

LAND AUCTION

SIMULCAST LIVE AND ONLINE

134.81+/- Acres • Otoe County, Nebraska

Tuesday, March 21, 2023 • 10:00 AM CST

Kimmel Ag Expo Center | Otoe County Fair Grounds, Syracuse, Nebraska

Highlights:

- Outstanding Bottom Farm on Highway 128 along Little Nemaha!
- Strong Soils, Easy to Farm, and High Percentage Tillable! Lots of Appeal!
- Great Location, Close to Grain Markets!
- An Excellent One to Add to Your Holdings!

L-2300189

ONLINE SIMULCAST BIDDING

Starts Tuesday, March 14, 2023, at 10:00 AM CST.

Closes Tuesday, March 21, 2023, at close of live event.

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



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For additional information, please contact:

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Property Information

Property Location:

South of Syracuse, Nebraska five miles on Highway #50 to Highway 128 intersection, two miles east on Highway 128 to the farm on the south side of Highway.

Legal Description:

W1/2 NW1/4 (Less Hwy ROW) (78.19+/- Acres)
Section 12-T7N-R11E AND Irregular Tract In E1/2
NE1/4 East of River/South of Old River Bed (Less
Hwy ROW) (56.62+/- Acres) Section 11-T7N-R11E
Otoe County, Nebraska (Total Acres 134.81+/-)
Runs/sells as one complete unit!

Property Description:

Mostly level, very efficient to farm, great soils.

Farm Data:

Cropland	126.53 acres
Timber and Creek Area	<u>16.06 acres</u>
Total	142.59 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	52.56 acres	130 bushels
Soybeans	53.05 acres	50 bushels

(2022 Certified acres of: Corn 59.0, Soybeans 60.0, and Alfalfa 12.0)

2022 Taxes:

\$7,249.90

Comments:

Seller to convey all owned mineral, wind, and water rights. No personal property is included in this sale. All Property is Sold "AS IS" Condition..

Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7099	Zook silty clay loam, occasionally flooded	66.05	48.35	0	66	2w
7057	Kennebec-Nodaway silt loams, occasionally flooded	37.18	27.22	0	95	1
7091	Wabash silty clay, occasionally flooded	26.08	19.09	0	41	3w
9999	Water	6.42	4.7	0	-	-
7870	Nodaway-Colo complex, occasionally flooded	0.89	0.65	0	92	2w
TOTALS		136.62(*)	100%	-	66.19	1.91



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 21, 2023, or such other date agreed to by the parties. Subject to current lease. Landlord possession at closing with full possession subject to 2023 tenant farming lease for the 2023 farming season. Buyer(s) to assume the Terms and conditions of this lease. Full possession March 1, 2024. (See Agent for lease details.)

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 Farmers National Company Trust Account.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Farmers National Company, 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 21, 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 the closing agent.

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 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: KRKE Holdings LLC

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on **Tuesday, March 14, 2023, at 10:00 AM CST. Bidding will be simultaneous with the live auction on Tuesday, March 21, 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.