

FOR SALE BY BIDS

320± Acres, Burt County, Nebraska
BID DEADLINE: Tuesday, November 23, 2021
Contact Agents for Details!



Highlights:

- Full possession for 2022
- A nice combination of tillable acres and pasture with good fencing throughout the farm.
- Excellent hunting and recreation opportunities with solid income

L-2200048

For additional information, please contact:



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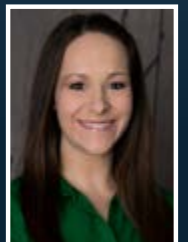


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Property Information

Property Location: From Tekamah, go four and a half miles west on Highway 32 to County Road 27, then north three quarters of a mile to County Road I, the property is northeast of the intersection. Watch for signs!

Legal Description: S2NE4&SW4&W2SE4 9-21-10 SUMMIT TWP

Property Description: Offering 320 acres located west of Tekamah off Highway 32. This farm includes 198.58 row crop acres and 106.16 pasture acres, additional acres of timber with excellent hunting and recreation opportunity. Full possession for 2022. Don't miss out on this opportunity! Contact agent for bid form and further information.

Farm Data:

Cropland	198.58 acres
Pasture	106.16 acres
Timber	<u>15.26 acres</u>
Total	320.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	85.38 acres	136 bushels
Soybeans	88.52 acres	44 bushels

Taxes: \$13,823.68

Property Location Map



Aerial Photo

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7219	Burchard clay loam, 11 to 17 percent slopes, eroded	93.31	29.43	0	59	4e
8006	Ida silt loam, 11 to 17 percent slopes, eroded	66.85	21.08	0	66	4e
6603	Alcester silty clay loam, 2 to 6 percent slopes	41.85	13.2	90.42	76	2e
7612	Steinauer clay loam, 11 to 30 percent slopes, eroded	37.19	11.73	0	41	6e
8019	Marshall silty clay loam, 2 to 6 percent slopes	36.56	11.53	0	96	2e
7228	Burchard clay loam, 6 to 11 percent slopes, eroded	24.66	7.78	0	64	3e
8010	Ida silt loam, 6 to 11 percent slopes, eroded	6.53	2.06	0	71	3e
8008	Ida silt loam, 17 to 30 percent slopes, eroded	5.37	1.69	0	33	6e
8118	Pohocco silt loam, 6 to 11 percent slopes, eroded	3.54	1.12	0	67	3e
8016	Marshall silty clay loam, dry, 0 to 2 percent slopes	1.24	0.39	0	95	2e
TOTALS		317.08(*)	100%	11.93	65.3	3.66

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



For Sale by Bid 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 Auction Company.

Possession: Possession will be granted at closing January 12, 2022 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Midwest Title in their trust account.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of any escrow closing services will be paid equally by both. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be January 12, 2022, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Midwest Title.

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. Both will 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.

Auction Sales: The real estate will be offered as a total unit. Bids on the tracts, combinations, and the total unit will compete. 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.

For Sale by Bids: Written bids will be accepted at the office of **JT Oltman, PO Box 69, Oakland, Iowa 51560, up to November 23, 2021.** Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Approval of Bids: 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 the Auction 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 the Auction Company will take precedence over any previous printed materials or oral statements. The Auction 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(s): Theresa Gaye Kubicek Etal

