

LAND AUCTION

SIMULCAST LIVE AND ONLINE

198.91+/- Acres • Thurston County, Nebraska

Tuesday, March 14, 2023 • 10:00 AM

Pender Community Center | 614 Main Street, Pender, Nebraska

Highlights:

- Excellent quality irrigated farm
- Lays flat with Kennebec soil!
- Full possession for 2023

L-2300173

ONLINE SIMULCAST BIDDING

Starts Tuesday, March 7, 2023, at 8:00 AM.

Closes Tuesday, March 14, 2023,
at close of live event.

To Register and Bid on this Auction, go to:
www.fncbid.com

For additional information, please contact:

Amanda Clausen, Agent

Dodge, Nebraska

Business: (402) 819-4110

Cell: (402) 380-6076

AClausen@FarmersNational.com

www.FarmersNational.com/AmandaClausen



Wendi Schutte

Associate Broker

Laurel, Nebraska

Office: (402) 256-9320

Mobile: (402) 518-0115

WSchutte@FarmersNational.com

www.FarmersNational.com/WendiSchutte



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Property Information

Property Location:

From Pender go north one mile on Highway 9. Farm is located on the north side of the Logan Creek and just west of the Twin Creeks Golf Club. Look for signs. Farm is on the southwest corner of Road J Avenue and Highway 9.

Legal Description:

16-25N-6E NE4 less ditch and highway; SE4 lying N and E of ditch. Parcel ID: 002030014

Property Description:

Offering 198.91 high quality, highly tillable, irrigated farmland that includes the irrigation system and equipment. This prime property boasts strong Class 1 Kennebec soils and has great access. The farm is only one mile north of Pender along Highway 9 and is open to farm in 2023. **Don't miss out on this excellent opportunity!**

Farm Data:

Cropland	163.50 acres
Timber	<u>25.36 acres</u>
Total	188.86 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	155.10 acres	197 bushels
Soybeans	8.40 acres	56 bushels

Irrigation Equipment:

2018 T&L 6 tower pivot, Pump Rate - 750 GPM, Depth - 200', Pumping Water - 45'

Well Information:

Well Registration G-056501

2022 Taxes: \$13,496.88

Location Map



Aerial Photo



Soil Map



Area Symbol: NE170, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	SRPC Legend	Non-irrigated Class %	irrigated Class %	SRPC	Corn Bu	Corn Irrigated Bu	Soybeans Bu	Soybeans Irrigated Bu	% NCCOP Overall
7100	Fertile to all heavy, 0 to 3 percent slopes, rarely flooded	188.13	88.4%		No	Yes	74	128	0	0	0	84
9999	Water	1.26	0.6%				0	0				
Weighted Average					~	~	73.8	127.3	0	0	0	~83.8



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 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 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 April 14, 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 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: Frances Munderloh Heirs

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on **Tuesday, March 7, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, March 14, 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.

