

# LAND AUCTION

SIMULCAST LIVE AND ONLINE

148.44+/- Acres • Sarpy County, Nebraska

Thursday, February 9, 2023 • 10:00 AM CST

Glacial Till Vineyard and Winery | 1419 Silver Street, Ashland, Nebraska

## Highlights:

- Outstanding Irrigated Row Crop Farm!
- High Percent Tillable with Strong Soils!
- Mostly Level with Great Appeal and Easy to Farm!
- Great Location Close to Omaha and Lincoln on Good Roads!
- Offers Other Long Term Possibilities!
- An Excellent One to Add to Your Holdings!

L-2300123

## ONLINE SIMULCAST BIDDING

Starts Thursday, February 2, 2023, at 10:00 AM CST.

Closes Thursday, February 9, 2023, at close of live event.

To Register and Bid on this Auction, go to: [www.fnccbid.com](http://www.fnccbid.com)

For additional information, please contact:

**Jerry Wiebusch, Agent**

Lincoln, Nebraska

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Co-listed with

**Eric Mueller, Agent/Auctioneer**

**Affiliated Farm Management**

Omaha, Nebraska

(402) 660-1044

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# Property Information

## Property Location:

Property is located between Ashland, Nebraska, and Gretna, Nebraska, (east of Ashland on Highway 6 to 252nd Road, north on 252nd Road one and one-quarter miles, and east on Platteview Road one-half mile to the farm on the north side of the road).

## Legal Description:

Tax Lot 1 in Sec 16-T13N-R10E, Sarpy County, Nebraska (148.44+/- Acres)

## Property Description:

Irrigated, Good Soils, Good Roads, Great Location, Mostly Tillable, Easy to Farm.

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	7.80 acres	38 bushels
Corn	132.70 acres	145 bushels

## Farm Data:

Cropland	140.50 acres
Non-crop	<u>1.28 acres</u>
Total	141.78 acres

(2022 FSA Certified 110.67 Irrigated Corn, 26.83 Non-irrigated Corn, and 3.00 Grass)

## Irrigation Equipment:

Reinke 7 Tower Center Pivot, Cat Power Unit

## Well Information:

Depth 84', Pumping Level 30', 8" Column, 1000 gpm

## 2022 Taxes:

\$14,769.10

## Comments:

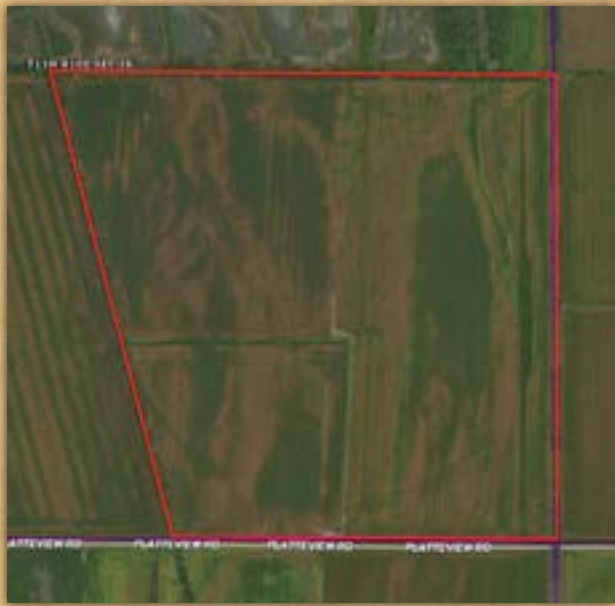
Owner will sell any owned mineral, wind, and water rights.



## Location Map



**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8468	Gibbon loamy sand, overwash, 0 to 2 percent slopes, occasionally flooded	145.97	98.4	0	44	2w
3537	Gibbon silty clay loam, occasionally flooded	2.38	1.6	0	80	2w
TOTALS		148.35(*)	100%	-	44.58	2.0



# AUCTION TERMS

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

**Taxes:** Seller will pay those real estate tax installments due and payable through 2022.

**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, Farmers National Company, or Affiliated Farm Management.

**Possession:** Possession will be granted at closing on March 2, 2023, or such other date agreed to by the parties. Written lease termination date is February 28, 2023.

**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 Midwest Title, Omaha, Nebraska .

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title, Omaha, 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 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 March 2, 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 Midwest Title, Omaha, Nebraska .

**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 Affiliated Farm Management and their representatives are acting as Agents of the Seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company, Affiliated Farm Management, 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, Affiliated Farm Management, 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:** Mary C. Cockerill Trust, Leonard Cockerill, Trustee

**Auctioneer:** Eric Mueller

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Thursday, February 2, 2023, at 10:00 AM CST. Bidding will be simultaneous with the live auction on Thursday, 9, 2023, with bidding concluding at the end of the live auction.**

**To register and bid on this auction go to:**  
**[www.fncbid.com](http://www.fncbid.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.