

SIMULCAST AUCTION

80+/- Acres • Polk County, Nebraska

Thursday, February 17, 2022 • 10:00 AM

St. Vincent Ferrer Catholic Church Hall | 631 South Street, Osceola, Nebraska

Highlights:

- Pivot irrigated cropland
- Close to grain markets
- Full possession for 2022 crop year



L-2200171

ONLINE SIMULCAST BIDDING:

Starts Sunday, February 13, 2022, at 8:00 AM and closes at end of live event.

To Register and Bid on this Auction, go to: www.fnccbid.com



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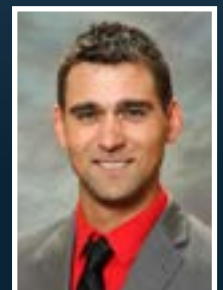


For additional information, please contact:

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Property Information

Property Location:

From Silver Creek, Nebraska, four miles south on Highway 39, then one mile west on 136th Road.

Legal Description:

N1/2NE1/4 20-15N-3W of the 6th P.M., Polk County, Nebraska.

Property Description: This pivot irrigated parcel will make a nice addition to any farm operation. The farm is just minutes from grain markets and one mile from pavement. The pivot, pump, and gearhead are included in the sale. ***It's not too late to add acres to your operation for the coming crop year!***

Farm Data:

Cropland	78.97 acres
Non-crop	<u>1.03 acres</u>
Total	80.0 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	62.2 acres	117 bushels
Soybeans	9.7 acres	35 bushels
Grain Sorghum	4.9 acres	87 bushels

Irrigation Equipment:

8T Reinke Pivot and Amarillo Gearhead.

Well Information:

G-111189 commissioned in 1979, 800 GPM

2021 Taxes:

\$4,131.60



Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8401	Alda fine sandy loam, occasionally flooded	45.74	56.68	0	27	3w
8562	Platte fine sandy loam, occasionally flooded	34.98	43.35	0	25	4w
TOTALS		80.7(*)	100%	-	26.14	3.43



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 March 18, 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 Tri County Title & Escrow Co.

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

Closing: The sale closing is on March 18, 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 Tri County Title & Escrow Co.

Sale Method: The real estate will be offered as a total 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 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 the 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): Bertram Feik Estate

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on **Sunday, February 13, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, February 17, 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 tract 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.