

SIMULCAST AUCTION

313.14± Acres, Antelope County, Nebraska

Friday, February 3, 2023 • 1:30 PM

Knights of Columbus Hall | 117 South 2nd Street, Elgin, Nebraska

Highlights:

- High quality farm
- Exceptional location, nearly 100% tillable
- Possession for 2023

L-2300115

ONLINE SIMULCAST BIDDING

Starts Monday, January 30, 2023 at 8:00 AM.

Closes Friday, February 3, 2023 at the end of the 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

Agents Comments: Rare opportunity in southern Antelope County, Nebraska to purchase nearly 100% tillable irrigated cropland of exceptional quality!

Pivot irrigated farm with 308.41 cropland acres, nearly 100% irrigated! Strong water area with each pivot set up for 900 gallons per minute with electric motors and corner arms!

Highly accessible farm with roads on three sides, plus access to multiple grain markets, ethanol, and feedlots.

Offered in individual quarter-sections, or as a total unit.

If you have been waiting to “invest in the best,” make plans to be with us on February 3, 2023 in Elgin, Nebraska!

Property Location: From Elgin, Nebraska, travel two miles north on Highway 14, then turn left and travel one mile west on 841st Road, and then turn right on 520th Avenue and travel one mile. You will be at the southwest corner of Tract 2.

FSA Information: Tracts 1 and 2

	<u>Base</u>	<u>Yield PLC</u>
Corn	286.0 acres	208 bushels
Soybeans	10.6 acres	60 bushels

Tracts 1 and 2 base acres are combined, and if sold separately will be subject to a reconstitution of base acres, to be completed by the Antelope County FSA office.

Aerial Photo



Location Map



Tract 1 • 155.02± Assessed Acres

Legal Description: Northwest Quarter (NW1/4) of Section 23, Township 24 North, Range 7 West of the 6th P.M., Antelope County, Nebraska.

Property Description: 155.02+/- acres with 154.2+/- FSA cropland acres. Planted to corn in 2022. Flat to very gently rolling pivot irrigated quarter-section with 152.6 certified irrigated acres. Top quality soils with 70% of the farm Class I Loretto loam, and balance Class II soils. Top quality, highly accessible farm with road access along the west and north sides. Full possession for the 2023 growing season.

Upper Elkhorn NRD: 152.6 certified irrigated acres

Irrigation Information: 1976 Zimmatic 10 tower pivot with corner arm. US electric 100 hp motor and Sargent pump.

Well Information: #G-047892 – 900 GPM; 220' Well Depth; 41' Static Level; 46' Pump Level; 9" Column Diameter; Drilled in 1975.
(All information obtained from the State of Nebraska DNR website.)

2022 Taxes: \$6,518.60

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6791	Loretto loam, 0 to 2 percent slopes	108.4 1	70.0	0	72	1
6753	Nora silt loam, 2 to 6 percent slopes	36.4	23.5	52	79	2e
8869	Hord silt loam, cool, 0 to 2 percent slopes	7.85	5.07	0	81	2e
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	2.02	1.3	0	79	2w
6792	Loretto loam, 2 to 6 percent slopes	0.19	0.12	0	72	2e
TOTALS		154.8 8(*)	100%	12.22	74.19	1.3



Tract 1 Photos



Tract 2 • 158.12± Assessed Acres

Legal Description: Southwest Quarter (SW1/4) of Section 23, Township 24 North, Range 7 West of the 6th P.M., Antelope County, Nebraska.

Property Description: 158.12 acres with 154.21+/- FSA cropland acres. Planted to soybeans in 2022. Flat to very gently rolling irrigated farm with over 60% Class I Loretto and Nora soils. High accessible pivot irrigated farm with Zimmatic 10 tower pivot and two year-old corner arm. Three grain bins of 15,000 bushels each with air floors, fans, and newer roof vents (middle bin received wind damage in Spring 2022; buyer may receive insurance settlement in lieu of repair).

Top quality highly accessible quarter-section with county road access along the west and south sides of the property. Full possession for the 2023 growing season. Possession of the grain bins shall be August 1, 2023.

Upper Elkhorn NRD: 152.6 certified irrigated acres

Irrigation Information: 1976 Zimmatic 10 tower pivot with 2 year old corner arm. US electric 100 hp motor and Sargent pump.

Well Information: #G-047893 – 900 GPM; 210' Well Depth; 43' Static Level; 64' Pump Level; 9" Column Diameter; Drilled in 1975. (All information obtained from the State of Nebraska DNR website.)

2022 Taxes: \$6,701.08

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6746	Nora silt loam, 0 to 2 percent slopes	64.76	40.99	51	83	1
6791	Loretto loam, 0 to 2 percent slopes	32.04	20.28	0	72	1
6753	Nora silt loam, 2 to 6 percent slopes	27.66	17.51	52	79	2e
8869	Hord silt loam, cool, 0 to 2 percent slopes	23.4	14.81	0	81	2e
6845	Ortello fine sandy loam, 2 to 6 percent slopes	10.12	6.41	0	65	3e
TOTALS		157.98(*)	100%	30.01	78.62	1.45



Tract 2 Photos



Tract 3 • 313.14± Assessed Acres Combination of Tract 1 and Tract 2

Legal Description: West Half (W1/2) of Section 23, Township 24 North, Range 7 West of the 6th P.M., Antelope County, Nebraska.

Property Description: The combination of Tract 1 and Tract 2 of good quality irrigated farm ground.

Aerial Photo



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 for 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 Auction Company.

Possession: Possession will be granted at closing on or before March 3, 2023, or such other date agreed to by the parties. Possession of the grain bins on Tract 2 shall be August 1, 2023.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Schacht Abstract & Title Company of Neligh, Nebraska.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Schacht Abstract & Title Company of Neligh, Nebraska 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 will be on or before March 3, 2023, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Schacht Abstract & Title Company of Neligh, Nebraska.

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.

Auction Sales: The real estate will be offered in two individual tracts and 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. 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.

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(s): Novak Family

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure:

Online bidding starts **Monday, January 30, 2023, at 8:00 AM**, and will close at the end of the live event.

To Register and Bid on This Auction Go to:
www.FNCBid.com

All bids on the tract will be visible online, 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.