

SIMULCAST AUCTION

1,040± Acres, Holt County, Nebraska

Thursday, March 16, 2023 • 1:30 PM

Knights of Columbus Hall | 408 West Douglas Street, O'Neill, Nebraska

Highlights:

- Well cared for property
- Quality native pasture
- Ponds, dams, windmills, electric wells

L-2300166

ONLINE SIMULCAST BIDDING

Starts Monday, March 13, 2023 at 8:00 AM.

Closes Thursday, March 16, 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:

Dave Hickey, Agent

O'Neill, Nebraska

Business: (402) 336-3500

Cell: (402) 340-4436

DHickey@FarmersNational.com

www.FarmersNational.com/DaveHickey



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Property Information

Property Location: From O'Neill, Nebraska (junction of US Highway 20 and 281), travel north on US Highway 281 six miles to paved 877th Road, travel west three miles to 489th Avenue, then north two miles to 879th Road, then west one mile to the southeast corner of the Tract 1.

Agents Comments: High quality central Holt County pasture, plus acreage and nice home!

Offered in tracts from 10 to 480 acres, this property features significant acres of native pasture, with plentiful water provided by dams, windmills, and electric submersible wells. The building site features a 1,280 square foot 1.5 story home, plus fully insulated 30' x 48' shop/garage building and outbuildings. If you have been looking for an acreage near the O'Neill or Atkinson areas, this is a must see.

Highly accessible pasture with excellent perimeter fences, and water on each tract. Tract 1 offers several tree belts, plus 39.4 acres of CRP to expire September 30, 2025.

If you need pasture in Holt County, here is your opportunity to purchase some very good quality parcels. Make plans to be with us in O'Neill, Nebraska on March 16, 2023!

Location Map



Tract 1 • 310± Acres

Legal Description: Northeast Quarter (NE $\frac{1}{4}$), Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$), Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), and East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 17 less 10+/- containing the building site; Township 30 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

Property Description: Pasture with 39.47 acres of CRP expiring September 30, 2025. Native grass pasture featuring two nice dams plus one windmill for livestock water. Highly accessible native pasture adjacent to 879th Road and 488th Avenue. Excellent fences, plus several nice tree belts. Very well maintained pasture with excellent fences and water. Tract 1 lays directly adjacent to Tract 3, with no division fence between the tracts. Buyers of Tract 3 and Tract 1 shall be responsible for their respective 50% share of any division fence necessary or desirable on the property, to include labor and materials.

Farm Data: Farm #14198
48.54 cropland acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Wheat	5.70 acres	29 bushels
Oats	4.87 acres	41 bushels
Corn	23.02 acres	191 bushels

Tract 1 and Tract 3 if sold separately, shall be subject to a reconstitution of base acres, to be completed and determined by the Holt County FSA office.

CRP Contract: 39.47 acres currently enrolled in the Conservation Reserve Program. Payment rate of \$66.42 per acre. Contract expires September 30, 2025. The fiscal year 2023 CRP contract payment shall be prorated to the date the deed is recorded at the Holt County Courthouse.

2022 Taxes: \$4,908.95
(estimated by Holt County Assessor's office)

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3183	Jansen loam, 0 to 2 percent slopes	82.79	26.76	54	34	2s
3255	Meadin sandy loam, 2 to 30 percent slopes	68.8	22.24	0	24	6s
6665	Brunswick-Pivot complex, 11 to 30 percent slopes	56.97	18.41	0	24	6e
3193	Jansen-Meadin loams, 2 to 6 percent slopes	56.3	18.2	0	39	3e
3273	O'Neill-Meadin fine sandy loams, 6 to 11 percent slopes	21.56	6.97	0	30	6e
3286	Paka loam, 2 to 6 percent slopes	11.46	3.7	0	54	3e
3287	Paka loam, 6 to 11 percent slopes, eroded	8.32	2.69	0	48	3e
9999	Water	3.17	1.02	0	-	-
TOTALS		309.37(1)	100%	14.45	31.33	4.17



Tract 2 • 10± Acres

Legal Description: Part of the Northeast Quarter (NE¼) of Section 17 containing the building site; Township 30 North, Range 12 West of the 6th P.M., Holt County, Nebraska, subject to certified survey.

Property Description: Nice and attractive building site with home located 12 miles north and west of O'Neill, Nebraska. High and slightly building site with good views of the surrounding countryside. This 1.5 story home was built in 1955, and remodeled with new basement in the 1990's. Total square footage at 1,280 square feet. Very well kept home. Very nice fully insulated shop building of 30' x 48' with three overhead doors. Additional garage plus storage shed.

If you have been looking for a country acreage near O'Neill, please call the agent. This acreage deserves your inspection.

2022 Taxes: \$863.23
(estimated by Holt County Assessor's office)

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3255	Meadin sandy loam, 2 to 30 percent slopes	7.02	68.76	0	24	6s
3183	Jansen loam, 0 to 2 percent slopes	3.19	31.24	54	34	2s
TOTALS		10.21()	100%	16.87	27.12	4.75



Tract 3 • 240± Acres

Legal Description: East Half of the Southwest Quarter (E½SW¼) & Southeast Quarter (SE¼) of Section 8, Township 30 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

Property Description: Tract 3 offers 240 acres of native pasture, located directly north of and adjacent to Tract 1. This pasture features two excellent windmills, plus one dam for livestock water. Access from 488th Avenue. Nice laying pasture with excellent fences and water. There currently is no division fence between Tract 3 and Tract 1. Buyers of Tract 3 and Tract 1 shall be responsible for their respective 50% share of any division fence necessary or desirable on the property, to include labor and materials.

Farm Data: Farm #14198
42.08 cropland acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Wheat	5.70 acres	29 bushels
Oats	4.87 acres	41 bushels
Corn	23.02 acres	191 bushels

Tract 1 and Tract 3 if sold separately, shall be subject to a reconstitution of base acres, to be completed and determined by the Holt County FSA office.

2022 Taxes: \$3,503.22

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3255	Meadin sandy loam, 2 to 30 percent slopes	82.58	34.52	0	24	6s
6665	Brunswick-Pivot complex, 11 to 30 percent slopes	48.17	20.14	0	24	6e
3184	Jansen loam, 2 to 6 percent slopes	39.12	16.36	53	33	3e
3183	Jansen loam, 0 to 2 percent slopes	31.89	13.33	54	34	2s
3286	Paka loam, 2 to 6 percent slopes	21.14	8.84	0	54	3e
3271	O'Neill-Meadin fine sandy loams, 2 to 6 percent slopes	8.79	3.67	0	31	4e
3287	Paka loam, 6 to 11 percent slopes, eroded	6.71	2.81	0	48	3e
3285	Paka loam, 0 to 2 percent slopes	0.78	0.33	0	55	2c
TOTALS		239.18(1)	100%	15.87	30.49	4.54



Tract 4 • 480± Acres

Legal Description: East Half (E½) of Section 32 and Southwest Quarter (SW¼) of Section 33, Township 31 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

Property Description: Tract 4 offers 480 acres of native pasture offering three electric submersible wells and tanks. This tract also features three dams, plus excellent fences. Full possession for the 2023 grazing season.

Note: Free-standing corrals, panels, alleyway, and mineral/salt feeders are the tenants, and shall be removed by the tenant as weather permits.

Farm Data: Farm #14149
18.36 FSA cropland acres

FSA Information:

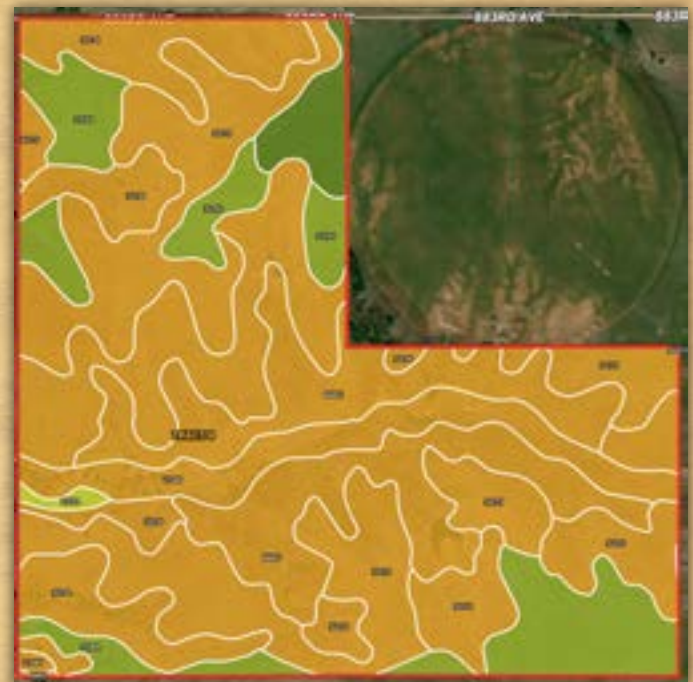
	<u>Base</u>	<u>PLC Yield</u>
Wheat	2.05 acres	29 bushels
Oats	1.75 acres	41 bushels
Corn	8.27 acres	191 bushels

2022 Taxes: \$6,303.90

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3273	O'Neill-Meadin fine sandy loams, 6 to 11 percent slopes	124.1	26.08	0	30	6e
3270	O'Neill-Meadin fine sandy loams, 11 to 30 percent slopes	110.4 4	23.21	0	22	6e
6655	Brunswick-Pivot complex, 11 to 30 percent slopes	90.42	19.0	0	24	6e
3255	Meadin sandy loam, 2 to 30 percent slopes	36.66	7.7	0	24	6s
3184	Jansen loam, 2 to 6 percent slopes	36.04	7.57	53	33	3e
2346	Inavale sand, channeled, frequently flooded	32.77	6.89	0	17	6w
3193	Jansen-Meadin loams, 2 to 6 percent slopes	31.35	6.59	0	39	3e
3183	Jansen loam, 0 to 2 percent slopes	12.09	2.54	54	34	2s
2331	Inavale loamy fine sand, rarely flooded	1.94	0.41	0	25	4e
TOTALS		475.8 1(*)	100%	5.39	26.55	5.47

Tract 1 Photos



Tract 2 Photos



Tract 3 Photos



Tract 4 Photos



AUCTION TERMS

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

Taxes: Tract 1, Tract 3, and Tract 4 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). Tract 2 real estate taxes (estimated) for 2023 will be prorated to the date of closing.

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 April 14, 2023, or such other date agreed to by the parties.

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 McCarthy Abstract Title & Escrow Company of O'Neill, Nebraska.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with McCarthy Abstract Title & Escrow Company of O'Neill, 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 April 14, 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 McCarthy Abstract Title & Escrow Company of O'Neill, 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 four individual tracts. 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): The Irene Cleary Trust Agreement dated October 20, 1998 and The Larry D. Cleary Revocable Trust dated October 20, 1998.

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure:

Online bidding starts **Monday, March 13, 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.