

ABSOLUTE LAND AUCTION

153.76+/- Acres • Custer County, Nebraska
Monday, October 18, 2021 • 1:00 PM
Custer County 4-H Building, Broken Bow, Nebraska

HIGHLIGHTS:

- Good irrigated farm
- Great location only two and a half miles from Broken Bow



L-2100595

Property Location: Two and one-half miles north-east of Broken Bow on Road 801.

Legal Description: Sec. 21-17-20 W1/2NE, E1/2NW Broken Bow Twp., Custer County, Nebraska, except a tract 5.74+/- acres for building site. Contact agent for complete legal.

Property Description: Good irrigated farm ground located close to Broken Bow, Nebraska.

Farm Data:

Cropland	141.25 acres
Non-crop	12.51 acres
Total	153.76 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	134.6 acres	134 bushels
Soybeans	6.2 acres	51 bushels
Wheat	1.8 acres	37 bushels

Irrigation Equipment: Seven tower electric Zimmatic pivot.

Well Information: G-076732 Drilled 1974; 9 in.; 365 Ft. deep, 850 GPM. Static level 38 ft.; pumping level 57 ft.

Taxes: TBD with surveyed acreage out. Total taxes \$10,097.86 (2020 year)

Seller: Allan Woodward Estate, Jason White P.R.

Location Map



For additional information, please contact:

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Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8817	Cozad silt loam, 3 to 6 percent slopes	4.8	3.15	2c
2670	Holdrege silt loam, 3 to 7 percent slopes	3.5	2.27	3e
9038	Gates very fine sandy loam, 6 to 11 percent slopes, eroded	22.3	14.62	2e
8815	Cozad silt loam, 0 to 1 percent slopes	58.8	38.53	2c
9036	Gates very fine sandy loam, 3 to 6 percent slopes	19.1	12.52	2e
3562	Hobbs silt loam, occasionally flooded, cool	44.1	28.91	2w
TOTALS		152.6	100%	2.02

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 November 16, 2021. 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 Custer Title and Abstract.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Custer Title and Abstract 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 November 16, 2021. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Custer Title and Abstract.

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: This is an absolute auction and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

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: Allan Woodward Estate, Jason White P.R.

