

# LAND AUCTION

**516.46+/- Acres in Holt County, Nebraska**

**Wednesday, January 16, 2019 • 1:30 PM**

**Selling in Five Tracts!**

*at the O'Neill Community Center, 501 South 4th Street, O'Neill, Nebraska  
Location - Location - Location*



## Highlights:

- Sub-irrigated meadows
- Low lying productive pasture, high carrying capacity
- Two windmills
- Great location and access
- Three tracts with US Highway 20 frontage

L-1900100

**Property Location:** Eight and a half miles southeast of O'Neill, Nebraska, along US Highway 281. From Inman, Nebraska, 1/2 mile southeast to the northwest corner of Tract 2.



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**For additional information, please contact:**

**Robert Litz, Agent**

O'Neill, Nebraska

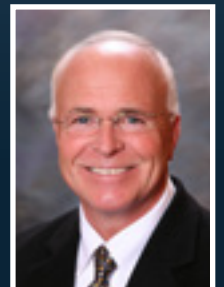
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Auctioneer: Grant R Litz



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## Property Information

**Legal:** Tract 1: Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ) and that part of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section 29, Township 28 North, Range 10 West of the 6th PM, Holt County, Nebraska, lying north of US Highway 20. 52.8+/- acres.

Tract 2: That part of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 30, Township 28 North, Range 10 West of the 6th PM, Holt County, Nebraska, lying south of US Highway 20 and south of the "Cowboy Trail" less that part owned by the Village of Inman. 104.98+/- acres.

Tract 3: That part of the Northwest Quarter (NW $\frac{1}{4}$ ) and that part of Southwest Quarter (SW $\frac{1}{4}$ ) of Section 29, Township 28 North, Range 10 West of the 6th PM, Holt County, Nebraska, lying south of U.S. Highway 20 and south of the "Cowboy Trail" less 12.0+/- acre building site located in the southwest corner (subject to survey). 118.68+/- acres.

Tract 4: Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 31, Township 28 North, Range 10 West of the 6th PM, Holt County, Nebraska. 40.0+/- acres.

Tract 5: West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$ ), Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$ ), and East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$ ) of Section 32, Township 28 North, Range 10 West of the 6th PM, Holt County, Nebraska. 200.0+/- acres.

**Property Description:** Offering 516.46+/- acres of outstanding sub-irrigated hay meadow and pasture. Property will be offered in five individual tracts allowing buyers the opportunity to purchase tract sizes that meet their needs. Tract sizes range from 40 acres up to 200 acres. Everyone will have ample opportunity to increase bids until the conclusion of the auction process. Property offers great location with three tracts bordering US Highway 20. All the land is within 2.25 miles of Inman, Nebraska. This is all top quality land, offering great long-term production with outstanding location. Tract 5 is the only tract currently used for pasture, with two windmills.

Please contact Robert Litz for personal showings or property brochures.

### Taxes:

**Tract 1:** \$850 (estimated)

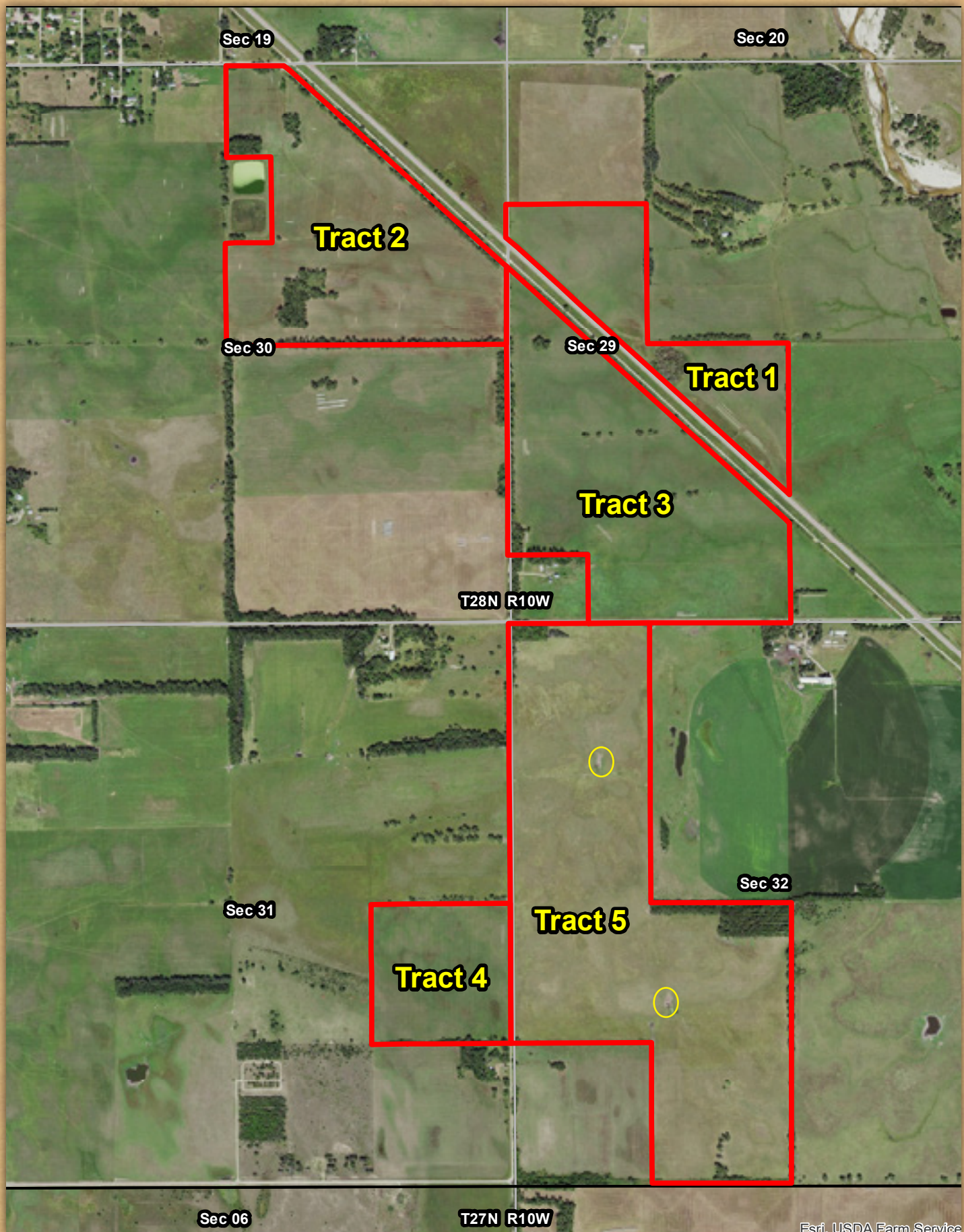
**Tract 2:** \$1,477.46


**Tract 3:** \$1,870 (estimated)

**Tract 4:** \$520.06

**Tract 5:** \$2,881.80





 = Windmill Location

# Auction Terms

**Minerals:** All mineral interest 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 15, 2019, or such other date agreed to by the parties

**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 McCarthy Abstract 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 February 15, 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.

**Sale Method:** The real estate will be offered in five 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. Property may have noxious weeds.

**Seller(s):** Estate of Kenneth F and Faye Smith (Deritha E Moore, Personal Representative)

**Auctioneer:** Grant R Litz

## Property Location Map

