

ABSOLUTE LAND AUCTION

1,706.60+/- Acres • Custer County, Nebraska

Thursday, November 21, 2019 • 1:00 PM

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

Highlights:

- Irrigated, dryland, and grass combination farm
- Offered in nine individual tracts!
- Building site with 80± acres
- Good access to all the properties



L-2000019

Property Location: Tracts 1 - 5: From Westerville, Nebraska go one mile east on Highway 70. Tracts 6 - 9: From Westerville, Nebraska, go five and one-half miles east on Highway 70 then south one mile to the property.



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For additional information, please contact:

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Property Information

Property Description:

- **Tract 1:** Has 60+/- acres of hay ground with remaining 261+/- acres of grass watered by a submersible well on the north end.
- **Tract 2:** Has 138.5+/- acres of corn with a window wipe pivot and 43.5 acres gravity irrigated with the remaining acres (approx. 174+/- acres) being grass watered by a submersible well across the road. 148.52 certified irrigated acres. Well info: G-046957.
- **Tract 3:** 160.3+/- acres all grass with a submersible well.
- **Tract 4:** Has approximately 135+/- acres in corn watered by a pivot with 7+/- acres of alfalfa in the southeast corner. 129.21+/- certified irrigated acres. Well info: G-026838.
- **Tract 5:** Has approximately 35+/- acres of alfalfa and 5+/- acres of buildings. The remaining 130+/- acres are grass watered by a submersible well at the building site.
- **Tract 6:** 52+/- acres of farmground that has 50.9+/- certified irrigated acres but has been farmed dryland. The remaining acres are building site and grass. Well info: G-019300.
- **Tract 7:** Has a 20' x 20' shop building and a home with two bedrooms upstairs, two non-conforming in the basement, and has two bathrooms. Has a nice addition to the south and an attached garage.
- **Tract 8:** Has approximately 44+/- acres of corn with remainder being grass for hay or grazing on cropground. 44.9+/- certified irrigated acres. Well info: G-019300.
- **Tract 9:** Has approximately 16+/- acres of hay ground with remainder being grass watered by two ponds and windmill to two tanks. 6.4+/- certified irrigated acres. Well info: G019300.

Legal Descriptions:

- **Tract 1:** Sec. 23-17-18 SE1/4 160.07 acres, Sec. 26-17-18 NE1/4 160.8 acres, 321.5 acres total.
- **Tract 2:** Sec. 26-17-18 SE1/4 160.4 acres, Sec. 35-17-18 NE1/4 except a parcel approximately 8 acres, 152 acres (to be surveyed), 312.4 acres total.
- **Tract 3:** Sec. 25-17-18 SW1/4 160.3 acres.
- **Tract 4:** Sec. 35-17-18 SE1/4 except a parcel, approximately 142 acres to be surveyed.
- **Tract 5:** Sec. 35-17-18 SW1/4 and two parcels in SE1/4, Sec. 35-17-18 and a parcel in NE1/4, Sec. 35-17-18 approximately 170 acres to be surveyed.
- **Tract 6:** Sec. 5-16-17 S1/2SE 80 acres.
- **Tract 7:** Sec. 8-16-17 NWNE and NENW 80 acres.
- **Tract 8:** Sec. 8-16-17 NWNE and NENW 80 acres.
- **Tract 9:** Sec. 8-16-17 SWNE, S1/2NW, W1/2SE, SW1/4 360 acres total.

2018 Taxes:

- **Tract 1:** \$4,829.78
- **Tract 2:** Approximately \$9,528.92 to be surveyed.
- **Tract 3:** \$1,934.28
- **Tract 4:** To be determined - will be surveyed.
- **Tract 5:** To be determined - will be surveyed.
- **Tract 6:** \$4,174.58
- **Tract 7:** \$2,884.46
- **Tract 8:** To be determined.
- **Tract 9:** To be determined.



Farm Data:

- **Tract 1:**
Hayland 60.79± acres
Pasture 261.45± acres
- **Tract 2:**
Cropland 138.5± acres
Pasture 173.9± acres
- **Tract 3:**
Pasture 160.3± acres
- **Tract 4:**
Cropland 135± acres
Hayland 7± acres
- **Tract 5:**
Hayland 35.03± acres
Pasture 130± acres
Buildings 5± acres
- **Tract 6:**
Cropland 52.04± acres
Buildings and Pasture 38± acres
- **Tract 7:**
Pasture 75± acres
Buildings 5± acres

- **Tract 8:**
Cropland 44.25± acres
Hayland and Pasture 33.59± acres
- **Tract 9:**
Hayland 16± acres
Pasture 344± acres

FSA Information:

Tract 1	Base	Yield
Oats	6.4 acres	40 bushels
Corn	25.1 acres	57 bushels
Sorghum	11.2 acres	53 bushels
Barley	5.9 acres	40 bushels
Tracts 2-5 (To be split)	Base	Yield
Wheat	7.7 acres	37 bushels
Corn	206 acres	163 bushels
Tracts 6-9 (To be split)	Base	Yield
Corn	119.3 acres	114 bushels

Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2623	Uly silt loam, 11 to 17 percent slopes, eroded	34.0	10.47	6e
8876	Cozad silt loam, 1 to 3 percent slopes	6.8	2.1	2e
8841	Halt silt loam, 1 to 3 percent slopes	2.2	0.69	2e
4138	Hokkege silt loam, 7 to 11 percent slopes	31.2	9.62	4e
2536	Coly-Hobbs silt loams, 3 to 60 percent slopes	54.9	16.89	7e
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	106.8	32.81	6e
8876	Ford silt loam, 1 to 3 percent slopes	24.1	7.43	2e
2538	Coly silt loam, 6 to 11 percent slopes, eroded	4.5	1.37	4e
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	49.2	15.14	6e
2672	Hokkege silty clay loam, 3 to 7 percent slopes, eroded	8.2	2.51	3e
5548	Hobbs silt loam, channelled, frequently flooded	6.8	2.04	6e
2676	Hokkege silt loam, 3 to 7 percent slopes	4.3	1.32	3e
TOTALS		324.8	100%	5.44

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2523	Uly silt loam, 11 to 17 percent slopes, eroded	74.5	23.91	5e
2521	Uly silt loam, 6 to 11 percent slopes, eroded	3.1	1.0	4e
4138	Holdrege silt loam, 7 to 11 percent slopes	21.4	6.86	4e
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	41.4	13.28	5e
2538	Coly silt loam, 6 to 11 percent slopes, eroded	18.8	5.96	4e
8868	Hard silt loam, 0 to 1 percent slopes	50.0	16.04	2c
2631	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	49.1	15.74	5e
8870	Hard silt loam, 1 to 3 percent slopes	53.7	17.22	2e
TOTALS		311.5	100%	4.38

Tract 3 Aerial Map



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2538	Coly silt loam, 6 to 11 percent slopes, eroded	7.2	4.45	4e
2670	Holdrege silt loam, 3 to 7 percent slopes	11.2	5.91	3e
2623	Uly silt loam, 11 to 17 percent slopes, eroded	95.8	34.54	6e
8868	Hard silt loam, 0 to 1 percent slopes	6.3	3.88	2c
2521	Uly silt loam, 6 to 11 percent slopes, eroded	0.6	0.93	4e
2631	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	80.8	37.52	6e
8870	Hard silt loam, 1 to 3 percent slopes	6.6	4.08	2e
8818	Cowd silt loam, 1 to 3 percent slopes	0.8	0.48	2e
8817	Cowd silt loam, 3 to 6 percent slopes	2.1	1.29	2c
3562	Holts silt loam, occasionally flooded, cool	1.3	0.79	2w
TOTALS		161.5	100%	5.18



Tract 4 Aerial Map



Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3370	Hord silt loam, 1 to 3 percent slopes	13.8	9.51	2e
4138	Holdrege silt loam, 7 to 11 percent slopes	23.7	16.38	4e
2538	Coly silt loam, 8 to 11 percent slopes, eroded	36.3	25.09	4e
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	10.1	7.91	8e
2423	Uly silt loam, 11 to 17 percent slopes, eroded	11.0	7.63	8e
8815	Cozad silt loam, 0 to 1 percent slopes	33.3	22.90	2c
3809	Hord silt loam, 0 to 1 percent slopes	13.0	8.97	2c
3562	Hobbs silt loam, occasionally flooded, cool	1.1	0.75	2w
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	2.4	1.67	8e
TOTALS		144.7	100%	3.48



Tract 5 Aerial Map



Tract 5 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2538	Coly silt loam, 8 to 11 percent slopes, eroded	25.4	15.11	4a
4138	Holdrege silt loam, 7 to 11 percent slopes	3.2	1.92	4e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	35.6	21.13	8e
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	45.8	27.21	8e
3562	Hobbs silt loam, occasionally flooded, cool	16.0	9.52	2w
8818	Cozad silt loam, 1 to 3 percent slopes	19.3	11.49	2c
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	11.6	6.92	8e
8815	Cozad silt loam, 0 to 1 percent slopes	9.5	5.82	2c
8870	Hurd silt loam, 1 to 3 percent slopes	1.8	1.07	2e
TOTALS		168.3	100%	4.55



Tract 6 Aerial Map



Tract 6 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2543	Colly silt loam, 11 to 17 percent slopes, eroded, cool	7.8	9.64	6e
8815	Cood silt loam, 0 to 1 percent slopes	10.0	12.64	2e
2870	Holdrege silt loam, 3 to 7 percent slopes	0.2	0.23	3e
4138	Holdrege silt loam, 7 to 11 percent slopes	8.3	11.80	4e
8816	Cood silt loam, 1 to 3 percent slopes	15.5	19.61	2e
3809	Hord silt loam, 0 to 1 percent slopes	36.5	45.97	2c
3545	Hobbs silt loam, channeled, frequently flooded	0.2	0.23	6e
TOTALS		79.3	100%	2.63



Tract 7 Aerial Map



Tract 7 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2538	Colly silt loam, 8 to 11 percent slopes, eroded	3.7	4.64	4e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	8.2	10.2	6e
2831	Uly-Colly silt loams, 17 to 30 percent slopes, eroded	14.0	17.44	6e
2543	Colly silt loam, 11 to 17 percent slopes, eroded, cool	44.4	55.43	6e
4138	Holdrege silt loam, 7 to 11 percent slopes	8.1	10.15	4e
8816	Cood silt loam, 1 to 3 percent slopes	1.7	2.14	2e
TOTALS		80.1	100%	5.62



Tract 8 Aerial Map



Tract 8 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	13.8	17.44	6e
4138	Holdrege silt loam, 7 to 11 percent slopes	26.7	33.68	4e
8818	Cosad silt loam, 0 to 1 percent slopes	8.5	10.77	2c
8817	Cosad silt loam, 3 to 6 percent slopes	4.8	6.03	2u
3582	Holts silt loam, occasionally flooded, cool	11.0	13.87	2w
2621	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	2.5	3.21	6e
8816	Cosad silt loam, 1 to 3 percent slopes	11.9	14.99	2a
TOTALS		79.3	100%	3.5

Tract 9 Aerial Map



Tract 9 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8817	Cosad silt loam, 3 to 6 percent slopes	0.8	0.23	2u
2538	Coly silt loam, 6 to 11 percent slopes, eroded	5.1	1.43	4e
3582	Holts silt loam, occasionally flooded, cool	15.6	4.41	2w
4138	Holdrege silt loam, 7 to 11 percent slopes	14.8	4.18	4e
4148	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	5.3	1.51	3e
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	48.9	13.21	6e
2623	Uly silt loam, 11 to 17 percent slopes, eroded	106.3	29.97	6e
2621	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	159.9	45.06	6e
8816	Cosad silt loam, 1 to 3 percent slopes	0.0	0.01	2a
TOTALS		354.8	100%	5.65



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 tenants rights with full possession 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 Russell Title and Escrow 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 Russell Title and Escrow 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 18, 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 Russell Title and Escrow Company.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in multiple tracts. 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: John and Nelly Lou Petersen Farm

Owners: Wendy Buley, Terry Petersen, Chris Petersen, and Jacquelyn Kuehl

Property Location Map

