frequently flooded	VIw		61	6.7
7206	Aksarben silty clay loam, 2 to 6 percent slopes	IIe	IIIe	72	2.1
TOTAL				55.9	169.6

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 February 8, 2019, or such other date agreed to by the parties, subject to tenants rights through March 1, 2019.

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 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 and any escrow closing services will be paid equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on February 8, 2019, or such other 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 Buyer(s) 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 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. 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: 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: University of Nebraska - Lincoln Foundation

Auctioneer: Grant Litz

Property Location Map

