

# ABSOLUTE LAND AUCTION

963.10+/- Acres • Custer County, Nebraska

Wednesday, January 16 • 1:00 PM

at the Custer County 4-H Building • Broken Bow, Nebraska

## Highlights:

- Combination grass and farm ground used for winter feed
- Excellent protection around the building site
- Good location with blacktop road along the whole east side of the property line



L-1900174

**Property Location:** The property is located two miles south of Broken Bow on Highway 21. Turn east on Sumner Road and go seven and one-half miles to the north property line.



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For additional information, please contact:

**Jim Eberle, Agent/Auctioneer**

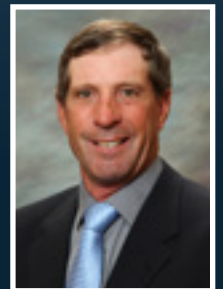
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# Property Information

**Property Description:** Combination dryland and hard grass farm with a three bedroom, one and three-quarter bath home with attached garage and older barn.

**Legal Description:** Sec 15-15-20 Par in E1/2E1/2 W Rd. 12 Acres East Custer Twp., Sec. 23-15-20 Tract in W1/2 W Rd. 50.20 Acres, East Custer Twp., Sec. 27-15-20 E1/2 319.0 Acres East Custer Twp., Sec. 22-15-20 NE1/4 Ex Par E1/2NW, NESW, SE1/4 426.26 Acres East Custer Twp., Sec. 26-15-20 W1/2W1/2 155.64 Acres East Custer Twp., Custer County, Nebraska.

## Farm Data:

Cropland	210.45 acres
Pasture	735.66 acres
Buildings	<u>16.99 acres</u>
Total	963.10 acres

**2018 Taxes:** \$15,134.24

**Improvements:** Three-bedroom home built in 1992 with 1,800 sq ft, an older barn, and milk house.

**Aerial Map**



**Soil Map**



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	SRPG	ACRES
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	Vle		23	574.2
2823	Uly silt loam, 11 to 17 percent slopes, eroded	Vle		56	114.7
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	Vle		0	80.2
3562	Hobbs silt loam, occasionally flooded, cool	llw	llw	0	57.4
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	llle	llle	65	51.1
8841	Hall silt loam, 1 to 3 percent slopes	lle	lle	70	45.6
2538	Coly silt loam, 6 to 11 percent slopes, eroded	lvle	lvle	48	11.7
4138	Holdrege silt loam, 7 to 11 percent slopes	lvle	lvle	62	11.2
2821	Uly silt loam, 6 to 11 percent slopes, eroded	lvle	lvle	61	11.1
8870	Hord silt loam, 1 to 3 percent slopes	lle	lle	72	8.7
TOTAL				28.7	965.7

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.



Topography Map



# 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 February 12, 2019, or such other date agreed to by the parties.

**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 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 12, 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 one tract. 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:** Sheila Kendall, James Williams and Echo Clark

