

# SIMULCAST AUCTION

**80± Acres, Pierce County, Nebraska**

**Thursday, March 23, 2023 • 1:30 PM**

**Tilden Public Library Lied Auditorium | 202 South Center Street, Tilden, Nebraska**

## Highlights:

- High quality 80 acre tract
- Excellent irrigation equipment
- Plenty of water



L-2300195

## ONLINE SIMULCAST BIDDING

**Starts Monday, March 20, 2023 at 8:00 AM.**

**Closes Thursday, March 23, 2023  
at the end of the live event.**

**To Register and Bid on this Auction,  
go to: [www.FNCBid.com](http://www.FNCBid.com)**

**For additional information, please contact:**

**Dave Hickey, Agent**

O'Neill, Nebraska

Business: (402) 336-3500

Cell: (402) 340-4436

[DHickey@FarmersNational.com](mailto:DHickey@FarmersNational.com)

[www.FarmersNational.com/DaveHickey](http://www.FarmersNational.com/DaveHickey)



**Steve MacGregor, AFM/Agent**

Plainview, Nebraska

Business: (402) 841-1917

[SMacGregor@FarmersNational.com](mailto:SMacGregor@FarmersNational.com)

[www.FarmersNational.com/SteveMacGregor](http://www.FarmersNational.com/SteveMacGregor)



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# Property Information

**Property Location:** From Meadow Grove, Nebraska, travel five miles north on 539th Avenue, then one-half mile east on 847th Road to the northwest corner of the property.

From Pierce, Nebraska (junction of Highway 13), travel west 10.5 miles on 854th Road, then south seven miles on 539th Avenue, then east one-half mile on 847th Road to the northwest corner of the property.

From Plainview, Nebraska, travel south on 536th Avenue 10 miles, then east on 854th Road three miles, then south on 539th Avenue seven miles, then east on 847th Road one-half mile to the northwest corner of the property.

**Legal Description:** North Half of the Northeast Quarter (N1/2NE1/4) of Section 36, Township 25 North, Range 4 West of the 6th P.M., Pierce County, Nebraska.

**Property Description:** Nice irrigated 80 acre farm with 68.31 certified irrigated acres, and 9.57 dryland acres. Highly accessible farm with county gravel road running along the north and east sides of the farm. Valley 2014 8-tower 7000 series pivot with tall tires and end gun. This farm features excellent irrigated soils in a strong farming area with full possession for the 2023 farming season.

### Farm Data:

Cropland	77.88 acres
Non-crop	<u>2.12 acres</u>
Total	80.00 acres

### FSA Information:

	<u>Base</u>	<u>PLC Yields</u>
Corn	76.0 acres	166 bushels

**Lower Elkhorn NRD:** 68.31 certified irrigated acres

**Irrigation Equipment:** 2014 Valley 8-tower pivot with overhead sprinklers and tall tires; 6 cylinder Cummins power unit; Sargent pump; Amarillo gearhead; 10K Lima generator.

**Well Information:** #G-148660 – 800 GPM; 280' Well Depth; 133' Static Level; 145' Pump Level; 8.62" Column Diameter; Drilled in 2008.

**2022 Taxes:** \$4,361.54

### Property Location Map





## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6578	Ortello fine sandy loam, 0 to 2 percent slopes	30.86	38.65	0	65	2e
6647	Boelus-Loretto complex, 2 to 6 percent slopes	18.71	23.43	0	50	3e
6703	Thurman loamy fine sand, 2 to 6 percent slopes	16.49	20.65	45	49	4e
6811	Moody silty clay loam, 2 to 6 percent slopes	13.79	17.27	67	76	2e
TOTALS		79.85(*)	100%	20.87	60.09	2.65





# 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 Auction 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 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 Title Services of the Plains, LLC of Wayne, Nebraska.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Title Services of the Plains, LLC of Wayne, 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 Title Services of the Plains, LLC of Wayne, Nebraska.

**Auction Sales:** 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. 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.

**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 the Auction 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 the Auction Company will take precedence over any previous printed materials or oral statements. The Auction 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):** Ashley A. Wright

**Auctioneer:** Jim Eberle

## Online Simulcast Bidding Procedure:

Online bidding starts **Monday, March 20, 2023, at 8:00 AM**, with bidding concluding at the end of the live auction.

**To Register and Bid on This Auction Go to:**  
**[www.FNCBid.com](http://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.