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National
Company

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L-2300376

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LAND AUCTION

74.25± Acres, Washington County, Nebraska

Wednesday, September 20, 2023 | 10:00 AM

Blair Public Library and Technology Center | 2233 Civic Drive, Blair, Nebraska

Highlights:

- **Productive farm with excellent soil types**
- **Conservation system in good condition**
- **Serviced by good county pavement and gravel roads**

For additional information, please contact:

Rich Hickman, Agent | (402) 690-1423

RHickman@FarmersNational.com

Property Information

Location:

At the intersection of County Roads 14 and 19.

Legal Description:

NE 1/4 SE 1/4 and TL 4, all in Section 22-19-10, Washington County, Nebraska.

Property Description:

Excellent farm in a good state of fertility with conservation structures in place.



Farm Data:

Cropland	67.06 acres
Non-crop	.74 acres
Grassland	<u>6.45 acres</u>
Total	74.25 acres

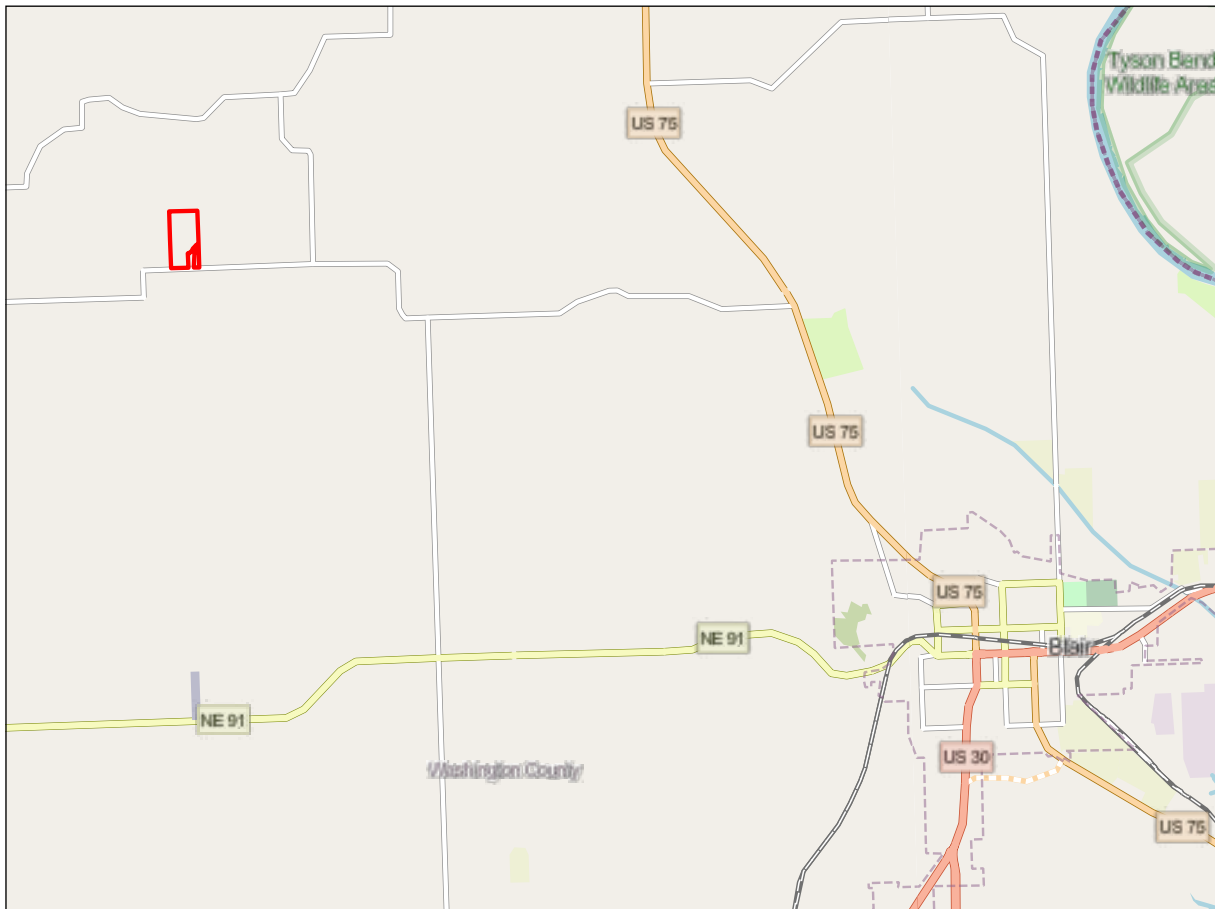


FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	34.8 acres	132 bushels
Soybeans	34.8 acres	39 bushels

2022 Taxes: \$4,282.14

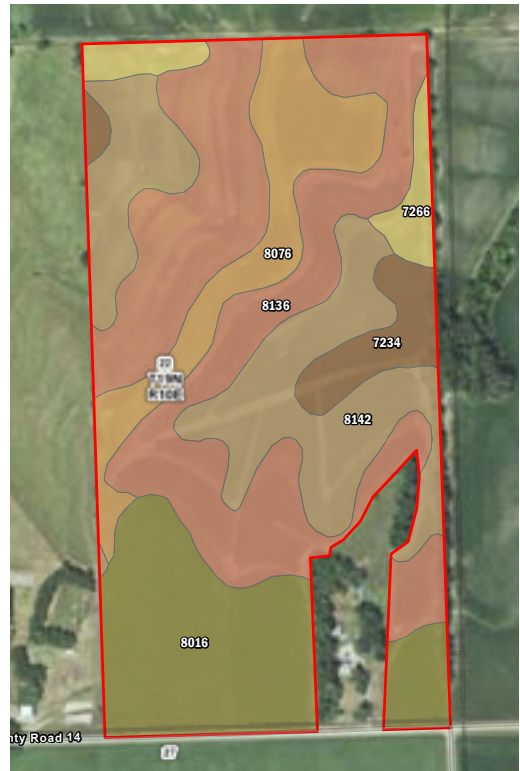
Property Location Map



Aerial Photo



Soil Map



Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
8136	Pohocco-Ida complex, 11 to 17 percent slopes, eroded	4e		27.5
8142	Pohocco-Monona complex, 11 to 17 percent slopes, eroded	4e		16.1
8016	Marshall silty clay loam, dry, 0 to 2 percent slopes	2e	2e	15.1
8076	Monona silt loam, 1 to 6 percent slopes, eroded	2e	3e	8.8
7234	Judson silty clay loam, 2 to 6 percent slopes	2e	3e	3.7
7266	Burchard-Steinauer clay loams, 11 to 17 percent slopes, eroded	6e		3
TOTAL				74.2



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 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 November 10, 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 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 Blair Title, Blair, Nebraska.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Blair Title, Blair, Nebraska, 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 November 10, 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 Blair Title, Blair, Nebraska.

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: Virginia L. Rhoades Living Trust

Auctioneer: Jim Eberle

