

LAND AUCTION

156.67+/- Acres • Nance County, Nebraska

Thursday, April 13, 2023 • 10:00 AM

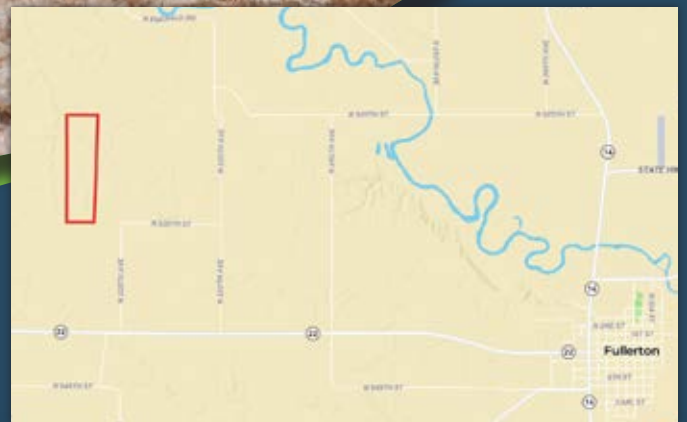
Nance County Events Center | 406 North Ida Street, Fullerton, Nebraska

ONLINE SIMULCAST BIDDING: Starts Monday, April 10, 2023, at 8:00 AM. Closes Thursday, April 13, 2023, at close of live event. To Register and Bid on this Auction, go to: www.FNCBid.com

HIGHLIGHTS:

- Excellent hard land grass
- Good fences
- Open possession for 2023

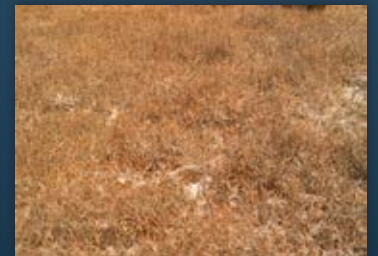
L-2300212



Property Location: From Fullerton, four miles west on Highway 22 to 220th Road, then north one mile to 530th Road, then one-half mile west to property.

Legal Description: West 1/2, Northeast 1/4, and West 1/2, Southeast 1/4, Section 1, Township 16 North, Range 7 West of the 6th P.M. Nance County, Nebraska.

Property Description: 156.67 acres of Nance County pasture. Pasture has two ponds and a windmill. Grass is in excellent condition, and property has been well cared for. Recent replacement of much of the fence. Possession is open for 2023.



Farm Data: 156.67 acres Pasture **2022 Taxes:** \$2,769.44



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For additional information, please contact:

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Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	93.15	56.35	0	50	6e
2538	Coly silt loam, 6 to 11 percent slopes, eroded	68.5	41.44	0	57	4e
8864	Hord-Uly complex, 0 to 6 percent slopes	2.23	1.35	0	75	2e
2812	Uly-Holdrege silt loams, 7 to 11 percent slopes, eroded	1.42	0.86	0	65	4e
TOTALS		165.3(*)	100%	-	53.36	5.1

AUCTION TERMS

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

Taxes: Real estate 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: Buyer will be given at closing on May 12, 2023 or such other date agreed to by the parties.

Earnest Payment: A 20% 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 Boone County Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Boone County Title 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 is on May 12 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 Boone County Title.

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: Arlene Knopik Revocable Living Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, April 10, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, April 13, 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.