

FOR SALE BY BIDS

L-1900229



HIGHLIGHTS:

- High quality center pivot irrigated farm
- Excellent soils and water
- 2003 Reinke 7-tower center pivot with swing arm and electric motor included in sale
- Located close to competitive grain markets

160+/- Acres • Fillmore County, Nebraska

BID DEADLINE: 1:00 PM • Thursday, February 28, 2019

Contact Agent for Additional Details!

Property Location: From Geneva, Nebraska, the property is located six miles south on Highway 81 and one-half mile west on County Road S.

Legal Description: SW $\frac{1}{4}$ of Section 36, Township 6 North, Range 3 East of the 6th P.M., Fillmore County, Nebraska.



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For additional information, please contact:

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PROPERTY INFORMATION

Property Description: High quality center pivot irrigated farm located southwest of Geneva, Nebraska, close to competitive grain markets. Pivot with swing arm and electric motor are included in the sale.

Farm Data:

Cropland	156.71 acres
Non-Crop	<u>3.29 acres</u>
Total	160.0 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	101.55 acres	159 bushels
Soybeans	33.85 acres	70 bushels

2018 Taxes:

\$8,972.06 or \$56.07 per acre

Irrigation Equipment: 7 Tower Reinke center pivot with swing arm. 75 Horsepower US Electric Motor. Cropland of 156.7 acres fully irrigated.

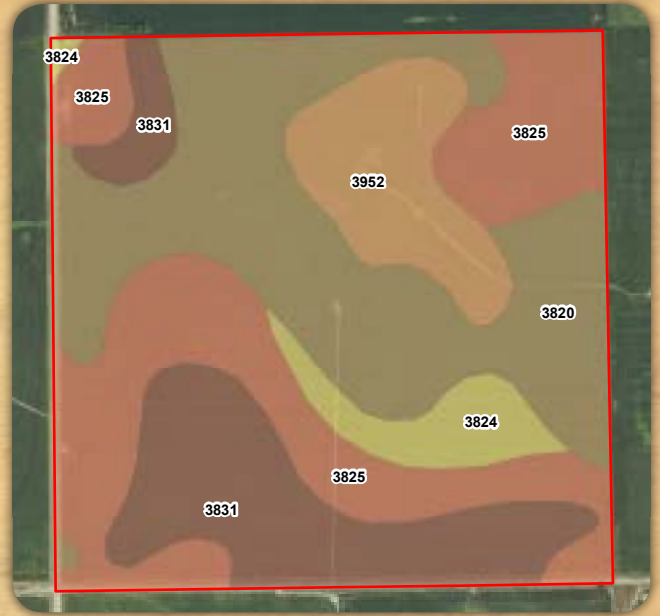
Well Information: Well originally drilled in 1998 to a depth of 233', with a pumping level of 160'. Original gallonage at time of drilling was 1,200 gallon per minute, currently set up for 900 gpm at 46 psi.



Aerial Map

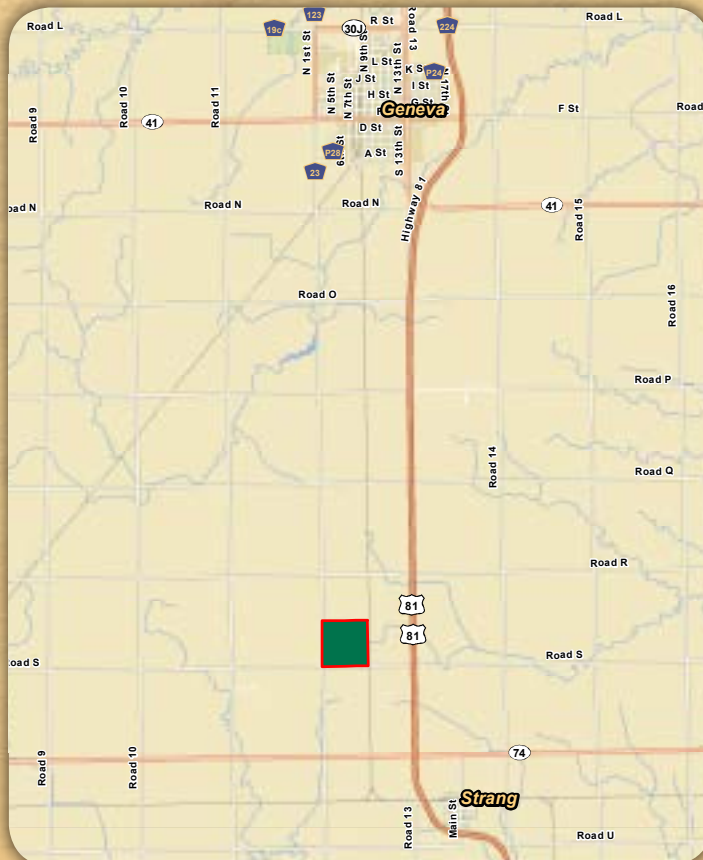


Soil Map



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	SRPG	ACRES
3820	Butler silt loam, 0 to 1 percent slopes	IIw	IIw	74	56.1
3825	Crete silt loam, 1 to 3 percent slopes	Ile	Ile	68	48.7
3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	IIIe	IIIe	67	30.6
3952	Fillmore silt loam, frequently ponded	IIIw	IVw	49	17.1
3824	Crete silt loam, 0 to 1 percent slopes	IIs	IIs	70	8.5
TOTAL				68.0	161.0

Property Location Map



Bid Form

Return no later than 1:00 pm, Thursday, February 28, 2019

I/we hereby offer the following amount(s) for the parcel listed below:

Legal Description: SW1/4 Section 36-6-3, Fillmore County, Nebraska. 160+/- acres.

Bid amount \$ _____

Bid is total price **NOT** per acre. I acknowledge there will not be an oral bidding and agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature

Date

Print name

Address

City

State

Zip code

Telephone number

Cell phone number

Email

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. Sale is not contingent upon buyer(s) financing. Farmers National Company and its representatives are acting as agents of the seller.

Bid Procedure: Written bids will be received at the office of Farmers National Company, P.O. Box 105, Geneva, Nebraska 68361 until 1:00 PM on Thursday, February 28, 2019. Bid should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Terms of Sale and Closing: Terms of the sale are cash with no contingencies. The successful bidder(s) will be required to sign a purchase agreement and provide a 10% earnest money check with the balance due in full at closing on April 5, 2019 or such other date agreed to by the parties. The seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance and escrow closing services will be shared equally by the seller and buyer(s). Seller to pay 2018 and previous years real estate taxes. Buyer to pay all future taxes.

For More Information, contact:

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Mail, fax or email bid to:

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