

LAND AUCTION

149.38+/- Acres • Cuming County, Nebraska

Monday, December 7, 2020 • 10:00 AM

at the Nielsen Center, 200 Anna Stalp Avenue, West Point, Nebraska

L-2100012

Highlights:

- Prime Irrigated Cuming County Farm!
- Located on Highway 9!
- Highly Tillable with Excellent Soils!
- Full Possession for 2021!

For additional information, please contact:

Amanda Clausen, Agent

Dodge, Nebraska

Business: (402) 380-6076

AClausen@FarmersNational.com

www.FarmersNational.com/AmandaClausen



Grant Fitzgerald, AFM/Agent

Fremont, Nebraska

Business: (402) 590-2335

Cell: (402) 719-8392

GFitzgerald@FarmersNational.com

www.FarmersNational.com/GrantFitzgerald



Serving America's Landowners Since 1929

www.FarmersNational.com



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

Location: From West Point, Nebraska go five and a half miles north on Highway 9. The property is on the west side of Highway 9 (look for signs). Farm is on the southwest corner of Road N and Highway 9.

Legal Description: W1/2 NE1/4 and TAX LOT 4 and 8, LESS 10.0 AC 2002 ROW all in Sec. 34, Twp. 23N, Rge. 6E of the 6th PM.

Property Description: Offering a great quality, highly tillable, Cuming County irrigated farm (irrigation equipment excluded). This prime property boasts strong Class 1, 2, and 3 soils, is 97% tillable, and has great access. The farm is located just five and a half miles north of West Point on Highway 9 and is open to farm in 2021! Don't miss out on this excellent opportunity!

Farm Data:

Cropland 145.18 acres
Non-crop 4.2 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	68.16 acres	187 bushels
Soybeans	54.94 acres	55 bushels

Well Information: Well Registration G-055442, 750GPM, Randolph 60 HP Gear head Serial Number - 66750. *Irrigation pivot, power engine, fuel tank, fertigation equipment, and flow meter are not included as part of sale.*

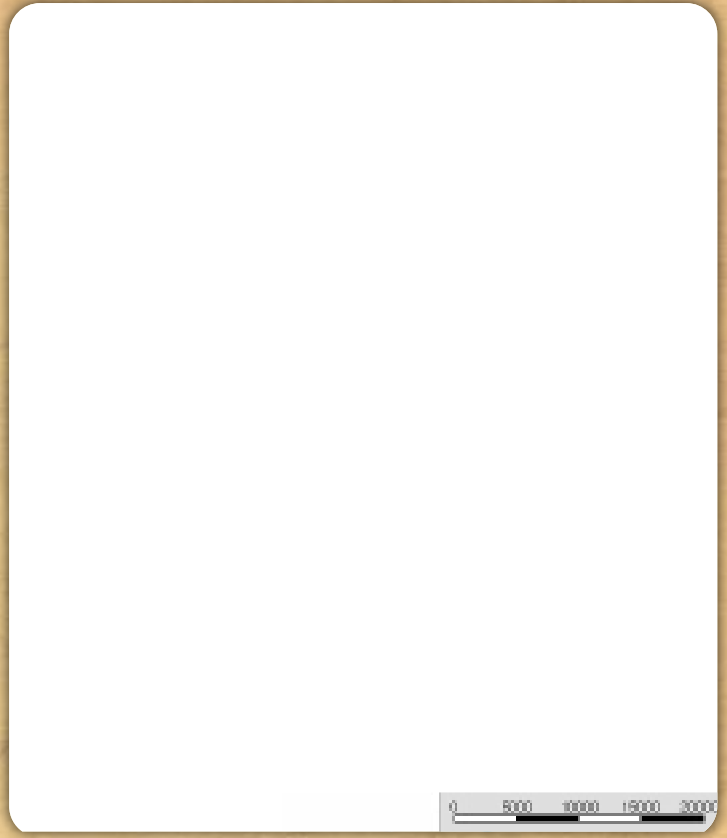
2019 Real Estate Taxes: \$10,009.12 or \$68.94 per acre



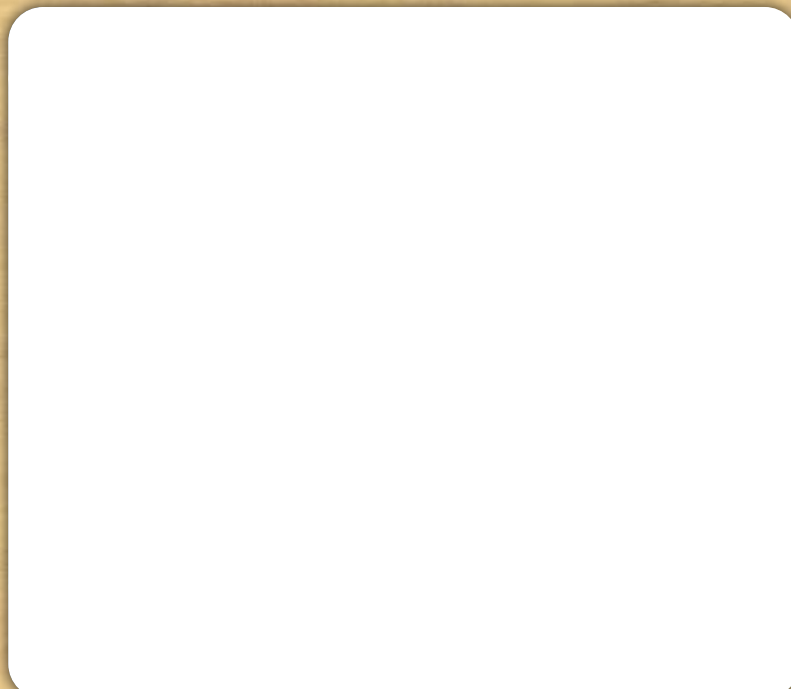
Aerial Map



Location Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
6811	Moody silty clay loam, 2 to 6 percent slopes	3.6	2.42	2e
6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.9	0.62	2w
6813	Moody silty clay loam, 6 to 11 percent slopes	39.2	26.65	3e
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	3.6	2.44	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	5.6	3.8	2e
7053	Kennebec silt loam, overwash, occasionally flooded	1.7	1.16	2w
6628	Before silty clay loam, 0 to 2 percent slopes	92.5	62.91	1
TOTALS		147.1	100%	1.66

AUCTION TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2020 payable in 2021 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 January 8, 2021 or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% 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 Midwest Title 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 will be paid equally by the Seller and Buyer(s). The cost of any escrow closing services will be paid equally by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on January 8, 2021 or such 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 Midwest Title 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 and Buyer(s) will each pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

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: Karen K Ross, John T Stalp, Lu Ann Ludford, Robert L Stalp

Auctioneer: Nathan Elting

