

LAND AUCTION

465.10+/- Acres • Custer County, Nebraska

Tuesday, April 7, 2020 • 1:00 PM

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



Highlights:

- Excellent irrigated farm ground
- Good access with gravel county roads
- Opportunity to add three quality farms to your operation

L-2000273

Property Location:

- Tract 1: Eight miles east of Westerville, Nebraska, on Highway 70 then a half mile north on Lee Park Road.
- Tract 2: Nine miles east of Westerville, Nebraska, on Highway 70 then a half mile north on Road 462.
- Tract 3: Nine miles east of Westerville, Nebraska, on Highway 70 then one mile north on Road 462.



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For additional information, please contact:

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Property Information

Property Description: Pivot and gravity irrigated crop ground.

Legal Description:

- **Tract 1:** Sec. 36-17-17, NW1/4 Ex Cem 140.0 Acres Myrtle Twp., except two east pivot corners.
- **Tract 2:** Sec. 36-17-17, NE1/4 and part of NW1/4 175.0 Acres Myrtle Twp.
- **Tract 3:** Sec. 25-17-17 SE 1/4, 150.10 Acres Myrtle Twp. All to be surveyed.

Farm Data:

- **Tract 1**
Cropland 140.0 acres
- **Tract 2**
Cropland 159.12 acres
Non-crop 15.88 acres
Total 175.0 acres
- **Tract 3**
Cropland 150.10 acres

2019 Taxes:

- **Tracts 1 and 2:** \$19,473.18 (to be split)
- **Tract 3:** \$12,556.74 (to be split from house and 10 acres.)

FSA Information:

Tracts 1 and 2	Base	Yield
Corn	260.80± acres	127 bushels
Tract 3	Base	Yield
Corn	130.20± acres	127 bushels

Irrigation Equipment:

- **Tract 1:** 8 tower Reinke pivot, 75 hp electric power unit.
- **Tract 2:** 8 tower Reinke pivots with an electric power unit and Cat Diesel engine on the other.
- **Tract 3:** 8 tower Reinke tower pivot and electric power unit.

Well Information:

- **Tract 1:** G-026269
- **Tract 2:** G-023090 and G-026268
- **Tract 3:** G-144402

Improvements:

There is a home that has been vacant for many years.

Tract 1 Aerial Map



Tract 1 Soil Map



Tract 1



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2660	Holdrege silt loam, 1 to 3 percent slopes	3.1	2.17	2e
8817	Cozad silt loam, 3 to 6 percent slopes	3.2	2.19	2c
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	6.1	4.21	3e
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	17.5	12.17	3e
8816	Cozad silt loam, 1 to 3 percent slopes	39.8	27.7	2e
8815	Cozad silt loam, 0 to 1 percent slopes	74.1	51.55	2c
TOTALS		143.8	100%	2.16

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8815	Cozad silt loam, 0 to 1 percent slopes	87.2	51.3	2c
2668	Holdrege silt loam, 1 to 3 percent slopes	10.6	6.23	2e
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	29.7	17.49	3e
8816	Cozad silt loam, 1 to 3 percent slopes	42.5	24.98	2e
TOTALS		169.9	100%	2.17



Tract 3 Aerial Map



Tract 3 Soil Map



Tract 3



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8815	Cozad silt loam, 0 to 1 percent slopes	122.8	81.12	2c
2668	Holdrege silt loam, 1 to 3 percent slopes	13.5	8.89	2e
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	3.7	2.44	2e
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	0.6	0.41	3e
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	10.8	7.13	3e
TOTALS		151.4	100%	2.08

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 April 28, 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 April 28, 2020. 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.

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: 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: Luke A. Armour

Location Map

