

LAND AUCTION

185.94± Acres • Saunders 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.
- 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.
- Site to build your country home with mature trees.
- One and one-half miles to Czechland Lake.
- Close to Lincoln and Omaha metro areas.



L-2100472

Property Location: From the south edge of Prague, two miles north and one mile east to the Southwest corner of the farm.

Legal Description: TR W 1/2 SW(40 ACRES),BAL SW 1/4(105.94 ACRES),SE NW All in Section 19-T16N-R6E (40 ACRES). A total of 185.94 acres.

Property Description: Investor quality farm with conservation system in place. Drainage tile in terraces to remove excess water. Farm is located in an excellent community with many good operators available for rental. The farms internal drainage is excellent. Acres available for hunting and recreation.

Farm Data:

Cropland	156.26 acres
Other	29.68 acres
Total	185.94 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	72.4 acres	134 bushels
Soybeans	48.4 acres	45 bushels
Wheat	3.9 acres	36 bushels

Improvements: Salvage value on trailer house and outbuilding.

2020 Real Estate Taxes Payable in 2021:

SE NW 19-16-6 (40 ACRES) \$2,131.82
BAL SW 19-16-6 (105.94 ACRES) \$4,147.78
TR W 1/2 SW 19-16-6 (40 ACRES) \$1,644.62



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For additional information, please contact:

Rich Hickman, Agent

Papillion, Nebraska

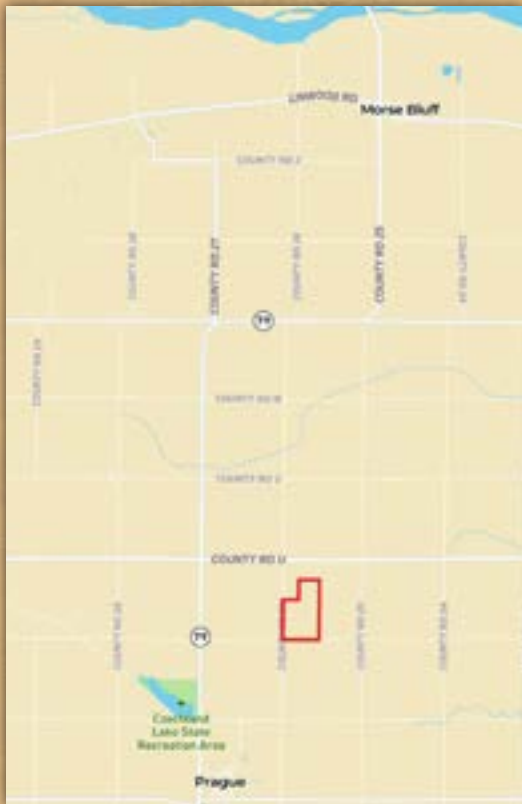
Business: (402) 690-1423

RHickman@FarmersNational.com

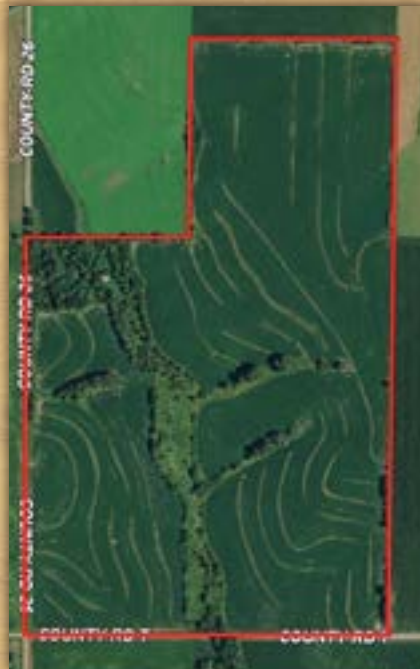
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Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8119	Pohocco silty clay loam, 11 to 17 percent slopes, eroded	118.4	65.36	4e
7231	Judson silt loam, 2 to 6 percent slopes	0.5	0.27	2e
7750	Nodaway silt loam, occasionally flooded	12.1	6.67	2w
7647	Yutan, eroded-Aksarben silty clay loams, 2 to 6 percent slopes	36.7	20.28	2e
7646	Yutan, eroded-Judson complex, 6 to 11 percent slopes	13.4	7.41	3e
TOTALS		181.2	100%	3.38

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 one individual 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 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. and Sandra L. Murray, Tree

Auctioneer: Jim Eberle