

# LAND AUCTION

158+/- Acres • Custer County, Nebraska

Tuesday, April 21, 2020 • 1:00 PM

at the FNC Parking Lot • 1025 South F Street, Broken Bow, Nebraska



## Highlights:

- Good pivot irrigated farm
- Gravel road for access
- Reworked well and pivot in 2018

L-2000332

*Farmers National Company and its agents take the responsibility to connect buyers and sellers very seriously. We also understand the prime importance of personal and public safety during this unprecedented time. Due to these concerns, bids will be taken at the Farmers National Company office parking lot. Please call the office at (308) 872-6413 to pre-register as bids will be taken from the buyers in their vehicles. Please check back for any changes and further directions on bidding.*



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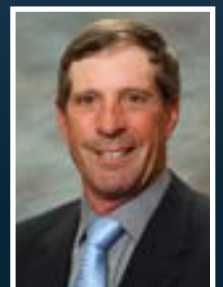
For additional information, please contact:

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)



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# Property Information

**Property Description:** Excellent pivot irrigated farm ground on a gravel county road.

**Location:** From Weisert, Nebraska, go one-half mile north on Boggs Table Road to the property.

**Legal Description:** Sec. 1-17-19, NE1/4 158.0 Acres, Westerville, Twp., Custer County, Nebraska

**Farm Data:**

Cropland                      acres

**2019 Taxes:** \$13,126.88 (to be split)

**FSA Information:**

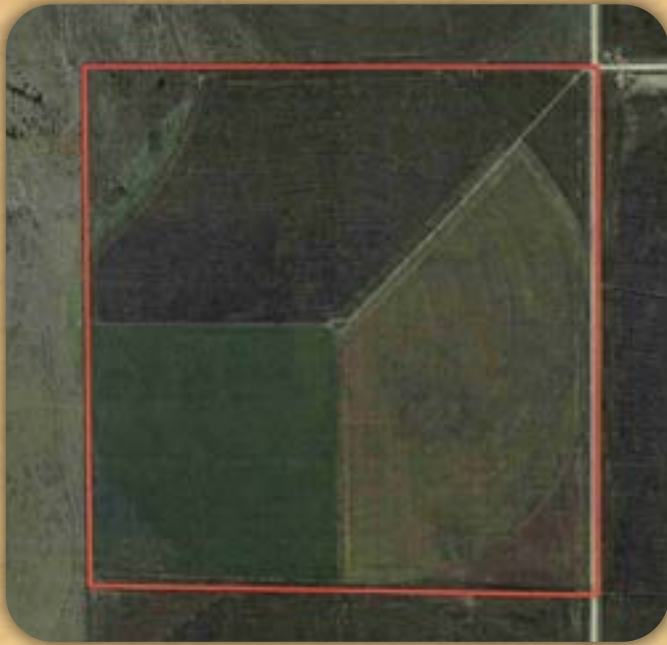
<u>Base</u>	<u>Yield</u>
acres	bushels

**Irrigation Equipment:** Seven tower Zimmatic pivot with 75 hp electric power unit.

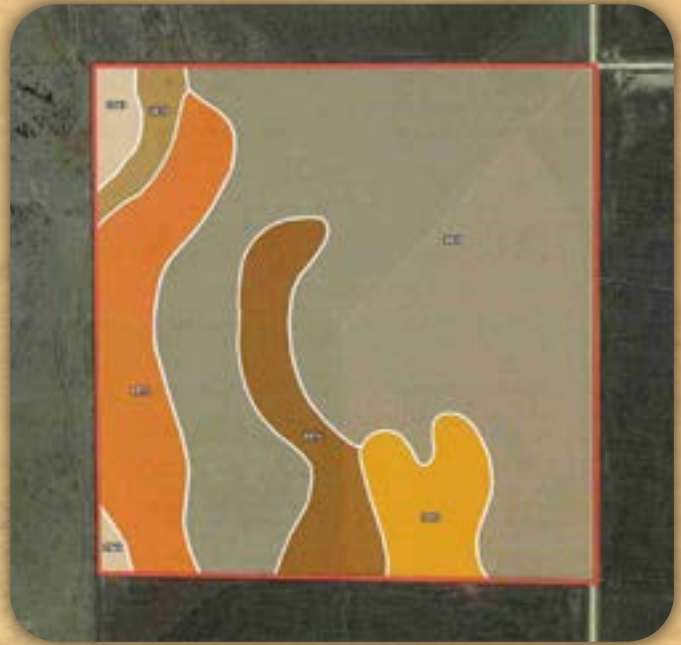
**Well Information:** G-054166, eight inch well with 133 certified irrigated acres.



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2670	Holdrege silt loam, 3 to 7 percent slopes	3.8	2.36	3e
8872	Hord silt loam, 3 to 6 percent slopes	21.5	13.37	3e
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	3.8	2.38	6e
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	10.2	6.32	3e
8816	Cozad silt loam, 1 to 3 percent slopes	14.6	9.1	2e
8870	Hord silt loam, 1 to 3 percent slopes	106.8	66.48	2e
<b>TOTALS</b>		<b>160.6</b>	<b>100%</b>	<b>2.32</b>



# 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 May 21, 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 May 21, 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.

**Sale Method:** The real estate will be offered in one 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:** Randall and Lisa Peterson

## Location Map

