

LAND AUCTION

135.65± Acres • Lancaster County, Nebraska

Tuesday, August 10, 2021 • 10:00 AM
American Legion | 430 West 2nd Street, Valparaiso, Nebraska

Highlights:

- Productive farmland with a high state of fertility. Irrigation equipment included.
- Offered in two tracts.
- Located in a strong community with excellent transportation routes and markets.
- A small percentage of hunting acres will add another dimension to your ownership rights.
- Excellent spot to build adjacent to Highway 79.
- Short driving distance to Omaha/Lincoln Metro areas.



L-2100471



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For additional information, please contact:

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Property Information

Location: From the South edge of Valparaiso, two and one-half miles south on State Highway 79 on both sides of the highway.

Legal:

- **Tract 1:** Lots 26 and 27 SE in Section 2-T12N-R5E
- **Tract 2:** N1/2SW1/4 of Section 1-T12N-R5E

Description:

- **Tract 1:** Irrigated with 4-tower center pivot system. Adjacent to State Highway 79 with excellent transportation to terminal grain markets. Adjacent to flowing creek with enhanced hunting possibilities.
- **Tract 2:** Excellent quality dryland farm in a productive state. Good ROI with a super place to build with mature trees. Recreational activities on this property exist with your very own pond and a part of your ownership rights. Very close to State Highway 79.

Farm Data

• Tract 1:	
Cropland	54.76 acres
Non-crop	<u>1.63 acres</u>
Total	56.39 acres
• Tract 2:	
Cropland	71.57 acres
Timber	<u>7.69 acres</u>
Total	79.26 acres

FSA Information:

• Tract 1:	<u>Base</u>	<u>Yield</u>
Corn	21.3 acres	129 bushels
Soybeans	20.8 acres	40 bushels

• Tract 2:	<u>Base</u>	<u>Yield</u>
Corn	28.2 acres	129 bushels
Soybeans	27.56 acres	40 bushels

(These are estimates. Need to be broke out by FSA.)

Improvements:

Salvage value corn crib on Tract 1 with salvage value machine shed on Tract 2.

2021 Real Estate Taxes:

- **Tract 1:** \$4,557.04
- **Tract 2:** \$4,868.70

Irrigation:

Four-tower center pivot

Well Information:

G-050130, 500 GPM, Pumping Level 26 ft, Well Depth 78 ft.

Location Map



Tract 1: 4-tower Zimmatic Pivot Power Unit and Well



Tract 1 Aerial Photo



Tract 1 Soil Map



Flowing Creek

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7099	Zook silty clay loam, occasionally flooded	32.3	57.14	2w
7868	Nodaway silt loam, channeled, occasionally flooded	5.8	10.23	6w
7050	Kennebec silt loam, occasionally flooded	8.3	14.64	2w
7418	Morrill clay loam, 6 to 11 percent slopes	1.9	3.45	3e
7750	Nodaway silt loam, occasionally flooded	1.8	3.15	2w
7231	Judson silt loam, 2 to 6 percent slopes	6.4	11.39	2e
TOTALS		56.4	100%	2.44

Tract 2 Aerial Photo



Tract 2 Soil Map



Farm Pond

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7050	Kennebec silt loam, occasionally flooded	2.3	2.93	2w
7647	Yutan, eroded-Aksarben silty clay loams, 2 to 6 percent slopes	1.6	2.02	2e
7231	Judson silt loam, 2 to 6 percent slopes	9.8	12.36	2e
7868	Nodaway silt loam, channeled, occasionally flooded	7.7	9.76	6w
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	0.7	0.82	3e
7227	Burchard clay loam, 6 to 11 percent slopes	3.0	3.75	3e
7614	Steinauer clay loam, 6 to 11 percent slopes, eroded	2.2	2.73	4e
3840	Geary silty clay loam, 6 to 11 percent slopes, eroded	13.2	16.68	4e
7507	Pawnee clay loam, 6 to 11 percent slopes, eroded	8.0	10.08	4e
7207	Aksarben silty clay loam, 6 to 11 percent slopes	13.3	16.75	3e
3785	Crete silty clay loam, terrace, 1 to 3 percent slopes	3.5	4.43	2e
7155	Aksarben silty clay loam, terrace, 0 to 1 percent slopes	14.0	17.68	1
TOTALS		79.3	100%	3.02

Auction Terms

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

Taxes: Real estate taxes for 2021 payable in 2022 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 September 15, 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 bidding. 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 the TitleCore, Omaha, Nebraska.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with TitleCore 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 equally paid by the Seller and Buyer(s). Sale is not contingent upon buyer(s) financing.

Closing: The sale closing is on September 15, 2021, or such 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 TitleCore.

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 the 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 two individual 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 the 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: Robert K. Murray Revocable Living Trust

Auctioneer: Jim Eberle



Tract 2 Soybean Crop