

LAND AUCTION

599.70+/- Acres • Antelope and Holt Counties, Nebraska
Selling in Four Tracts
Contact agent for additional details!

Thursday, September 26, 2019, Live Auction at 1:30 PM
at the Rex Theater Building, Orchard, Nebraska

Highlights...

- Recreation • Hunting • Fishing • Boating
- Unique site for a summer cabin
- Quality hay meadow and pasture

L-1900605



**On-Line bidding begins September 25, 2019
9:00 AM**

go to: <https://farmersnational.nextlot.com>

For additional information, please contact:



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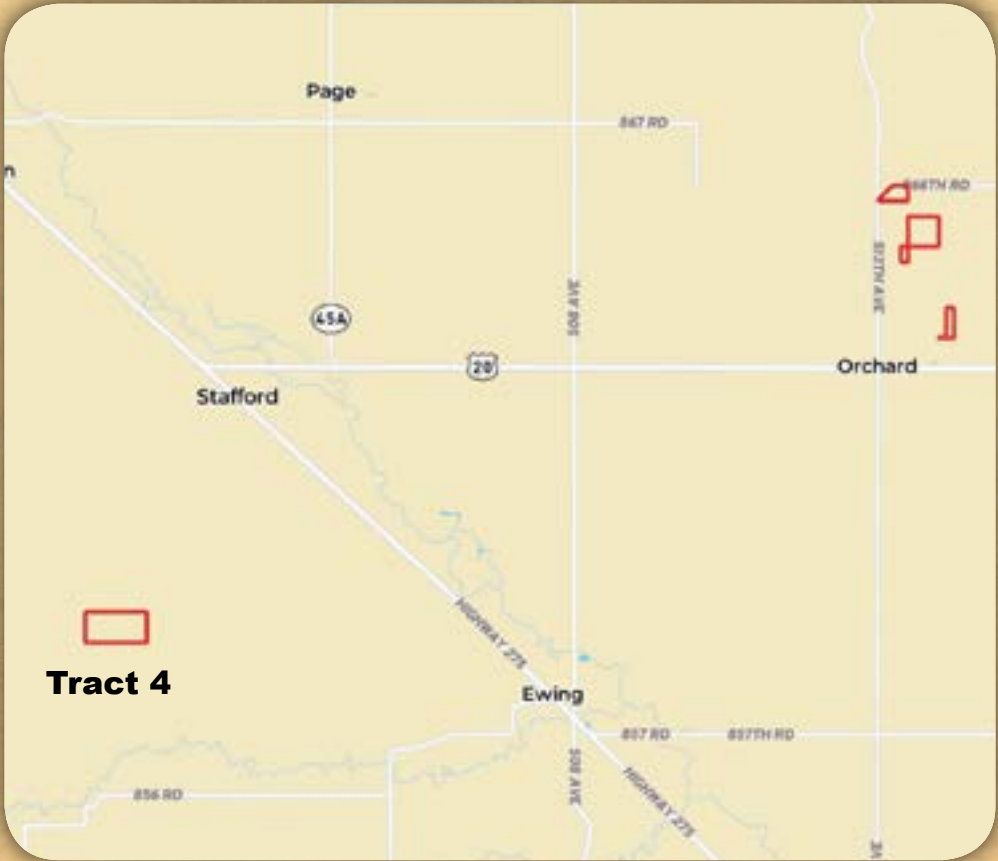
Grant Litz, Auctioneer (402) 340-0538

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Aerial and Location Map for Tract 1, 2 and 3



Aerial and Location Map for Tract 4



Property Information • Tract 1, 2, and 3

Property Location:

Tract 1: 2 3/4 miles north of Orchard, Nebraska, along 513th Avenue to the southwest corner of the tract.

Tract 2: One mile east of Orchard, Nebraska, along US Highway 20, then two miles north on 514th Avenue to the southeast corner of the tract.

Tract 3: One mile east of Orchard, Nebraska, along US Highway 20, then one mile north on 514th Avenue and 1/8 mile east on 864th Road to the northwest corner of the tract.

Legal: Tract 1: 61.35+/- acres: All of the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 27 lying south of the county road, Township 28 North, Range 8 West of the 6th PM, Antelope County, Nebraska.

Tract 2: 176.96+/- acres: Southeast Quarter (SE $\frac{1}{4}$) of Section 27; East Half of the Northeast Quarter of the Northwest Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 34; Township 28 North, Range 8 West of the 6th PM, Antelope County, Nebraska.

Tract 3: 41.39+/- acres: East Half of the West Half of the Northwest Quarter (E $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$) and a strip 24 foot wide along the south side of the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 2, Township 27 North, Range 8 West of the 6th PM, Antelope County, Nebraska.

Description:

Tract 1: Very likely a once-in-a-lifetime opportunity to purchase a 5+ acre pond only three miles from Orchard, Nebraska, and minutes from Grove Lake. This 12+ foot deep sand pit is adjacent to a paved road on two sides, yet very secluded and private! This is your opportunity to have your very own fishing lake with crappie, bass, and perch all found in the lake! Build a cabin or camper pad, and spend the summer at your own private lake!

Tract 2: Nice pasture/hay meadow tract located north of Orchard two and a half miles. This property has been hayed during the past few years but offers an electric submersible well which allows for grazing the property too. A quality parcel of land with excellent access and deer hunting! Historically this property had 55.48 acres that were farmed. Keystone XL Pipeline Easement in place, see agent for details.

Tract 3: Nice rolling all-grass tract which has been used for hay production in the past. Two small dams on the property plus fencing makes this an attractive smaller pasture for a few horses or cattle. Lots of trees add natural beauty, plus create several attractive home sites. This tract offers lots of opportunity in a nice-sized package! Just over 1/2 mile from Highway 20. Historically this tract has 3.74 cropland acres.

FSA Information:

Tract	Bases	Yield
Tract 1	none	
Tract 2	Corn 4.8 acres	75 PLC yield
Tract 2	Oats 2.2 acres	45 PLC yield
Tract 3	Corn 3.4 acres	75 PLC yield
Tract 3	Soybeans .30 acres	55 PLC yield

2018 Real Estate Taxes:

Tract 1: \$822.46 • Tract 2: \$1,956.06 • Tract 3: \$469.92



Tract 4:

Property Location: From Ewing, Nebraska, travel five miles west on US Highway 275 to 503rd Avenue, then south 1.5 miles to Union Road, then west/southwest three miles to 501st Road, then a half mile south to the northeast corner of the property.

From Inman, Nebraska, one mile east along US Highway 275, then six and a half miles south along 499th Avenue, then one mile east on 859th Road to the northwest corner of the property.

Legal Description: North Half (N1/2) of Section 33, Township 27 North, Range 10 West of the 6th PM, Holt County, Nebraska.

Property Description: Good hay meadow located west of Ewing and south of Inman in Holt County. This sub-irrigated meadow is capable of top production and should produce 2+ tons of quality hay with fertility. The property is fenced, and offers windmill water, plus a dugout for livestock water. There are several nice tree groves along the east side of the property, offering excellent winter protection for grazing of after grass. Good access to the property along the east side, and to the northwest part of the property. A nice catch pen is located on the east side of the property. Full possession for 2020. If you need hay production plus winter grazing with protection, this is a property that deserves your inspection!!

2018 Taxes: \$4,794.26



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: Possession will be granted at closing on or before November 1, 2019 or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% earnest money payment is required by each bidder. 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 McCarthy Abstract Title & Escrow Co of O'Neill, Nebraska.

Contract and Title: Upon conclusion of the auction, the successful 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). Buyers will pay for any loan amount endorsements for title insurance. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or before November 1, 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 as four tracts. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. All decisions of the Auctioneer are final.

Approval of Bids:

Auction with a published minimum bid of:

- Tract 1: \$2,500 per acre
- Tract 2: \$1,250 per acre
- Tract 3: \$1,500 per acre
- Tract 4: \$1,550 per acre

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. Buyers are responsible to view any changes or pertinent information posted to our website at www.farmersnational.com/oneill prior to the conclusion of the auction. 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: Red Cardinal LLC

Online Bidding Procedure:

This online auction begins on September 25, 2019, at 9:00 AM. Bidding closes on September 26, 2019, at the end of the live auction, once the auctioneer announces that each tract has been sold. On-line bidding will be paused 12:30 PM to 1:30 PM day of live auction. On-line bidding will resume once the live auction begins.

All bids on the tracts will be visible on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details. If a bid is accepted and a sales contract is executed by the seller and buyer, upon request, the agent will provide a copy of the bid sheet for that tract with any of the active bidders specific to that tract.

Server and Software Technical Issues:

In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.