

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

233.42+/- Acres • Knox County, Nebraska

Wednesday, November 3, 2021 • 10:00 AM

Rolling Hills Golf Course | 87414 544th Avenue, Wausa, Nebraska

Highlights:

- High Quality dryland farms
- Offered in three tracts
- Located in a strong/competitive farming community



L-2100514

ONLINE SIMULCAST BIDDING

Starts Friday, October 29, 2021 at 10:00 AM.

Closes Wednesday, November 3, 2021 at
close of live event.

To Register and Bid on this Auction, go to:
www.fnccbid.com

For additional information, please contact:

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Property Information

Farmers and Investors! Farmers National Company is proud to offer three tracts of the area's finest farm ground! Excellent soils are associated with the farms as a majority of the acres are made up of the Moody silty loam complex and the topography is level to slight rolling with good drainage. These three tracts offer strong ROI's to all buyers as they are conveniently located close to Wausa, Nebraska, a strong and competitive agricultural area, and have close access to several large grain terminals, feedlots and an ethanol plant! Don't miss this opportunity to add these outstanding farms to your land holdings!

Property Location:

From Wausa, travel north on 549 Drive to 875 Road, travel west on 875 Road to 547 Avenue, turn north on 547 Avenue and travel north one-half mile to southwest corner of Tract 1. Travel one-quarter mile north to southwest corner of Tract 2 and then travel one-quarter mile north to southwest corner of Tract 3. Look for signs!

Legal Description:

- **Tract 1:** S 1/2 NW 1/4 5-29-2
- **Tract 2:** NW 1/4 NW 1/4 5-29-2
- **Tract 3:** W 1/2 E 1/2 SW 1/4 less tract, W 1/2 SW 1/4 less tract in SW SW 1/4 32-30-2

2020 Real Estate Taxes:

- **Tract 1:** \$3,603.62
- **Tract 2:** \$2,360.68
- **Tract 3:** \$6,145.08

Easements:

All tracts subject to Land Lease and Wind Easement. Copy of easement at request of agent.

Farm Data:

• Tract 1:	
Cropland	49.99 acres
Pasture	29.4 acres
Roads/Ditches	<u>.61 acres</u>
Total	80 acres

• Tract 2:	
Cropland	39.49 acres
Roads/Ditches	<u>1.87 acres</u>
Total	41.36 acres

• Tract 3: (domestic well)	
Cropland	105.5 acres
Non-crop	3.53 acres
Roads/Ditches	<u>3.03 acres</u>
Total	112.06 acres

FSA Information:

All Tracts	<u>Base</u>	<u>Yield</u>
Corn	90.2 acres	140 bushels
Soybeans	87.9 acres	47 bushels

(If sold to different buyers, FSA will perform a reconstitution and apply correct base acreage to each tract.)

Aerial Map



Property Location Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
6808	Moody silty clay loam, 0 to 2 percent slopes	4.8	5.96	2e
6811	Moody silty clay loam, 2 to 6 percent slopes	49.0	61.32	2e
6575	Trent silt loam, 0 to 2 percent slopes	8.8	10.99	1
3642	Kezan silt loam, occasionally flooded	17.4	21.72	5w
TOTALS		80.0	100%	2.54

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
6808	Moody silty clay loam, 0 to 2 percent slopes	5.7	13.84	2e
6575	Trent silt loam, 0 to 2 percent slopes	0.4	0.92	1
3642	Kezan silt loam, occasionally flooded	0.8	1.94	5w
6811	Moody silty clay loam, 2 to 6 percent slopes	34.5	83.3	2e
TOTALS		41.4	100%	2.05

Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
6693	Crofton-Nora complex, 2 to 6 percent slopes, eroded	2.3	2.05	3e
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	4.3	3.86	4e
6575	Trent silt loam, 0 to 2 percent slopes	4.3	3.82	1
6811	Moody silty clay loam, 2 to 6 percent slopes	91.1	81.41	2e
3642	Kezan silt loam, occasionally flooded	9.9	8.86	5w
TOTALS		111.9	100%	2.33



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 December 3, 2021 or such other date agreed to by the parties. Subject to current lease. Subject to Title Agency schedule.

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 Title Services of the Plains.

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

Closing: The sale closing is on December 3, 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 Title Services of the Plains.

Sale Method: The real estate will be offered in three 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 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: Lori Moss, Tedd Lamprecht, Jeanne Beaudette

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The on-line bidding begins on **Friday, October 29, 2021, at 10:00 AM. Bidding will be simultaneous with the live auction on Wednesday, November 3, 2021, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
www.fncbid.com

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. This auction will not be broadcast over the internet.

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.

