

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

160+/- Acres • Thurston County, Nebraska
Wednesday, November 17, 2021 • 10:00 AM CST
Bancroft Community Center, 322 Main St, Bancroft, Nebraska

Property Showing: 1652 Road 25, Bancroft, Nebraska
Saturday, November 6, 2021, from 10:00 AM to Noon

Highlights:

- Highly tillable farmland with class 1 and 2 soils
- Includes acreage with home and outbuildings
- Open to farm in 2022!



ONLINE SIMULCAST BIDDING

Starts Wednesday, November 10, 2021, at 8:00 AM.
Closes Wednesday, November 17, 2021, at close of live event.
To Register and Bid on this Auction, go to: www.fncbid.com



Serving America's Landowners Since 1929

www.FarmersNational.com



L-2100638

For additional information, please contact:

Amanda Clausen, Agent

Dodge, Nebraska

Business: (402) 380-6076

AClausen@FarmersNational.com

www.FarmersNational.com/AmandaClausen



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

Property Information

Location: From Bancroft, Nebraska, go one and a half miles north on 24th Road to V Road and then east one and a quarter mile. The farm is on the south side of the road. Watch for signs. House address is 1652 Rd 25 Bancroft, Nebraska.

Legal Description: SE1/4 in Sec. 20, Twp. 24N, Rge. 8E of the 6th PM.

Property Description: Offering 160 +/- acres only two and 3/4 miles northeast of Bancroft. 127.79 acres of fully tillable cropland with class 1 and 2 soils along with an attractive CRP lease on 30 acres that expires September of 2027. Full possession to Buyer in 2022. Don't miss out on this excellent opportunity!

Acres Information: Well cared for 2,144 +/- square foot, 1 1/2 story finished house that includes four-bedroom, one-bathroom, and an unfinished 728 square foot basement lying on approximately 4 acres. Located only two and 3/4 miles northeast of Bancroft. Also boasts beautiful dark hardwood, newer carpet, and several upgrades. Multiple appliances are included: refrigerator, oven, washer, dryer, one window air conditioner, four ceiling fans, and a humidifier. Includes a detached 528 square foot detached garage, barn with newer tin, and several other small buildings in good condition. **Currently leased until July 31, 2022.**

Farm Data:

Cropland	127.79 acres
CRP	30 acres
Buildings	4.07 acres

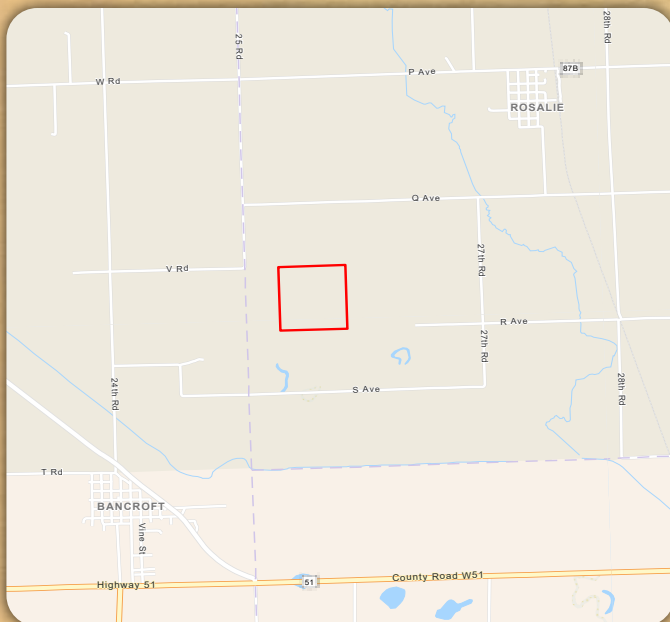
FSA Information:

	<u>Base</u>	<u>Yield (bushels)</u>
Corn	101 acres	126 PLC
Soybeans	26.79 acres	38 PLC

CRP Information: 30 acres in CRP with an annual payment of \$9,000. Expires September 30, 2027.

2019 Real Estate Taxes: \$9,276.98 estimated

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7716	McPaul silt loam, occasionally flooded	4.9	3.02	2w
6811	Moody silty clay loam, 2 to 6 percent slopes	13.0	8.08	2e
7153	Kennebec silt loam, rarely flooded	22.5	13.96	1
7770	Colo silty clay loam, occasionally flooded	26.6	16.53	2w
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	4.9	3.04	3e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	22.0	13.65	3e
6628	Belfore silty clay loam, 0 to 2 percent slopes	18.7	11.62	1
7053	Kennebec silt loam, overwash, occasionally flooded	11.3	7.0	2w
6603	Alcester silty clay loam, 2 to 6 percent slopes	21.2	13.18	2e
7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	15.9	9.9	2w
7889	Onawet silty clay loam, frequently flooded	0.0	0.03	5w
TOTALS		160.9	100%	1.91

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, Farmers National Company.

Possession: Possession will be granted at closing on December 17, 2021 or such other date agreed to by the parties. Subject to current lease. Home and outbuildings leased through July 31, 2022.

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 Midwest Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title Company, 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 the Seller and Buyer(s). The cost of 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 December 17, 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 Midwest Title Company.

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 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 as one unit. 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 Affiliated Farm Management and their 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 Farmer 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: Geraldine M Behlers Living Trust, c/o Robert J Behlers, Trustee.

Online Simultaneous Bidding Procedure: The online bidding begins on **Wednesday, November 10, 2021, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, November 17, 2021, with bidding concluding at the end of the live auction.**

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

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.

Property Information - Additional Photos

160+/- Acres • Thurston County, Nebraska

L-2100638

Wednesday, November 17, 2021 • 10:00 AM CST

Bancroft Community Center, 322 Main St, Bancroft, Nebraska

Property Showing:
1652 Road 25, Bancroft, NE
Saturday, November 6, 2021
10:00 AM to Noon

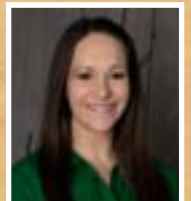
ONLINE SIMULCAST BIDDING
Starts Wednesday, November 10, 2021, at 8:00 AM.
Closes Wednesday, November 17, 2021
at close of live event.
To Register and Bid on this Auction
go to: www.fncbid.com



For additional information, please contact:



Amanda Clausen, Agent
Dodge, Nebraska
Business: (402) 380-6076
AClausen@FarmersNational.com
www.FarmersNational.com/AmandaClausen





 Farmers
National
Company™