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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**160.18± Acres, Kearney County, Nebraska**

**Wednesday, September 6, 2023 | 10:00 AM**

**Minden Opera House | 322 East 5th Street, Minden, Nebraska**

## Highlights:

- **147.97 certified irrigated acres in Kearney County**
- **Strong grain markets near ethanol production**
- **Excellent access with possible acreage site**

For additional information, please contact:



**Gary Anderson, Agent**  
**(308) 233-4471**  
[GEAnderson@FarmersNational.com](mailto:GEAnderson@FarmersNational.com)



**Chadd Jacobson, Agent**  
**(308) 991-4040**  
[CJacobson@FarmersNational.com](mailto:CJacobson@FarmersNational.com)

# Online Bidding starts | Wednesday, August 30, 2023 at 8:00 AM

## Bidding closes | Wednesday, September 6, 2023 at Close of Live Event

To register and bid go to: [www.fnctbid.com](http://www.fnctbid.com)

### Property Information

#### Location:

From Minden, go five miles east on Highway 74 and one mile south on 37 Road at the intersection of 37 Road and K Road.

#### Legal Description:

NW 1/4 24-6-14, Kearney County, Nebraska.

#### Property Description:

Don't miss out on this fantastic opportunity to add high-quality acres to your farm operation or land portfolio. All irrigation equipment is sold with the property including a 7 tower Valley pivot and 60 hp electric motor. Full possession for 2024.

#### Farm Data:

Cropland	155.2 acres
Other	3.98 acres
Buildings	<u>1</u> acres
Total	160.18 acres

#### FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	22.9 acres	38 bushels
Corn	120.4 acres	174 bushels
Grain Sorghum	8.9 acres	90 bushels
Soybeans	1.6 acres	47 bushels

#### Well Information:

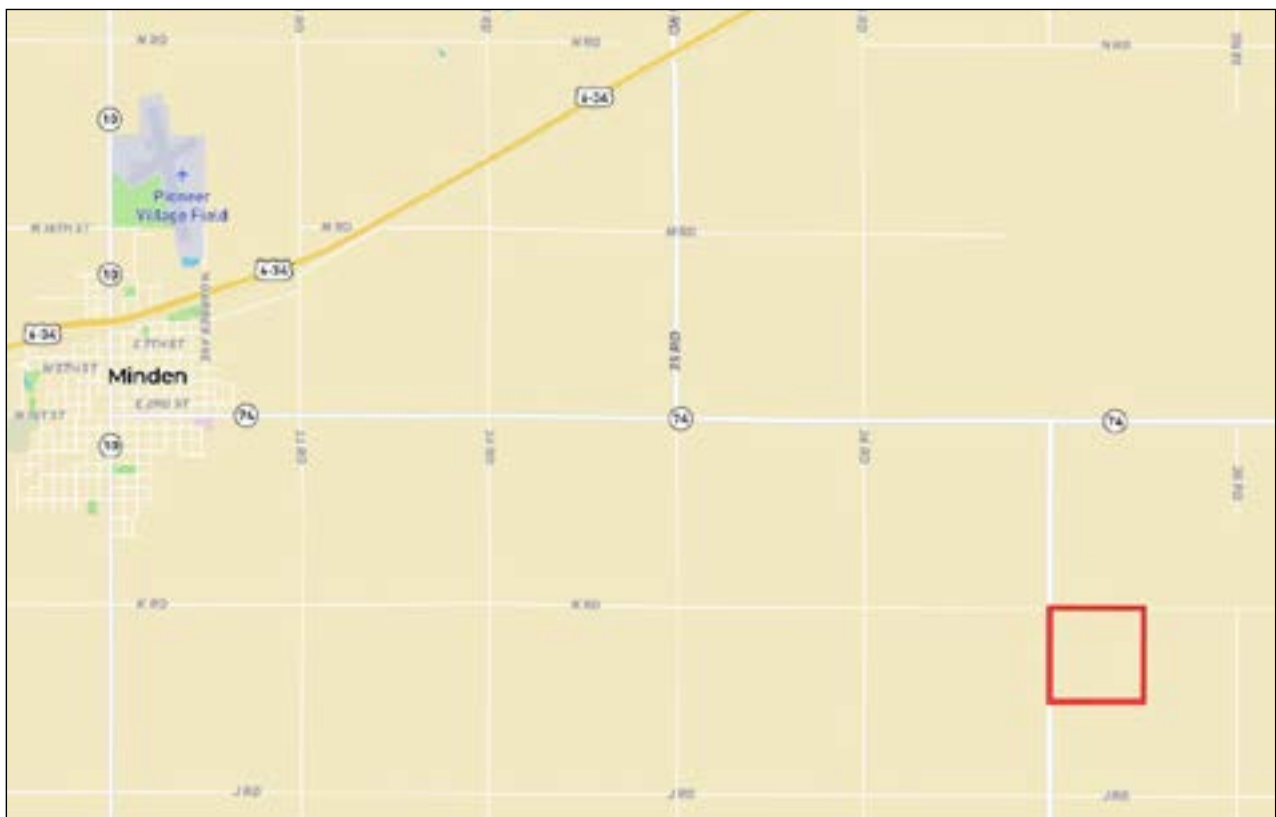
A-005213 drilled on 11/22/2005. 800 gpm. 8" Westernland roller pump 81' static water, 104' pumping depth, 190' well depth

#### Pivot Information:

1999 Valley 7 tower, Model 8000, #19029

**2022 Taxes:** \$8,940.06

### Property Location Map



### Aerial Photo



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2667	Holdrege silt loam, 0 to 1 percent slopes	55.95	34.96	0	81	2e
2668	Holdrege silt loam, 1 to 3 percent slopes	31.96	19.97	0	81	2e
3561	Hobbs silt loam, occasionally flooded	21.58	13.48	0	81	2w
3726	Detroit silt loam, 0 to 1 percent slopes	18.52	11.57	0	65	2c
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	15.73	9.83	0	70	3e
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	14.95	9.34	0	65	4e
4140	Holdrege silt loam, overblown, 0 to 1 percent slopes	1.35	0.84	0	81	2c
TOTALS		160.04(*)	100%	-	76.56	2.29



# AUCTION TERMS

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

**Taxes:** Real estate taxes for 2023 payable in 2024 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 March 1, 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 Nebraska 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 Nebraska 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 October 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 Nebraska Title Company.

**Sale Method:** The real estate will be offered as 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:** Miller Family

**Auctioneer:** Jim Eberle

**Online Simulcast Bidding Procedure:** The online bidding begins on **Wednesday, August 30, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, September 6, 2023, at 10:00 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

