

ABSOLUTE LAND AUCTION

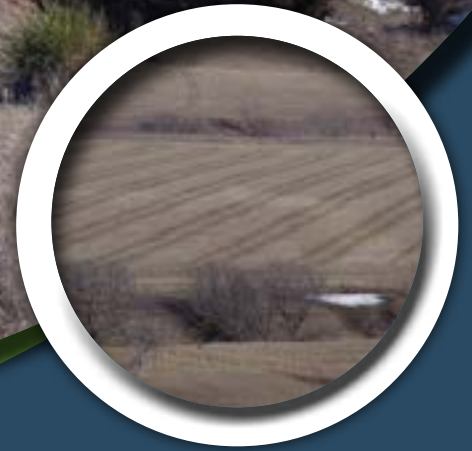
787.80+/- Acres • Custer County, Nebraska

Tuesday, March 12, 2019 • 1:00 PM

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

Highlights:

- Good hardland grass
- Submersible well piped to seven different tanks in six pastures
- Alfalfa and cane raised on dryland crop ground



L-1900266

Property Location:

From Broken Bow, Nebraska, one and one-half miles south on Highway 21 to Sumner Road then four and one-half miles south to the property.



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For additional information, please contact:

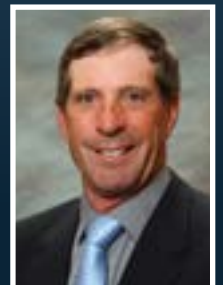
Jim Eberle, Agent/Auctioneer

Broken Bow, Nebraska

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Property Information

Property Description: Good hardland grass with submersible well piped to seven different tanks in six pastures. Alfalfa and cane raised on the dryland crop ground.

Legal Description: Sec. 3-15-20 W1/2SW S & W Rd. Ex Par 35.7 Acres East Custer Twp., Sec. 4-15-20 Lts 2-3-4, Pt Lt 1 & Pt S1/2N1/2 225.50 Acres East Custer Twp., Sec. 4-15-20 Par E1/2SE 35.07 Acres East Custer Twp., Sec. 4-15-20 Pt S1/2N1/2 S1/2 Exc Parcels 298.53 Acres East Custer Twp., Sec. 33-16-20 W1/2SW, Pt NESW, Pt W1/2SE W Rd; 193 Acres Broken Bow Twp., Custer County, Nebraska.

Farm Data:

Cropland	31 acres
Hayland	32 acres
Pasture	<u>724 acres</u>
Total	787.8 acres

2018 Taxes: \$10,837.78.

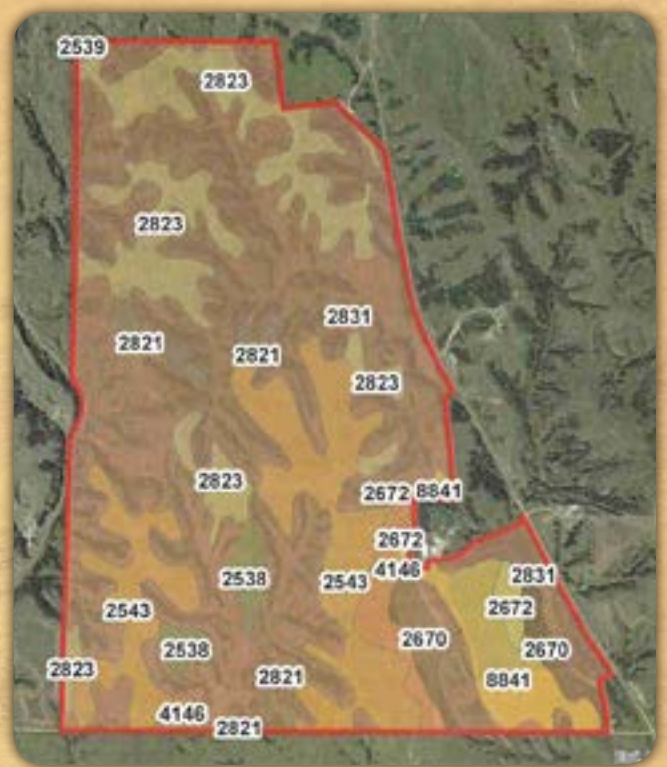
Agent Comments: The present owner would rent/ lease back some or all of the property.



Aerial Map



Soil Map



SYMBOL	NAME	LCC	LCC	SRPG	ACRES
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	Vle		23	447.2
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	Vle		0	114.8
2823	Uly silt loam, 11 to 17 percent slopes, eroded	Vle		56	106.0
8841	Hall silt loam, 1 to 3 percent slopes	Ile	Ile	70	36.3
2670	Holdrege silt loam, 3 to 7 percent slopes	IIle	IIle	66	21.6
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	IIle	IIle	61	20.9
2821	Uly silt loam, 6 to 11 percent slopes, eroded	IVe	IVe	61	17.3
2538	Coly silt loam, 6 to 11 percent slopes, eroded	IVe	IVe	48	14.3
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	IIle	IIle	65	8.2
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	Vle		46	0.4
TOTAL				30.2	787.0



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 April 10, 2019.

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 or before April 10, 2019. 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 as 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: James and Denise Russell

Auctioneer: Jim Eberle

Property Location Map

