

LAND AUCTION

SIMULCAST LIVE AND ONLINE

160.53+/- Acres • Hamilton County, Nebraska

Tuesday, February 28, 2023 • 10:00 AM

Hamilton County Fairgrounds 4H Building | 310 A Street, Aurora, Nebraska

L-2300148

Highlights:

- High Quality Pivot Irrigated Farm Ground!
- Close To Multiple Competitive Grain Markets!
- Full Possession for 2023!

ONLINE SIMULCAST BIDDING

Starts Monday, February 20, 2023, at 10:00 AM.

**Closes Tuesday, February 28, 2023,
at close of live event.**

To Register and Bid on this Auction, go to:

www.FNCbid.com

For additional information, please contact:

Paul Hubert, Agent
York, Nebraska

Business: (402) 362-5892

Cell: (402) 710-9976

PHubert@FarmersNational.com

www.FarmersNational.com/PaulHubert

Doyle Onnen, Agent
York, Nebraska

Cell: (402) 366-6319

DOnnen@FarmersNational.com

www.FarmersNational.com/DoyleOnnen

Jordan Swan, Agent
York, Nebraska

Business: (402) 366-6324

JSwan@FarmersNational.com

www.FarmersNational.com/JordanSwan



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Property Information

Location: From the I-80 Hampton Exit, travel south 6 miles on S 'W' Road. Go West 1 mile to County Road V. Northeast corner of the farm is at the intersection of County Road 4, and County Road V. Watch for signs!

Legal Description: NE 1/4, 20-9-5, Hamilton County, Nebraska

Property Description: Productive irrigated farm close to Stockham, NE and multiple grain markets. Would make a great addition to any operation before the 2023 growing season!

Farm Data:

Cropland	156.54 acres
Non-crop	<u>3.99 acres</u>
Total	160.53 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	157.90 acres	163 bushels
Soybeans	.10 acres	55 bushels

2022 Real Estate Taxes Payable 2023:

\$6,982.92

Irrigation Equipment:

- Valley 8 Tower Pivot - SN 241289, 1291' long, set up at 800 gallons at 50 lbs pressure.

- Western Land Roller Pump with serial number B65122 on east well. 50 HP holloshaft gear drive with serial number 1087696 on east well.

- Western Land Roller Pump with serial number KB76632 on well at pivot point. 100 HP Amarillo Gear Drive with serial number S100 108771 on well at pivot point.

Power units and irrigation pipe are the tenants and not included in the sale.

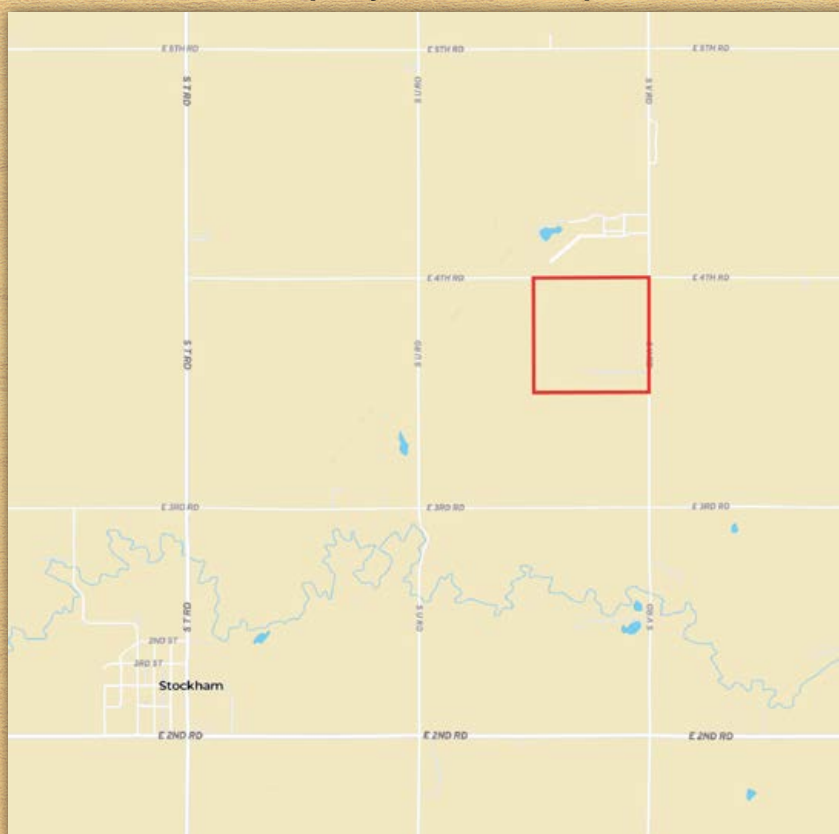
Well Informatoin:

- East well drilled in 1965 to a depth of 192 feet, pumping 1100 gpm.

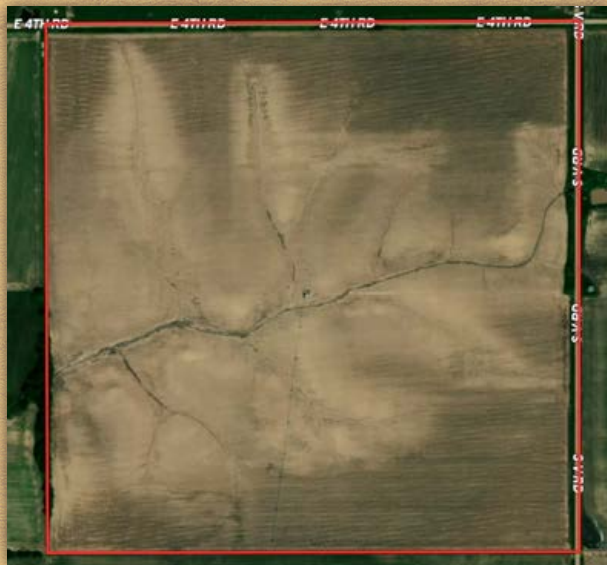
- Pivot irrigation well drilled in 1976 to a depth of 195 feet, pumping 1300 gpm.

156.54 Certified Irrigated Acres Through Upper Big Blue NRD

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	67.2	41.89	0	70	1
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	49.91	31.11	0	59	3e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	19.96	12.44	0	67	6e
3837	Geary silty clay loam, 11 to 17 percent slopes, eroded	19.43	12.11	0	58	6e
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	3.93	2.45	0	63	4e
TOTALS		160.4 3(*)	100%	-	64.58	2.92



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 March 31, 2023 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 Community Title Company, the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Community Title Company, the closing agent, the required earnest payment. 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 31, 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 Community Title Company, the closing agent.

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. 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: L & L Peters Trust I

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on **Monday, February 20, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction on Tuesday, February 28, 2023, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
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.

