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L-2300343



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LAND AUCTION

165± Acres, Hitchcock County, Nebraska

Monday, August 7, 2023 | 10:00 AM

Trenton Community Center | 406 East 1st Street, Trenton, Nebraska

Highlights:

- Great access
- Over 80% Class II soils
- Possession at closing

For additional information, please contact:

Kaleb Huxoll, Agent | (308) 345-1241 or (308) 350-0039

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Property Information

Location:

From Trenton go south on Highway 25 across the river bridge. Go east at the curve onto Road 713 for 1.5 miles. Turn south on Road 366 for one mile. Property is on the east side of the gravel road.

Legal Description:

NW 1/4 18-2-32, Hitchcock County, Nebraska.

Property Description:

165 +/- acres of Hitchcock County dry land. This farm has great soils with over 80% of the farm having Class II soils with less than 3% slope. The farm is located 1 mile off a blacktop road with good gravel access on the west side. There is no lease in place. 2023 Chemfallow inputs will be reimbursed to the seller by the successful buyer. Buyer will get full possession at closing to plant wheat this fall if desired.

Farm Data:

Cropland 160.79 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	70.90 acres	53 bushels
Corn	35.46 acres	106 bushels

2022 Taxes: \$2,293.52



Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1620	Keith silt loam, 1 to 3 percent slopes	75.33	46.3	0	69	2e
1615	Keith and Blackwood silt loams, 0 to 1 percent slopes	53.87	33.11	0	61	2c
1630	Keith silt loam, 3 to 6 percent slopes, eroded	23.9	14.69	0	50	3e
1869	Ulysses-Sulco silt loams, 6 to 9 percent slopes, eroded	6.24	3.84	0	46	4e
1632	Keith silt loam, 1 to 3 percent slopes, eroded	2.54	1.56	0	52	2e
1532	Sulco silt loam, 9 to 30 percent slopes	0.83	0.51	0	31	7e
TOTALS		162.7 1(*)	100%	-	62.23	2.25



AUCTION TERMS

Minerals: Sellers will retain all owned mineral interests, if any.

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 September 6, 2023 or such other date agreed to by the parties.

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 McCook Abstract Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCook Abstract 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 September 6, 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 McCook Abstract Company.

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: Marshall E. Goodenberger, Beverly J. Goodenberger, and Daniel M. Goodenberger

Auctioneer: Jim Eberle

Comments: 2023 Chemfallow inputs will be reimbursed to the seller by the successful buyer. Buyer will get full possession at closing to plant wheat this fall if desired.

Online Simulcast Bidding Procedure: The online bidding begins on Monday, August 1, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Monday, August 7, 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.