LAND AUCTION

SIMULCAST LIVE AND ONLINE

408.91+/- Acres

Clay and Nuckolls Counties, Nebraska

Wednesday, April 19, 2023 • 10:00 AM

Edgar Community Center | 601 5th Street, Edgar, Nebraska



Highlights:

- Center pivot irrigated farms
- Offered in three tracts
- Located close to competitive grain markets

L-2300230

ONLINE SIMULCAST BIDDING
Starts Thursday, April 13, 2023 at 10:00 AM.
Closes Wednesday, April 19, 2023, at close of live event.
To Register and Bid on this Auction, go to: www.fncbid.com

For additional information, please contact:

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Property Information

Property Location:

• **Tract 1:** Four miles west of Edgar on 18B Spur (Edgar Blacktop), then one half mile south on Highway 14 and one mile west on 18C Spur (Deweese Blacktop). The farm is located on the south side of the road in the NE Quarter.

• **Tract 2:** One mile south of Edgar on Road 133, then five and a half miles west on Road Aa. The farm is located on the north side of the road in the SW Quarter.

Tract 3: One mile south of Edgar on Road 133, then five and a half miles west on Road Aa. The farm is located on the south side of the road in the NW Quarter.

Legal Description:

• **Tract 1:** Part of the Northeast Quarter (PT NE1/4) in Section Thirty-Five (35), Township Five (5) North, Range Seven (7) West in Clay County, Nebraska, consisting of 135.66 acres.

• **Tract 2:** The South Half of the Southwest Quarter (S1/2SW1/4) and Part of the Northeast Quarter of the Southwest Quarter (PT NE1/4SW1/4) in Section Thirty-Five (35), Township Five (5) North, Range Seven (7) West in Clay County, Nebraska, consisting of 121.25 acres.

• **Tract 3:** The Northwest Quarter of Section Two (2), Township Four (4) North, Range Seven (7) West of the 6th P.M. in Nuckolls County, Nebraska, consisting of 152.00 acres.

Property Description:

This sale consist of three center pivot irrigated farms selling in three tracts.

• **Tract 1:** consists of 135.66 acres, of which 132.60 acres are reported on cropland and 117.50 acres are currently irrigated according to the Farm Service Agency.

• **Tract 2:** consists of 121.25 acres, of which 113.92 acres are reported on cropland and 103.66 acres are currently irrigated according to the Farm Service Agency.

• **Tract 3:** consists of 152.00 acres of which 144.76 acres are reported on cropland and 116.76 acres are currently irrigated according to the Farm Service Agency.

Farm Data:

• **Tract 1:**	
Cropland	132.60 acres
Non-crop	3.06 acres
Total	135.66 acres
• **Tract 2:**	
Cropland	113.92 acres
Non-crop	7.33 acres
Total	121.25 acres
• **Tract 3:**	
Cropland	144.76 acres
Non-crop	7.24 acres
Total	152.0 acres

Location Map



FSA Information:

	Base	Yield
• Tract 1:		
Wheat	2.2 acres	34 bushels
Corn	75.76 acres	155 bushels
Soybeans	6.22 acres	41 bushels
• Tract 2:		
Wheat	1.51 acres	34 bushels
Corn	51.96 acres	155 bushels
Soybeans	4.27 acres	41 bushels
• Tract 3:		
Wheat	2.67 acres	34 bushels
Corn	92.14 acres	155 bushels
Soybeans	7.57 acres	41 bushels

Irrigation Equipment:

• **Tract 1:** Well, Gearhead and Pump are included with the sale. The irrigation pivot and power unit are owned by the tenant and are not included with the sale.

• **Tract 2:** Well, Column and Pump are included with the sale. The irrigation pivot and electric motor are owned by the tenant and are not included with the sale.

• **Tract 3:** Well, Column and Pump are included with the sale. The irrigation pivot and electric motor are owned by the tenant and are not included with the sale.

Well Information:

• **Tract 1:** 9" well drilled to a depth of 162 feet in 1957. When drilled, it pumped 1,400 gpm at 97 feet.

• **Tract 2:** 6.62" well drilled to a depth of 91 feet in 2011. When drilled, it pumped 550 gpm at 48 feet.

• **Tract 3:** 7" well drilled to a depth of 74 feet in 1977. When drilled, it pumped 500 gpm at 48 feet.

2022 Taxes:

• **Tract 1:** $7,265.24

• **Tract 2:** $7,112.42

• **Tract 3:** $6,728.96

Tract 1





Tract 2





Tract 3





Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	59.61	43.98	0	70	1
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	36.11	26.64	0	63	4e
3882	Holder silt loam, 3 to 7 percent slopes	20.74	15.3	0	78	3e
3820	Butler silt loam, 0 to 1 percent slopes	12.9	9.52	0	63	2w
3561	Hobbs silt loam, occasionally flooded	5.37	3.96	0	82	2w
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	0.82	0.6	0	68	4e
TOTALS		135.55(*)	100%	-	69.16	2.26

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8866	Hord silt loam, 0 to 1 percent slopes, warm	70.6	58.27	0	81	2c
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	24.85	20.51	0	63	4e
8870	Hord silt loam, 1 to 3 percent slopes	8.52	7.03	0	80	2e
3255	Meadin sandy loam, 2 to 30 percent slopes	8.41	6.94	0	29	6s
3952	Fillmore silt loam, frequently ponded	4.02	3.32	0	43	3w
3545	Hobbs silt loam, channeled, frequently flooded	1.32	1.09	0	40	6w
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	1.05	0.87	0	68	4e
2834	Uly-Hobbs silt loams, 0 to 30 percent slopes	0.81	0.67	0	54	3e
3820	Butler silt loam, 0 to 1 percent slopes	0.66	0.54	0	63	2w
3882	Holder silt loam, 3 to 7 percent slopes	0.61	0.5	0	78	3e
3838	Geary silt loam, 7 to 11 percent slopes	0.31	0.26	0	72	4e
TOTALS		121.16(*)	100%	-	71.5	2.8

Tract 3 Aerial Map



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8866	Hord silt loam, 0 to 1 percent slopes, warm	115.9	78.59	0	81	2c
8840	Hall silt loam, 0 to 1 percent slopes	18.67	12.66	0	84	1
3952	Fillmore silt loam, frequently ponded	10.56	7.16	0	43	3w
8872	Hord silt loam, 3 to 6 percent slopes	1.81	1.23	0	75	3e
2834	Uly-Hobbs silt loams, 0 to 30 percent slopes	0.53	0.36	0	54	3e
TOTALS		147.47(*)	100%	-	78.49	1.96

Tract 1



Tract 2



Tract 3



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 June 7, 2023 or such other date agreed to by the parties. Buyer to enter into Lease for immediate access. See Listing Agent for 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 Cottonwood Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Cottonwood Title 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 June 7, 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 Cottonwood Title Company.

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 in three individual tracts. 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: Lloyd L Shaw Estate **Auctioneer:** Jim Eberle

Additional Comments: Power Units and Pivots are owned by the previous Tenant and are not part of the land sale. Contact Listing Agent for terms to provide immediate access to the farm.

Online Simultaneous Bidding Procedure: The online bidding begins on **Thursday, April 13, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction on Wednesday, April 19, 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.