

# LAND AUCTION

**227.09+/- Acres • Custer County, Nebraska**

**Wednesday, November 13, 2019 • 1:00 PM  
at the Callaway Community Center • Callaway, Nebraska**

## Highlights:

- Good quality dryland farms
- Two tracts selling as one combined unit
- Good access to all three properties

L-1900724

**Property Location:** Off Highway 40 three to four miles southeast of Callaway, Nebraska.



Serving America's Landowners Since 1929

[www.FarmersNational.com](http://www.FarmersNational.com)



For additional information, please contact:

**Jim Eberle, Agent/Auctioneer**  
Broken Bow, Nebraska

Office: (308) 872-6413 Cell: (308) 870-1785

[JEberle@FarmersNational.com](mailto:JEberle@FarmersNational.com)

[www.FarmersNational.com/JimEberle](http://www.FarmersNational.com/JimEberle)



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations  
Oil and Gas Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

## Property Information

**Property Description:** Good quality dryland farm ground with all three properties sold as one tract.

**Legal Description:** Sec. 19-15-22 SESW S1/2SE LT 4 (2.81A ST HWY & 6.63A RR) 147.09 acres, Custer Twp., Sec. 31-15-22 N1/2NE 80 acres, Custer Twp., Custer County, Nebraska.

### Farm Data:

|          |                   |
|----------|-------------------|
| Cropland | 196.5 acres       |
| Non-crop | 21.86 acres       |
| Roads    | <u>8.73 acres</u> |
| Total    | 227.09 acres      |

**2019 Taxes:** \$3,509.50

## Property Location Map



Aerial Map



Soil Map



All Polygons 231.3 ac

| SOIL CODE | SOIL DESCRIPTION                                           | ACRES | %     | CAP |
|-----------|------------------------------------------------------------|-------|-------|-----|
| 2831      | Uly-Coly silt loams, 17 to 30 percent slopes, eroded       | 6.8   | 2.92  | 6e  |
| 2872      | Holdrege silty clay loam, 3 to 7 percent slopes, eroded    | 27.2  | 11.75 | 3e  |
| 8872      | Hard silt loam, 3 to 6 percent slopes                      | 4.6   | 1.98  | 3e  |
| 2543      | Coly silt loam, 11 to 17 percent slopes, eroded, cool      | 36.6  | 15.90 | 6e  |
| 9015      | Anselmo very fine sandy loam, 1 to 3 percent slopes        | 11.8  | 5.09  | 2e  |
| 4804      | Valentine loamy fine sand, rolling, 9 to 24 percent slopes | 3.8   | 1.65  | 6e  |
| 8889      | Hard silt loam, 0 to 1 percent slopes                      | 29.5  | 12.75 | 2c  |
| 9004      | Anselmo fine sandy loam, 3 to 6 percent slopes             | 56.0  | 24.23 | 2e  |
| 9014      | Anselmo very fine sandy loam, 0 to 1 percent slopes        | 20.2  | 8.73  | 2c  |
| 2863      | Holdrege silt loam, 1 to 3 percent slopes                  | 2.0   | 0.85  | 2e  |
| 4140      | Holdrege silty clay loam, 7 to 11 percent slopes, eroded   | 9.6   | 4.15  | 3e  |
| 8815      | Cocad silt loam, 0 to 1 percent slopes                     | 23.0  | 9.96  | 2c  |
| TOTALS    |                                                            | 231.3 | 100%  | 3.0 |

Boundary 27.3 ac

| SOIL CODE | SOIL DESCRIPTION                                        | ACRES | %     | CAP  |
|-----------|---------------------------------------------------------|-------|-------|------|
| 2831      | Uly-Coly silt loams, 17 to 30 percent slopes, eroded    | 4.7   | 17.35 | 6e   |
| 2872      | Holdrege silty clay loam, 3 to 7 percent slopes, eroded | 5.6   | 20.34 | 3e   |
| 8872      | Hard silt loam, 3 to 6 percent slopes                   | 0.1   | 0.2   | 3e   |
| 2543      | Coly silt loam, 11 to 17 percent slopes, eroded, cool   | 17.9  | 62.11 | 6e   |
| TOTALS    |                                                         | 27.3  | 100%  | 5.36 |

Boundary 123.8 ac

| SOIL CODE | SOIL DESCRIPTION                                           | ACRES | %     | CAP  |
|-----------|------------------------------------------------------------|-------|-------|------|
| 9015      | Anselmo very fine sandy loam, 1 to 3 percent slopes        | 11.8  | 9.51  | 2e   |
| 4804      | Valentine loamy fine sand, rolling, 9 to 24 percent slopes | 3.8   | 3.06  | 6e   |
| 8872      | Hard silt loam, 3 to 6 percent slopes                      | 4.5   | 3.65  | 3e   |
| 8889      | Hard silt loam, 0 to 1 percent slopes                      | 25.2  | 20.34 | 2c   |
| 2831      | Uly-Coly silt loams, 17 to 30 percent slopes, eroded       | 2.0   | 1.63  | 6e   |
| 9004      | Anselmo fine sandy loam, 3 to 6 percent slopes             | 56.0  | 45.24 | 2e   |
| 9014      | Anselmo very fine sandy loam, 0 to 1 percent slopes        | 20.2  | 16.31 | 2c   |
| 2543      | Coly silt loam, 11 to 17 percent slopes, eroded, cool      | 0.3   | 0.23  | 6e   |
| TOTALS    |                                                            | 123.8 | 100%  | 2.23 |

# 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 with tenant's rights 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 11, 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:** Michael Johnston and Christine Kelley

**Auctioneer:** Jim Eberle

