

# SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

**157.33+/- Acres • Lancaster County, Nebraska**  
**Friday, December 17, 2021 • 10:30 AM CST**  
**Embassy Suites, 1040 P Street, Lincoln, Nebraska**

## ONLINE SIMULCAST BIDDING

Starts Friday, December 10, 2021 at 10:30 AM.

Closes Friday, December 17, 2021  
at close of live event.

To Register and Bid on this Auction,  
go to: [www.fnctbid.com](http://www.fnctbid.com)

### Highlights:

- Good row crop farm with mostly strong soils, 87% tillable!
- Outstanding timber areas providing great wildlife habitat!
- Located close to Lincoln on hard surface road.
- Offering acreage potential! • Many opportunities!



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For additional information, please contact:

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Jim Eberle, Auctioneer

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# Property Information

## Property Location:

Just West of Lincoln, Nebraska - Corner of NW98th Street and West Adams Street.. OR 1/2 Mile East of Pawnee Lake on W. Adams Street.

## Legal Description:

NW1/4 Section 15-T10N-R5E (157.33+/- Acres) Lancaster County - Nebraska

## Property Description:

Property topography ranges from highly productive bottom land to rolling hills with some terraces and some title outlets. Great hunting area of heavy timber with a lot of appeal !!!

## Farm Data:

138.06 total cropland acres  
19.54 timber acres

<b>FSA Information:</b>	<b>Base</b>	<b>Yield</b>
Corn	69.05 acres	131 bushels
Soybeans	69.01 acres	43 bushels

**2020 Taxes:** \$8,520.14



# Aerial, Soil, and Location Maps

Aerial Photo

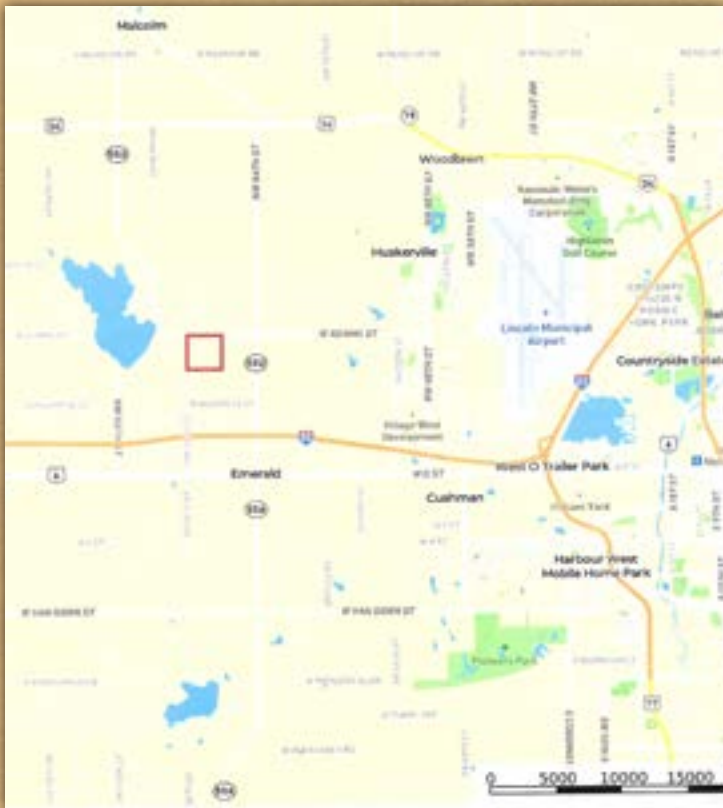


Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	MOCPH	CAP
7944	Yutan silt clay loam, 6 to 11 percent slopes, eroded	36.47	23.21	60	3e
7970	Alkaban silt clay loam, 2 to 6 percent slopes	23.5	14.96	58	2v
7967	Nodway silt loam, channelled, frequently flooded	20.75	13.21	49	6e
7932	Aulken silt loam, 2 to 6 percent slopes	17.12	10.9	78	2a
7952	Kennecook silt loam, occasionally flooded	16.90	10.81	94	2v
7907	Pawnee silt loam, 8 to 11 percent slopes, eroded	15.37	9.78	39	4e
7939	Zack silt clay loam, occasionally flooded	13.43	8.35	43	2v
7934	Wynona silt clay loam, 3 to 6 percent slopes, eroded	9.46	6.02	59	3e
7937	Alkaban silt clay loam, 6 to 11 percent slopes	4.02	2.56	67	3e
TOTALS		157.11	100%	61.09	3.84

Location Map



# 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 January 17, 2022, or such other date agreed to by the parties. Subject to tenants rights to March 1, 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 Farmers National Company trust account.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Farmers National trust account, 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). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on January 17, 2022, 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 Farmers National 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 the Auctioneer 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:** Ninneman Estate

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Friday, December 10, 2021, at 10:30 AM. Bidding will be simultaneous with the live auction on Friday, December 17, 2021, with bidding concluding at the end of the live auction.**

**To register and bid on this auction go to:**  
**[www.fncbid.com](http://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.

**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.