

LAND AUCTION

960.0+/- Acres • Custer County, Nebraska

Wednesday, November 6, 2019 • 1:00 PM

at the Callaway Community Center • Callaway, Nebraska

Highlights:

- **92+ acres of farmground in two fields**
- **Submersible well waters four tanks in two pastures**
- **Two windmills service one pasture**
- **Would make a good hunting property with plenty of deer and turkey**



L-1900514

Property Location:

From Callaway, Nebraska, go seven miles west to Stop Table Road, then five miles south to 784 Road, then one half mile east to the property.



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For additional information, please contact:

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Property Information

Property Description: Grass, dryland combination property with 92+ acres of cropland and the remainder grass. Pastures are watered by two windmills and submersible well with pipeline to four tanks.

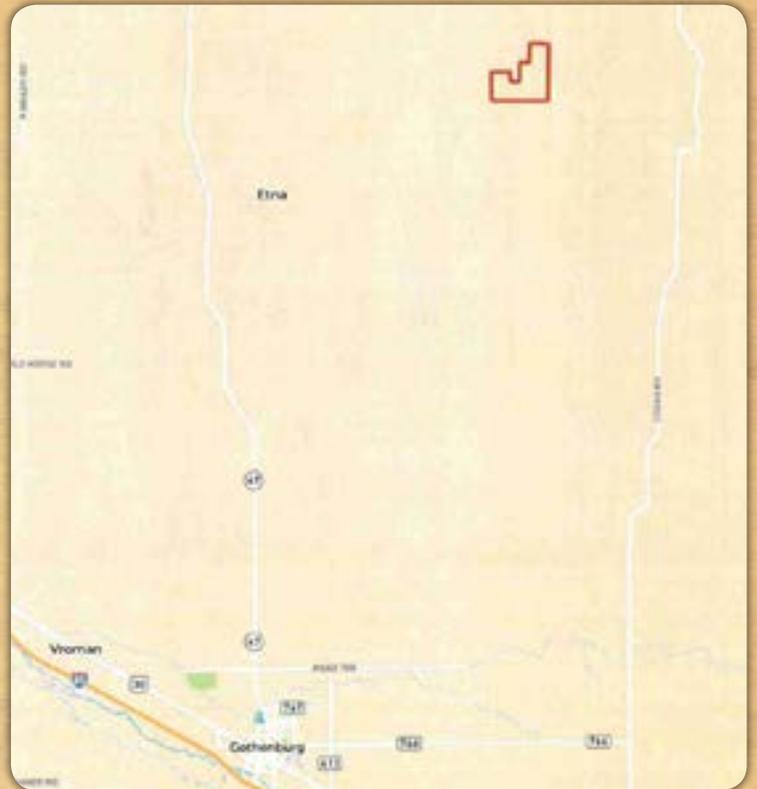
Legal Description: Sec. 12-14-24 SW¼, 160 acres, Delight Twp., Sec. 14-14-24 E½NE¼, S½, S½NW¼, 480 acres Elm Twp., Sec. 13-14-24 W½, 320 acres Delight Twp., Custer County, Nebraska.

Farm Data:

Cropland	92+ acres
Pasture	868+ acres
Total	960+ acres

2019 Taxes: \$9,801.90

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2597	Hersh fine sandy loam, 6 to 11 percent slopes	53.6	5.56	4e
2538	Coly silt loam, 6 to 11 percent slopes, eroded	4.4	0.45	4e
4138	Holdrege silt loam, 7 to 11 percent slopes	23.9	2.48	4e
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	5.3	0.55	2e
2596	Hersh fine sandy loam, 3 to 6 percent slopes	19.2	1.99	3e
2670	Holdrege silt loam, 3 to 7 percent slopes	15.1	1.57	3e
3912	Scott silty clay loam, frequently ponded	9.7	1.0	4w
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	31.7	3.29	3e
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	16.1	1.67	6e
8872	Hord silt loam, 3 to 6 percent slopes	29.2	3.02	3e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	68.0	7.05	6e
2611	Hersh-Valentine complex, 11 to 30 percent slopes	30.7	3.18	6e
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	186.5	19.34	6e
9043	Gates-Hersh complex, 20 to 60 percent slopes	10.4	1.07	7e
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	149.4	15.49	7e
4834	Valentine loamy fine sand, rolling, 9 to 24 percent slopes	48.1	4.99	6e
4818	Valentine loamy fine sand, 3 to 9 percent slopes	142.4	14.77	6e
9015	Anselmo very fine sandy loam, 1 to 3 percent slopes	13.4	1.39	2e
8817	Cozad silt loam, 3 to 6 percent slopes	18.8	1.95	2c
2595	Hersh fine sandy loam, 0 to 3 percent slopes	7.7	0.8	3e
2668	Holdrege silt loam, 1 to 3 percent slopes	14.3	1.48	2e
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	33.8	3.51	3e
8816	Cozad silt loam, 1 to 3 percent slopes	28.9	3.0	2e
2821	Uly silt loam, 6 to 11 percent slopes, eroded	3.7	0.38	4e
TOTALS		964.3	100%	5.21

AUCTION TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2019 payable in 2020 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: Selling with tenant's rights. Full possession will be granted on 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 December 6, 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 in one individual 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.

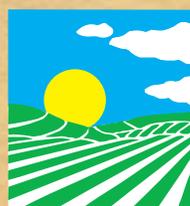
Approval of Bids: Final sale is subject to the Seller's approval or rejection.

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.

Seller: Monte Joe McFate and Melonie K. Morrison, POA

Auctioneer: Jim Eberle



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