

LAND AUCTION

221+/- Acres • Dodge County, Nebraska

Tuesday, May 4, 2021 • 10:00 AM

at the North Bend Auditorium, 741 N Main Street, North Bend, Nebraska

L-2100284

Highlights:

Prime irrigated Dodge County farm with two pivot systems!
Highly tillable with excellent class 1 and 2 soils and level topography!
Great access and strong local markets!

For additional information, please contact:

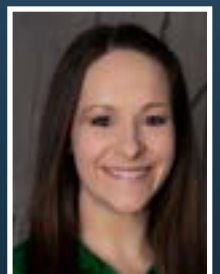
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Property Information

Location: From North Bend go four and three quarters miles north on Highway 79 to Foothill Road and then east one and half miles. Farm is on the southwest corner of County Road 9 and Foothill Road. Watch for signs.

Legal Description: SE1/4 NE1/4, SE1/4 & TL 6 all in Sec. 17, Twp. 18N, Rge. 6E of the 6th P.M.

Property Description: Offering 221 +/- acres of great quality, highly tillable, Dodge County irrigated farmland. This prime property boasts strong Class 1 and 2 soils. The farm is located four and three quarters miles north of North Bend on Highway 79 and one and half miles east on Foothill Road. Attractive farm lease for 2021, full possession to Buyer in 2022. Don't miss out on this excellent opportunity!

Farm Data:

Cropland 214.85 acres
Non-crop 6.15 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	143.7 acres	165 bushels
Soybeans	62 acres	51 bushels

Well Information: Well Registrations: G-184822, G-059314, G-059313, G-036061, 900 GPM, all four wells service both pivots.

Irrigation Equipment: Valley Model 6000 "6" tower with corner arm (SN-missing)*, 2004 "7" tower with corner arm Zimmatic (SN-L85909), John Deere PowerTECH 4.5 Liter diesel engine and new generator (SN-PE4045T313345), 12 steel pivot bridges and two corner arm bridges.

*** Note: Only 50% ownership of the pivot will transfer, the remaining 50% owned by adjacent landowner.**

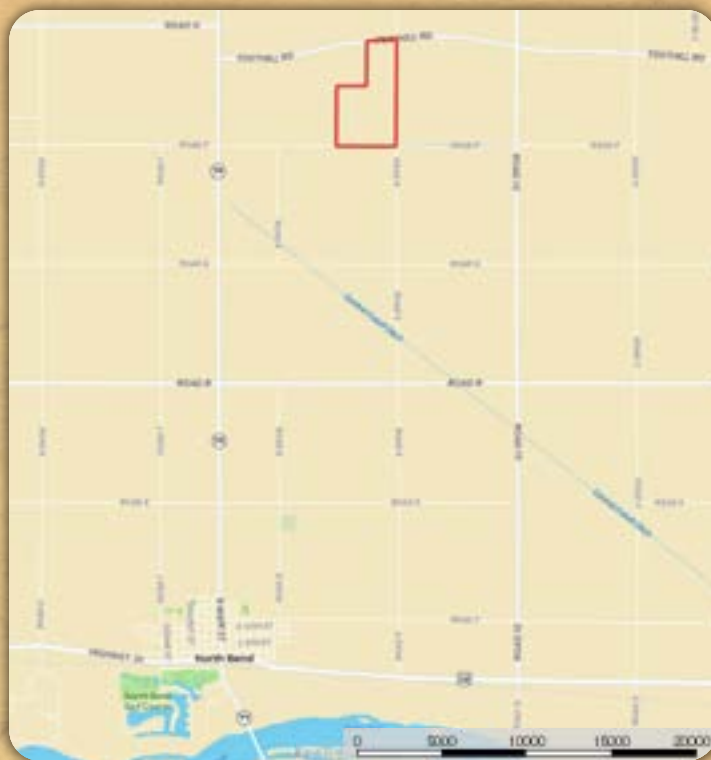
2020 Real Estate Taxes: \$15,797.92



Aerial Map



Location Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
6526	Janude loam, rarely flooded	12.8	5.7	1
6603	Alcester silty clay loam, 2 to 6 percent slopes	19.3	8.57	2e
3529	Gibbon loam, occasionally flooded	141.5	62.9	2w
3537	Gibbon silty clay loam, occasionally flooded	51.3	22.83	2w
TOTALS		224.9	100%	1.94

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 June 1, 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 June 1, 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: Patrick McClaughry and Michael McClaughry

Auctioneer: Nathan Elting

