

# ABSOLUTE LAND AUCTION

154.45+/- Acres • Valley County, Nebraska

Thursday, November 18, 2021 • 1:00 PM

Veterans Club | 246 South 15th Street, Ord, Nebraska



## HIGHLIGHTS:

- Access off Highway 70
- Sedlacek family has homestead this property for over 115 years

L-2100625

**Property Location:** Located within a half mile of Ord, on Road 812.

**Legal Description:** All of the north half (N $\frac{1}{2}$ ) of Section 29, Township 19 North, Range 14 West of the 6th P.M., lying East of Highway 70 Right of Way, Valley County, Nebraska.

**Property Description:** Good dryland crop ground with house, shop and bins located on the edge of Ord.

## Farm Data:

Cropland	89.18 acres
Pasture	61.32 acres
Buildings	<u>5.0 acres</u>
Total	155.6 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	65.21 acres	114 bushels
Soybeans	11.48 acres	46 bushels
Wheat	.28 acres	34 bushels

**Improvements:** Three-four bedroom home with one bathroom built in 1920, a Quonset in good condition, and a barn.

**2020 Taxes:** \$3,775.84

**Seller:** George R. Sedlacek Irrev. Trust, Katherine Sedlacek Blosser, Trustee and Leonard J. Sedlacek Estate

## Location Map



For additional information, please contact:

**Jim Eberle, Agent/Auctioneer**  
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**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3545	Hobbs silt loam, channeled, frequently flooded	9.7	6.21	6w
2545	Uly-Coly silt loams, 11 to 17 percent slopes, eroded	11.7	7.54	6e
8670	Hord silt loam, 1 to 3 percent slopes	4.5	2.87	2e
2644	Uly-Coly silt loams, 6 to 11 percent slopes, eroded	32.3	20.75	3e
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	13.6	8.72	2e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	5.5	3.53	6e
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	2.1	1.34	6e
2838	Coly-Hobbs silt loams, 3 to 60 percent slopes	49.4	31.76	7e
2670	Holdrege silt loam, 3 to 7 percent slopes	24.4	15.71	3e
8380	Hord silt loam, 0 to 1 percent slopes	2.4	1.56	2c
<b>TOTALS</b>		<b>155.6</b>	<b>100%</b>	<b>4.7</b>

## 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 or before December 16, 2021. Selling with tenants rights with full possession on April 1, 2022.

**Earnest Payment:** A 10% earnest money payment is required on the day of the auction. 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 closing agent.

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

**Closing:** The sale closing is on or before December 16, 2021. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of the closing agent.

**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:** George R. Sedlacek Irrev. Trust, Katherine Sedlacek Blosser, Trustee and Leonard J. Sedlacek Estate