

ABSOLUTE LAND AUCTION

160.30+/- Acres • Custer County, Nebraska

Tuesday, March 26, 2019 • 1:00 PM

at the Merna Community Center • Merna, Nebraska



L-1900284

Property Location:

The property is located three miles east of Merna, Nebraska or five and one-half miles northwest of Broken Bow, Nebraska.



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For additional information, please contact:

Jim Eberle, Agent/Auctioneer
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Property Information

Property Description: Good, pivot irrigated farmground located between Merna and Broken Bow, Nebraska.

Legal Description: Sec. 35-18-21 NE1/4, 160.30 acres, Kilfoil Twp., Custer County, Nebraska.

Farm Data:

Cropland 161.82 acres

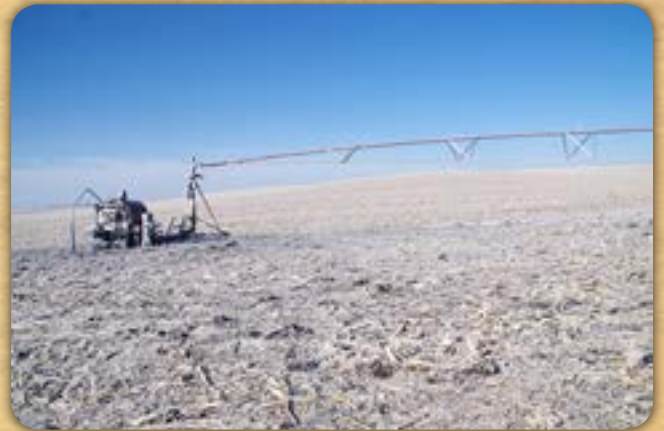
2018 Taxes: \$5,728.12

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	161.7 acres	155 bushels

Irrigation Equipment: Nine tower Reinke pivot, diesel power unit, 1,000 gallon fuel tank.

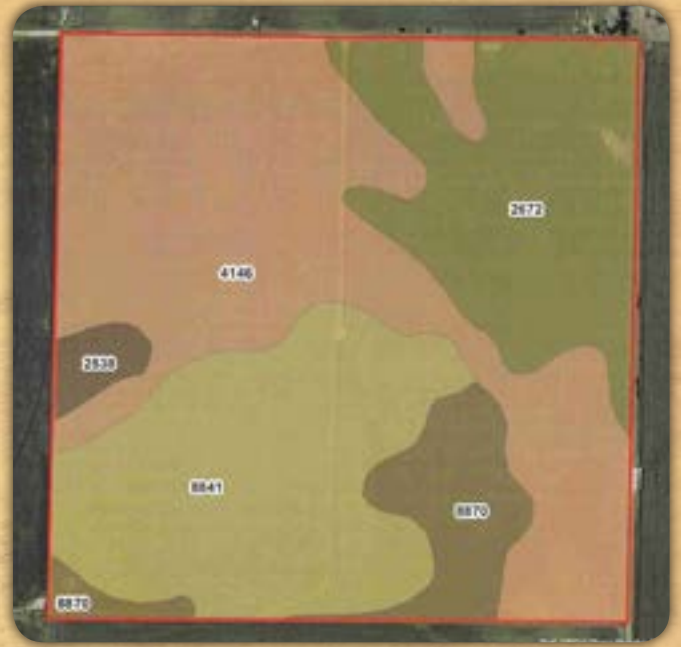
Well Information: G-062743, 9 inch well, 800 gpm, 137.7 certified acres



Aerial Map



Soil Map



MAP SYMBOL	NAME	NON IRR		IRR	
		LCC	LCC	SRPG	ACRES
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	IIIe	IIIe	61	68.0
8841	Hall silt loam, 1 to 3 percent slopes	IIe	IIe	70	43.3
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	IIIe	IIIe	65	35.0
8870	Hord silt loam, 1 to 3 percent slopes	IIe	IIe	72	13.6
2538	Coly silt loam, 6 to 11 percent slopes, eroded	IVe	IVe	48	2.9
TOTAL				64.9	162.8



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 subject to current cash lease expiring March 1, 2020.

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 26, 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: Heirs of the Gerald Hostick Estate

Auctioneer: Jim Eberle

Property Location Map

