

FOR SALE BY BIDS

L-2000023

HIGHLIGHTS:

- High quality gravity irrigated farm
- Excellent soils, with acreage being all Class I and Class II soils
- Located on Highway 74 with access to good grain markets

63+/- Acres • Fillmore County, Nebraska
BID DEADLINE: 2:00 PM CT • Wednesday, November 20, 2019
Contact Agent for Additional Details!

Property Location: From Shickley, Nebraska, the property is located five and one-half miles east on Highway 74.

Legal Description: 65.35 acres located in South Half, Southeast quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) Section 2, Township 5 North, Range 3, Fillmore County, Nebraska.



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Company™**

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For additional information, please contact:

Andy Hubert, AFM/Agent
Geneva, Nebraska
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PROPERTY INFORMATION

Property Description: High quality gravity irrigated farm located five and one-half miles east of Shickley, Nebraska on Highway 74. Irrigation well with electric motor and pipe.

FSA Farm Data:

Cropland 65.35 acres
 Non-Crop .96 acres
 Total 66.31 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	31.51 acres	195 bushels
Soybeans	31.79 acres	59 bushels

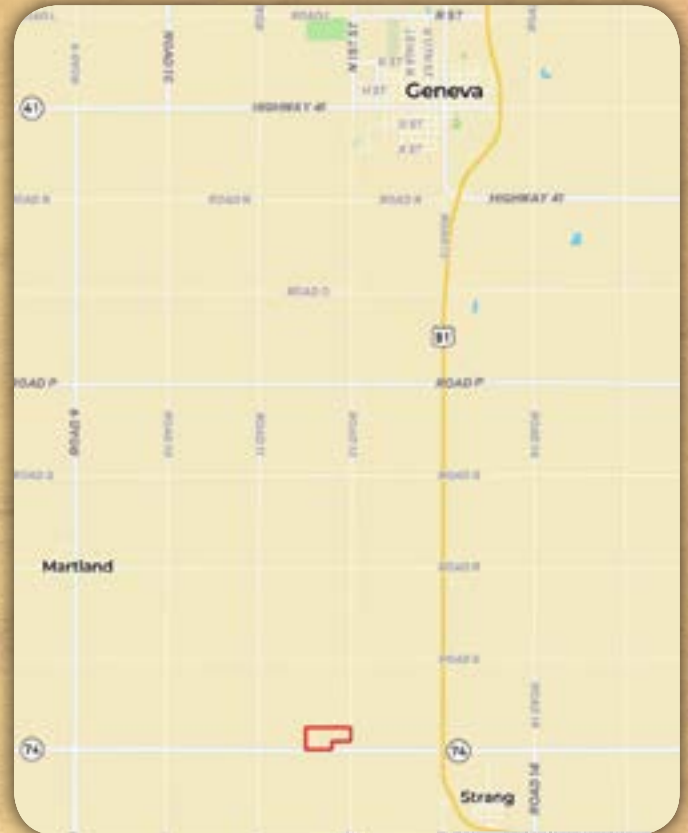
Approximate 2018 Taxes:

\$4,510.24 (Tax amount includes building site. New tax amount will be determined after land sale.)

Irrigation Equipment: 60 hp U.S. Electric Motor, water meter, irrigation pipe.

Well Information: Irrigation well drilled in 1967 to a depth of 210', pumping level of 114', and a static water level of 107'.

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	30.0	46.84	3e
3825	Crete silt loam, 1 to 3 percent slopes	22.2	34.65	2e
3820	Butler silt loam, 0 to 1 percent slopes	7.5	11.68	2w
3829	Crete silty clay loam, 1 to 3 percent slopes	0.6	0.89	2e
3824	Crete silt loam, 0 to 1 percent slopes	3.8	5.95	2s
TOTALS		64.1	100%	2.47

FOR SALE BY BID 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 December 20, 2019 or such other date agreed to by the parties. Subject to current lease expiring February 28, 2020.

Earnest Payment: A 10% earnest money payment is required by the successful bidder. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Cottonwood Title Company in their trust account.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Cottonwood Title 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 December 20, 2019 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Cottonwood Title Company.

Sale Method: The real estate will be offered in one tract. All bids are open for advancement until the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Bid Procedure: Bids are to be submitted and received by 2:00 PM CT on Wednesday, November 20, 2019. Agent will contact all bidders to inform them of receipt of bid. Bids may be submitted to Andy Hubert, Farmers National Company agent by mail: P.O. Box 105, Geneva, Nebraska 68361, by fax: (402) 759-4844, or email: AHubert@FarmersNational.com.

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 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: Becky and Dale Elznic



Bid Form

RE: 65.35 acres located in South Half Southeast Quarter Section 2, Township 5N, Range 3, Fillmore County, Nebraska.

I/we hereby offer \$_____ for the above referenced farmland. Bid is total price **NOT** per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature

Date

Print Name

Address

City

State

ZIP code

Telephone number

Cell phone number

Email

Return no later than 2:00 PM CT, Wednesday, November 20, 2019.

Mail, fax, or email bid to:

Andy Hubert

Farmers National Company

P.O. Box 105, Geneva, Nebraska 68361

Fax: (402) 759-4844

Email: AHubert@farmersnational.com

Telephone: (402) 759-3721 or (402) 759-1104

