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L-2300374

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

238.5± Acres, Buffalo County, Nebraska

Thursday, October 12, 2023 | 10:00 AM

Harvest Room-Buffalo County Fairgrounds | 3807 Avenue North, Kearney, Nebraska

Highlights:

- Combination pivot, gravity, dryland and hayland farm
- Recreation and hunting potential
- Strong grain market area, well located with easy access to Kearney, Nebraska

For additional information, please contact:

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Bidding starts | Monday, October 2, 2023 at 8:00 AM
Bidding closes | Thursday, October 12, 2023 at 9:00 AM

To register and bid go to: www.fncbid.com

Property Information

Property Location: Two miles West and nine miles North of Kearney, Nebraska. Intersection of YDC Road. and 190th Road.

Legal Description: Pt. E1/2 SW1/4 & SE1/4 Sec. 4 Township 10 Range 16W of the 6th P.M.

Property Description: All Irrigation equipment owned by seller, includes older Lockwood 10 tower pivot, approximately 3300' of 8" and 10" irrigation pipe, JD 6.8-liter diesel motor with generator and 1000-gallon tank. NE Registered Well # G-003540, active registered well, Central Platte NRD, Buffalo County, Location SWSE S4-T10-R16W, 75 acres, Pump Rate 800gpm, 8" column, 307' total depth, 110' static water level, 220' pumping water level, 8-1-1952 well completion date, 5-6-1957 registration date, Owner Elaine L. Pettijohn.

Improvements: Lockwood pivot, 6.8L John Deere Diesel Power Unit, Generator, 1000gal. Diesel Tank

Farm Data:

Irrigated	148.26 certified acres
Dryland	13.5 crop acres
Hayland	53 acres
Non-crop	23.5 acres
Total	238.5 acres

FSA Information:

	Base	Yield
Corn	101.70 acres	144 bushels
Soybeans	61.20 acres	42 bushels

Taxes:

4-10-16 PT E1/2 SW1/4 (78.50A) - \$4,294.48
4-10-16 SE1/4 (160A) - \$7,334.65

Property Location



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3755	Hord silt loam, rarely flooded	67.47	28.27	0	75	2c
2843	Uly, Holdrege and Coly soils, 6 to 11 percent slopes, eroded	51.15	21.43	0	64	4e
3910	Scott silt loam, frequently ponded	42.76	17.91	0	19	4w
2668	Holdrege silt loam, 1 to 3 percent slopes	38.78	16.25	0	76	2e
8870	Hord silt loam, 1 to 3 percent slopes	28.05	11.75	0	75	2e
4153	Holdrege-Hall silt loams, 0 to 1 percent slopes	6.29	2.64	0	68	2c
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	4.19	1.76	0	68	2e
TOTALS		238.69(*)	100%	-	62.47	2.79



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 for 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 December 4, 2023, or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. 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 the closing agent.

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 closing agent the required earnest payment. The cost of title insurance will be paid by both. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 4, 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 the closing agent.

Sale Method: The real estate will be offered as a total unit. Bids on the tracts, combinations, and the total unit will compete. 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 of 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: This is an absolute auction and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

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): Elaine L. Pettijohn Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure:

Bidding will be simultaneous with the live auction on **Thursday, October 12, 2023, at 8:00 AM**, 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 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.