

LAND AUCTION

SIMULCAST LIVE AND ONLINE

80+/- Acres • Dixon County, Nebraska

Friday, February 24, 2023 • 10:00 AM

Waterbury Community Center | 304 Garrett, Waterbury, Nebraska

Highlights:

- Mix of pasture and crop land
- Right off Highway 20
- Excellent for beginning farmer

L-2300157

ONLINE SIMULCAST BIDDING

Starts Monday, February 20, 2023, at 8:00 AM.

Closes Friday, February 24, 2023, at close of live event.

To Register and Bid on this Auction, go to:

www.fncbid.com



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Property Information

Property Location:

North off of Highway 20 on 591, go one mile to 874 Road, turn west and go one-half mile. Land located on the south side of 874 Road.

Legal Description:

16 29 6 E1/2 SW1/4 Sec. 16-29-6, 80 Acres

Property Description:

Here is an 80+/- acre farm with a mix of pasture and cropland. This is an excellent opportunity for a beginning farmer, or for getting your kids or grandkids started in the family farming business. Would make a great location to build an acreage and have 80 acres of room for livestock and farming! Great location right off of Highway 20, only about 15 miles outside of Sioux City, Iowa.

Farm Data:

Cropland	27.26 acres
Pasture	34.12 acres
Non-crop	1.18 acres
Grass	<u>18.52 acres</u>
Total	81.08 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	7.51 acres	46 bushels
Oats	23.69 acres	143 bushels

Improvements:

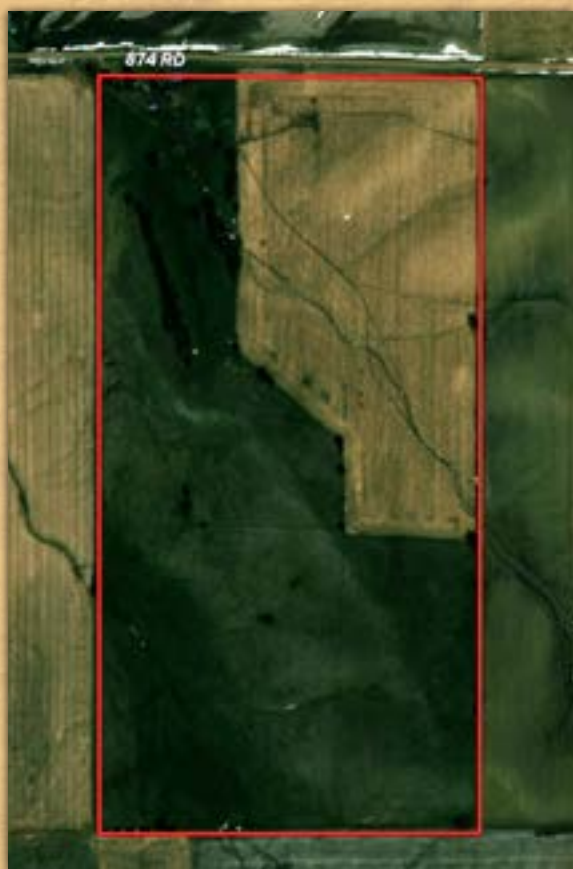
Couple of old buildings and fencing in poor to fair condition located on old acreage.

2022 Taxes: \$2,799

Location Map



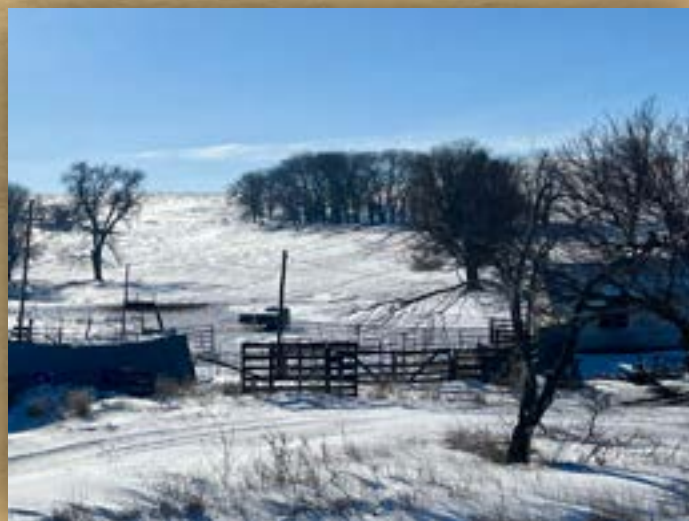
Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6603	Alcester silty clay loam, 2 to 6 percent slopes	24.66	30.93	91	76	2e
6767	Nora silty clay loam, 6 to 11 percent slopes	21.17	26.56	0	76	3e
6749	Nora silt loam, 11 to 17 percent slopes	14.01	17.57	0	74	4e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	11.55	14.49	0	58	4e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	8.33	10.45	0	38	6e
TOTALS		79.72(*)	100%	28.15	69.07	3.32



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 24, 2023 or such other date agreed to by the parties. Subject to current lease.

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 Title Services of the Plains.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Title Services of the Plains, 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 24, 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 Title Services of the Plains.

Sale Method: The real estate will be offered in one 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: Cecelia Patterson Estate

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, February 20, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Friday, February 24, 2023, at 10:00 AM, 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 tracts 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.

