

SIMULCAST AUCTION

71.16+/- Acres • Buffalo County, Nebraska

Tuesday, March 22, 2022 • 1:30 PM

Buffalo County Fairgrounds Harvest Room | 3807 Avenue N, Kearney, Nebraska

Highlights:

- Close proximity to Kearney, Nebraska
- Good water with productive soils
- Very appealing to investors and farmers alike!

L-2200188

ONLINE SIMULCAST BIDDING:

Starts Monday, March 14, 2022, at 8:00 AM
and closes at end of live event.

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

For additional information, please contact:

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Property Information

Property Location:

From the Kearney East Interstate Exit, go one mile north and the farm is on the east side of Cherry Avenue and East 11th Avenue.

Legal Description:

Part of the West 1/2 of the NW1/4 of Section 9, Township 8N, Range 15W, Buffalo County Nebraska.

Property Description: Well located gravity irrigated farm with great access to grain markets including a seed corn production facility.

Farm Data:

Cropland	69.16 acres
Roads	<u>2.0 acres</u>
Total	71.16 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	68.67 acres	174 bushels

Irrigation Equipment:

Electric well motors, pumps and irrigation pipe.

Well Information:

G-071006 registration 9/17/2012, 1200 gpm, 9 ft. static water level, 40 ft. pumping level and 60 ft. well depth. Second well is an established well pending registration with the State of Nebraska. 1200 gpm, well depth 51 ft., static water level 10 ft.

2021 Taxes:

\$4,955.90



Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8506	Lex silt loam, rarely flooded	33.46	46.86	0	28	3w
6350	Leshara and Gibbon silt loams	20.32	28.46	0	61	2w
5632	Platte soils, occasionally flooded	8.99	12.59	0	24	6w
8402	Alda loam, rarely flooded	6.47	9.06	0	26	3w
8585	Wann loam, rarely flooded	2.18	3.05	0	46	2w
TOTALS		71.41(*)	100%	-	37.26	3.06



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 April 22, 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 Nebraska 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 Nebraska 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 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 April 22, 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 Nebraska Title Company.

Sale Method: The real estate will be offered in one individual tract. 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): Wayne & Terry Rose

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on **Monday, March 14, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, March 22, 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.