

SIMULCAST AUCTION

114.11± Acres, Holt County, Nebraska
Offered in Three Tracts

Thursday, July 20, 2023 • 1:30 PM

Knights of Columbus Hall | 408 West Douglas Street, O'Neill, Nebraska

Highlights:

- Beautifully maintained home and acreage
- Exceptional location
- High-quality pasture

L-2300334

ONLINE BIDDING AVAILABLE!

Starts Friday, July 14, 2023, at 8:00 AM

Closes Thursday, July 20, 2023, at close of live event

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

Open House: Friday, June 30, 2023, from 4:00 PM to 6:30 PM. Please meet at the property on Tract 1.



**Farmers
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For additional information, please contact:

Dave Hickey, Agent

O'Neill, Nebraska

Business: (402) 336-3500

Cell: (402) 340-4436

DHickey@FarmersNational.com

www.FarmersNational.com/DaveHickey



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Property Information

Property Description: Rare opportunity to purchase a rural, but close-in, meticulously maintained home, shop, and building site on Highway 281 and only two and one-half miles from O'Neill! Buyer will appreciate the 1,330 square foot home with two bedrooms, two baths, three-season room, new deck and gorgeous views out the living room windows! This home offers a gas fireplace. All appliances will stay.

The 30 'x 40' shop building was built in 2003, and features an overhead door, plus heated workshop room. Full concrete and power in the shop.

The pasture acres feature water from two hydrants and tanks, plus trees for shade. There is some opportunity for turkey and deer hunting.

If you have ever wanted to be in the country, yet close to town, this may be the best opportunity to purchase a well-established, attractive home, and pasture property of the right size for years!

For further details or a showing of the property, call Dave today. Please make plans to be with us on July 20th in O'Neill!

Property Location: Three miles south of O'Neill, Nebraska, along US Highway 281.

Aerial Map



Location Map



• **Tract 1**

Legal Description: Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section 12, Township 28 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

Property Description: 37+/- acres

- 1,330 square foot home; built in 2006
- 30' x 40' shop building with overhead door; built in 2003
- Two hydrants and tanks

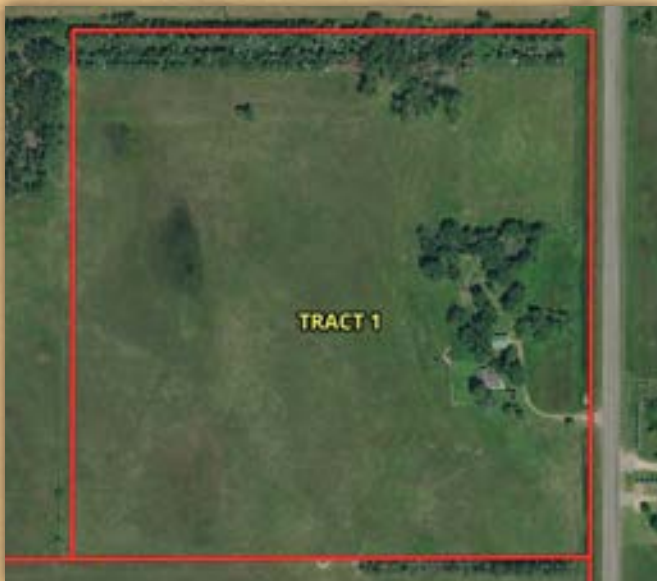
Balance of the acres are in native pasture with excellent wind protection along the north side of the property. Very good fences.

Very attractive building site with trees, green space, and small pens for loading or sorting of livestock.

2022 Taxes (Estimated): \$1,527.26



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4650	lpage loamy fine sand, 0 to 3 percent slopes	37.3	97.21	54	24	4e
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	1.07	2.79	64	25	4w
TOTALS		38.37(*)	100%	54.28	24.03	4.0

• **Tract 2**

Legal Description: South Half of the Southeast Quarter (S½SE¼) of Section 12, Township 28 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

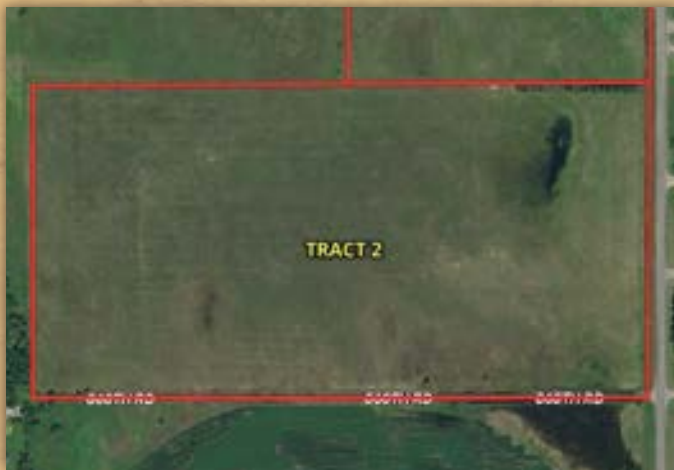
Property Description: 77.11+/- acres of native pasture with excellent access along Highway 281. Excellent four-wire fences, and good carrying capacity.

Note: Tract 2 does not have livestock water.

2022 Taxes (Estimated): \$1,413.50



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4650	lpage loamy fine sand, 0 to 3 percent slopes	57.57	72.59	54	24	4e
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	18.96	23.91	64	25	4w
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	2.77	3.49	0	24	4w
TOTALS		79.3(*)	100%	54.5	24.24	4.0

• **Tract 3**

Legal Description: Northeast Quarter of the Southeast Quarter (NE¼SE¼) and South Half of the Southeast Quarter (S½SE¼) of Section 12, Township 28 North, Range 12 West of the 6th P.M., Holt County, Nebraska. 114.11+/- acres

Property Description: The combination of tracts 1 and 2.

Tract 1 Photos



Tract 1 Photos



Tract 2 Photos



Simulcast Auction Terms

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

Taxes: Real estate taxes will be prorated to closing.

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 August 18, 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 McCarthy Abstract Title and Escrow Company of O'Neill.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with McCarthy Abstract Title and Escrow Company of O'Neill 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 paid equally by both the Buyer(s) and the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on August 18, 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 McCarthy Abstract Title and Escrow Company of O'Neill.

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. 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(s): James E. and Paula L. Wilson

Auctioneer(s): Jim Eberle

Online Bidding Procedure

Online bidding begins Friday,
July 14, 2023, at 8:00 AM.

Bidding ends on Thursday, July 20, 2023,
at the close of the live auction.

To register and bid on this auction go to:
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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

