

LAND AUCTION

SIMULCAST LIVE AND ONLINE

93.05+/- Acres • Seward County, Nebraska

Tuesday, November 22, 2022 • 10:00 AM CST

Embassy Suites | 1040 P Street, Lincoln, Nebraska

Highlights:

- Good, Dryland Row Crop Farm!!!
- Excellent Timber Area Included with Outstanding Hunting!!!
- Property is Located Close to Lincoln - Just Northeast of Garland, Nebraska, and just West of Branched Oak Lake!!

L-2200617

ONLINE SIMULCAST BIDDING

Starts Monday, November 14, 2022 at 10:00 AM CST.

Closes Tuesday, November 22, 2022 at close of live event.

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



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For additional information, please contact:

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Property Information

Property Location:

Property is located northwest of Lincoln, Nebraska, or approximately five miles northeast of Garland, Nebraska (just south of 168th Road and West Agnew Road).

Legal Description:

Irregular tract in the NW1/4 of Section 14-T12N-R4E (93.05+/- acres), Seward County, Nebraska.

Property Description:

Rolling topography, easy access, good gravel roads, beautiful timber and very appealing!! Property has a domestic well and power hook-up on site!!

Farm Data:

| | |
|----------|--------------------|
| Cropland | 80.17 acres |
| Timber | <u>11.32 acres</u> |
| Total | 91.49 acres |

FSA Information:

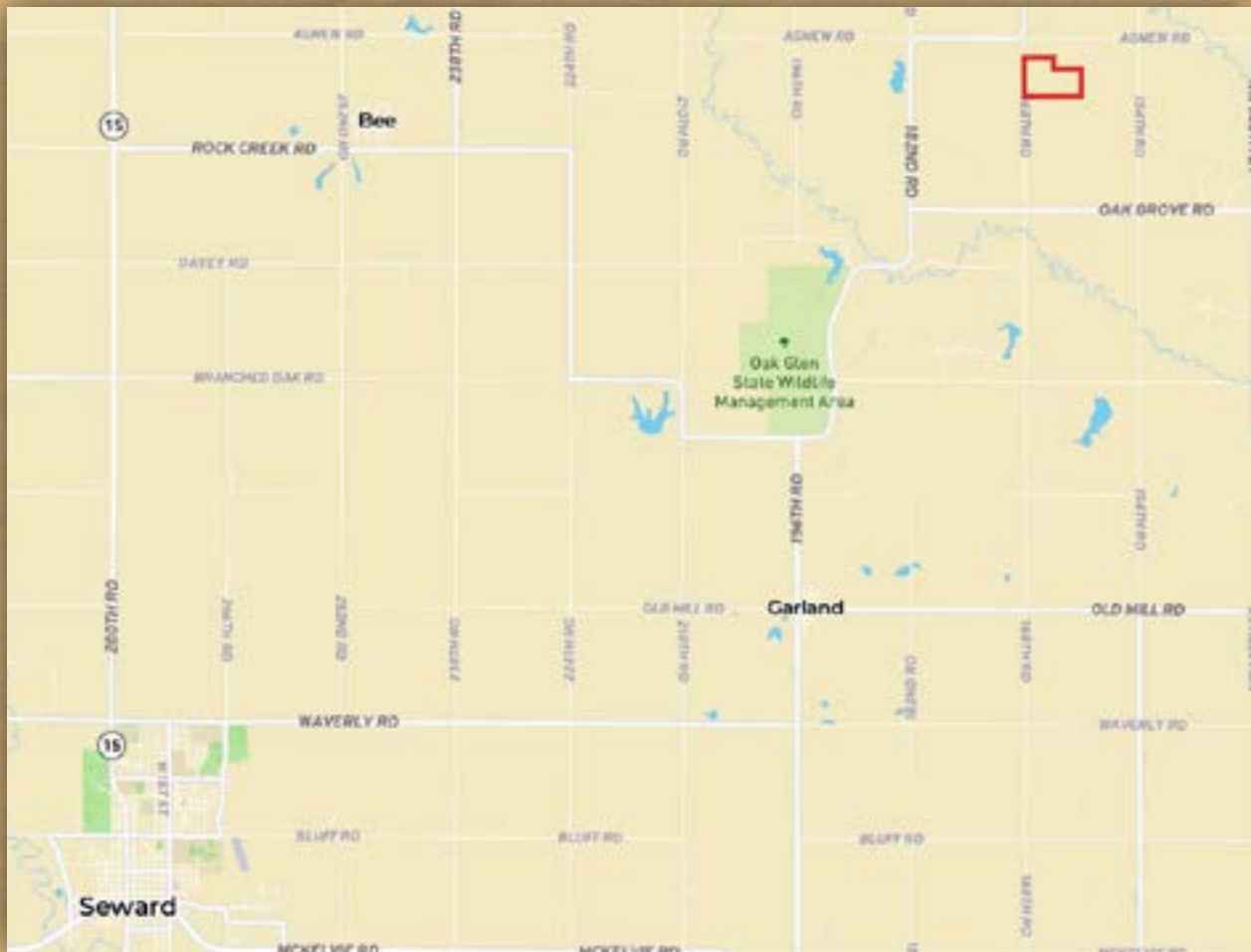
Not currently in farm program. Farm is certified with 80.17 acres of soybeans in 2022.

2021 Taxes:

\$3,638.58



Location Map



Aerial Photo



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|----------|-------|-----|-------|------|
| 7517 | Pawnee soils, 6 to 11 percent slopes, severely eroded | 25.16 | 27.18 | 0 | 38 | 6e |
| 7203 | Aksarben silty clay loam, 2 to 6 percent slopes, eroded | 17.74 | 19.17 | 0 | 64 | 3e |
| 7507 | Pawnee clay loam, 6 to 11 percent slopes, eroded | 17.26 | 18.65 | 0 | 39 | 4e |
| 7619 | Steinauer clay loam, 30 to 50 percent slopes | 15.31 | 16.54 | 0 | 14 | 7e |
| 7644 | Yutan silty clay loam, 6 to 11 percent slopes, eroded | 9.94 | 10.74 | 0 | 60 | 3e |
| 7204 | Aksarben silty clay loam, 6 to 11 percent slopes, eroded | 5.75 | 6.21 | 0 | 63 | 3e |
| 7265 | Burchard-Steinauer clay loams, 11 to 17 percent slopes | 1.31 | 1.42 | 0 | 56 | 4e |
| 3846 | Geary silty clay loam, 3 to 7 percent slopes, eroded | 0.07 | 0.08 | 0 | 63 | 3e |
| 7228 | Burchard clay loam, 6 to 11 percent slopes, eroded | 0.01 | 0.01 | 0 | 49 | 3e |
| TOTALS | | 92.56(*) | 100% | - | 43.39 | 4.68 |



AUCTION TERMS

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

Taxes: Real estate taxes for 2022 payable in 2023 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, 2023 or such other date agreed to by the parties. Subject to any remaining tenant's rights.

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 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). The cost of any escrow closing services 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, 2023 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 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. Absentee or telephone bids will be accepted with 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: David E. Laughlin & Elizabeth J. Laughlin

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, November 14, 2022, at 10:00 AM CST. Bidding will be simultaneous with the live auction on Tuesday, November 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.