

SIMULCAST AUCTION

237.74+/- Acres • Antelope County, Nebraska

Friday, February 25, 2022 • 10:00 AM

at the Legion Club, 115 W 3rd Street, Neligh, Nebraska

HIGHLIGHTS:

- Pasture with good dryland farm ground
- Close to town and local markets
- Protection for livestock



L-2200122

ONLINE SIMULCAST BIDDING

Starts Monday, February 21, 2022 at noon

Closes Friday, February 25, 2022 at close of live event.

To Register and Bid on this Auction, go to:

www.fnccbid.com



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For additional information, please contact:

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Property Information

Location: From Neligh travel east on 849th RD to 528 Ave travel south 1/2 mile. Tract 1, 80 acres, will be on the west. Tract 2, 160 acres, Travel east from Neligh on 849 Road to 529 Tract 2 will be to the South West of the intersection.

Legal Description:

Tract 1, E1/2 of SE1/4 24-25-6w, 78.66 acres Tax ID 470600
 Tract 2, NE 1/4 of 19-25-5w, 159.08 acres Tax ID 348600

Property Description: A rare opportunity to buy unimproved pasture and dry land farm ground. Some trees for livestock protection, deer and turkeys signs noted on the farm. Close to town with building potential with view and protection. Close to local markets on good county road.

Improvements: Dams for water storage with well for watering livestock. Well for livestock, two large dams for water storage.

Farm Data:	Tract 1	Tract 2
Cropland	44.47	43.06
Pasture	31.59	109.56
Timber		6.02
Other	2.6	



FSA Information:

Tract 1	Base	Yield
Corn	39.8 acres	123 bushels
Soybeans	2.4 acres	36 bushels

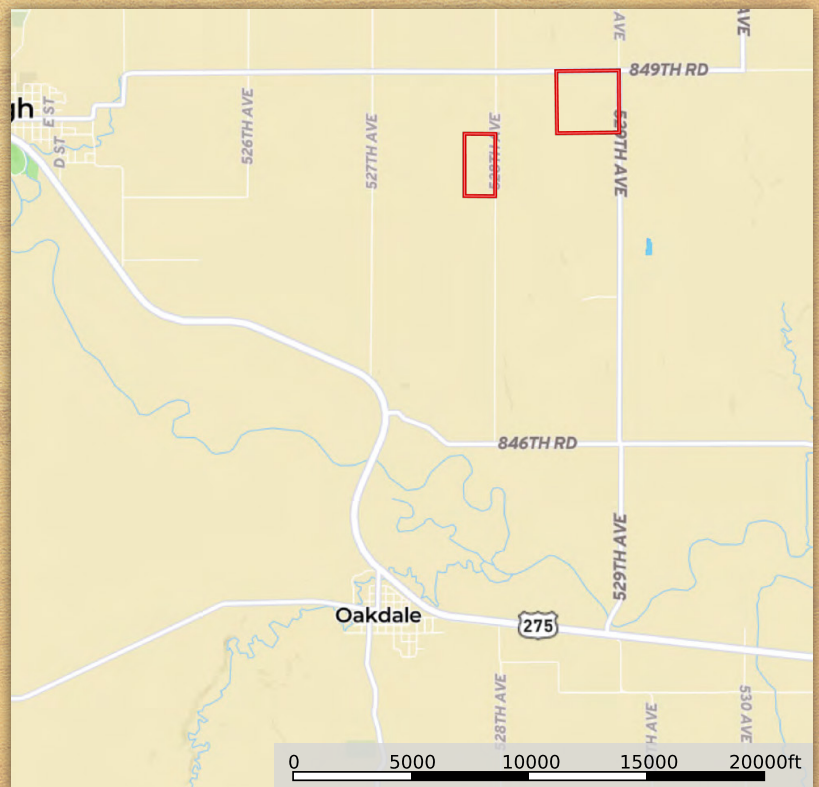
Tract 2	Base	Yield
Corn	40.4 acres	123 bushels
Soybeans	2.5 acres	36 bushels

Well Information: G-169899 livestock well

2021 Taxes:

Tract 1: \$3,030.26
 Tract 2: \$3,936.90

Location Map



Tract 1 • Aerial Photo

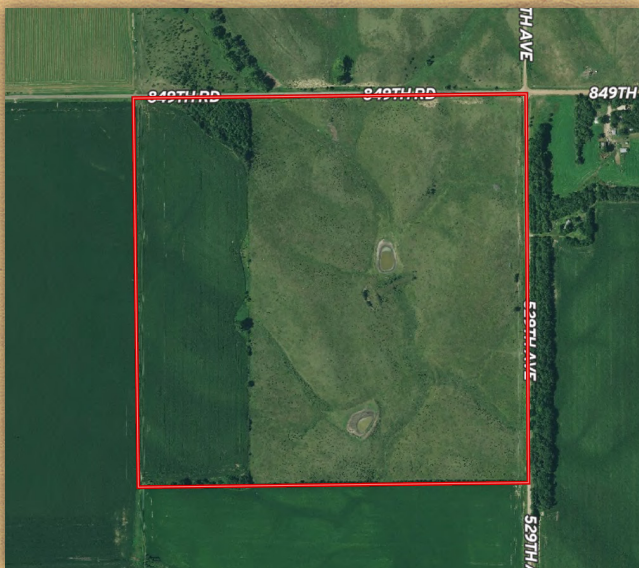


Tract 1 • Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	24.24	30.86	47	68	4e
6697	Crofton-Nora complex, 17 to 30 percent slopes	21.68	27.6	34	42	6e
6753	Nora silt loam, 2 to 6 percent slopes	12.76	16.24	52	79	2e
6767	Nora silty clay loam, 6 to 11 percent slopes	7.59	9.66	0	76	3e
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	6.31	8.03	48	62	4e
6603	Alcester silty clay loam, 2 to 6 percent slopes	4.51	5.74	91	76	2e
6693	Crofton-Nora complex, 2 to 6 percent slopes, eroded	1.45	1.85	51	70	3e
6746	Nora silt loam, 0 to 2 percent slopes	0.03	0.04	51	83	1
TOTALS		78.56	100%	42.37	63.41	4.0

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	74.43	46.83	48	62	4e
6697	Crofton-Nora complex, 17 to 30 percent slopes	35.59	22.39	34	42	6e
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	26.11	16.43	47	68	4e
6767	Nora silty clay loam, 6 to 11 percent slopes	19.77	12.44	0	76	3e
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	1.75	1.1	0	79	2w
6753	Nora silt loam, 2 to 6 percent slopes	0.72	0.45	52	79	2e
6674	Crofton silt loam, coarse, 8 to 17 percent slopes, eroded	0.57	0.36	0	58	4e
TOTALS		158.94(*)	100%	38.05	60.5	4.29

AUCTION TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

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 March 25, 2022, or such other date agreed to by the parties.

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 Title Services of the Plains, LLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Title Services of the Plains, LLC 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 both the Seller and Buyer(s). The cost of 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 March 25, 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 Title Services of the Plains, LLC.

Sale Method: The real estate will be offered in two individual tracts. 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 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: John and Jane Anchustegui

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, February 21, 2022, at noon. Bidding will be simultaneous with the live auction on Friday, February 25, 2022, 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.

