

# ONLINE LAND AUCTION

**157± Acres • Lancaster County, Nebraska**

*Online bidding starts Friday, August 6, 2021 • 8:00 AM*

*Bidding closes Friday, August 20, 2021 • 5:00 PM*

## Highlights:

- Adjacent housing subdivisions to the East and North
- Within 15 minute drive to downtown Lincoln, Nebraska
- Located in a prime area of acreage development close to Lincoln, Nebraska

L-2100493-2

**To Register and Bid on this Auction, go to:**  
**[www.FNCBid.com](http://www.FNCBid.com)**



Serving America's Landowners Since 1929

**[www.FarmersNational.com](http://www.FarmersNational.com)**



For additional information, please contact:

**Rich Hickman, Agent**

Papillion, Nebraska

Business: (402) 690-1423

[RHickman@FarmersNational.com](mailto:RHickman@FarmersNational.com)

[www.FarmersNational.com/RichHickman](http://www.FarmersNational.com/RichHickman)



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations  
Oil, Gas, and Renewable Energy Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

# Property Information

**Property Location:** One-half mile south of West Denton Road and located on the west side of SW 27th Street.

**Legal Description:** The southeast quarter (SE¼) Except Bldg Site lot in Section 20-T9N-R6E.

**Property Description:** Property has good transportation routes adjacent and nearby. Development of rural residence sites is the main focus of this area. Country living with the amenities of a metropolitan area. Drainage area and margins have mature trees to window frame margins.

## Farm Data:

Cropland	119.5 acres
Timber	37.5 acres
Total	157 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	102.1 acres	129 bushels
Soybeans	42.5 acres	40 bushels

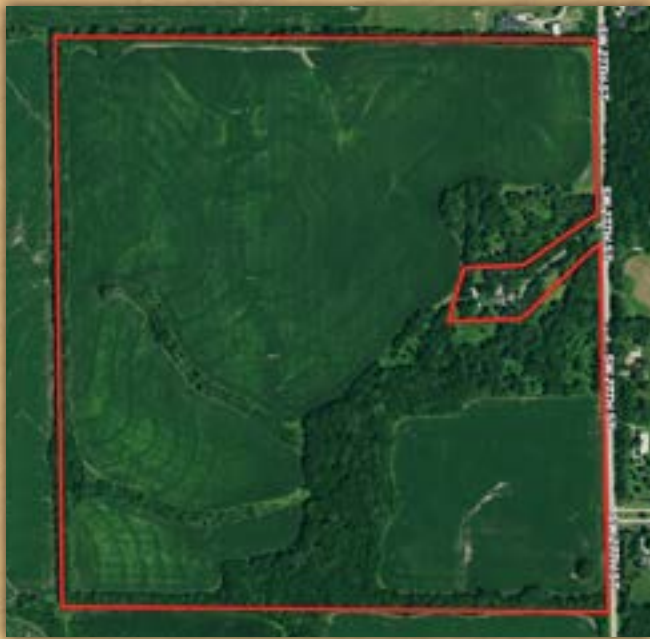
(FSA needs to split between properties.)

**2020 Real Estate Taxes Payable in 2021:**  
\$8,712

## Location Map



### Aerial Map



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	65.8	42.91	3e
7231	Judson silt loam, 2 to 6 percent slopes	16.7	10.88	2e
7050	Kennebec silt loam, occasionally flooded	7.6	4.96	2w
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	1.5	0.95	3e
7466	Otoe silty clay, 6 to 11 percent slopes, eroded	17.7	11.52	4e
7668	Mayberry silty clay loam, 6 to 11 percent slopes, eroded	10.9	7.1	4e
7681	Wymore silty clay loam, 1 to 3 percent slopes	14.4	9.4	2e
7774	Colo-Nodaway silty clay loams, frequently flooded	1.0	0.68	3w
7867	Nodaway silt loam, channeled, frequently flooded	17.8	11.6	6w
TOTALS		153.4	100%	3.28



# Online 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 TitleCore, Lincoln, 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, Lincoln, Nebraska, 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 equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on September 15, 2021, or such other 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, Lincoln, Nebraska.

**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 will pay 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 starting Friday, August 6, 2021, at 8:00 AM until Friday, August 20, 2021 at 5:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within

five minutes of the auction ending will automatically extend the auction for ten minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the ten minute time frame. All decisions of Farmers National Company 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 the 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(s):** Robert K. Murray Revocable Living Trust

## Online Bidding Procedure:

**This online auction begins on Friday, August 6, 2021, at 8:00 AM. Bidding closes on Friday, August 20, 2021, at 5:00 PM.**

**To register and bid on this auction go to:**  
[www.FNCBid.com](http://www.FNCBid.com)

Bidders can also bid in person at the Farmers National Company office located at 1205 Joy Street, Papillion, Nebraska.

All bids on the tracts will be visible on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

**Server and Software Technical Issues:** In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.