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L-2300391

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# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**349.84± Acres, Holt County, Nebraska**

Thursday, September 14, 2023 | 1:30 PM

St. Johns Parish Hall, Deloit | 50898 848th Road, Clearwater, Nebraska

## Highlights:

- Excellent irrigated farmland
- Possession for the 2024 growing season
- Offered in three tracts

For additional information, please contact:

Dave Hickey, Agent | (402) 340-4436

[DHickey@FarmersNational.com](mailto:DHickey@FarmersNational.com)

**Bidding starts | Friday, September 8, 2023 at 8:00 AM**

**Bidding closes | Thursday, September 14, 2023 at 1:30 PM**

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

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## **Directions to Auction Location: St. Johns Parish Center, Deloit**

From Ewing, Nebraska, at the junction of US Highway 275 and L45B travel 9½ miles south on 508th Avenue, then one mile east on 848th Road.

From Clearwater, Nebraska, travel eight miles west on 851st Road, then three miles south on 508th Avenue, and one mile east on 848th Road.

From Elgin, Nebraska, 13 miles west along State Highway 70, then nine miles north on 508th Avenue, and one mile east on 848th Road.

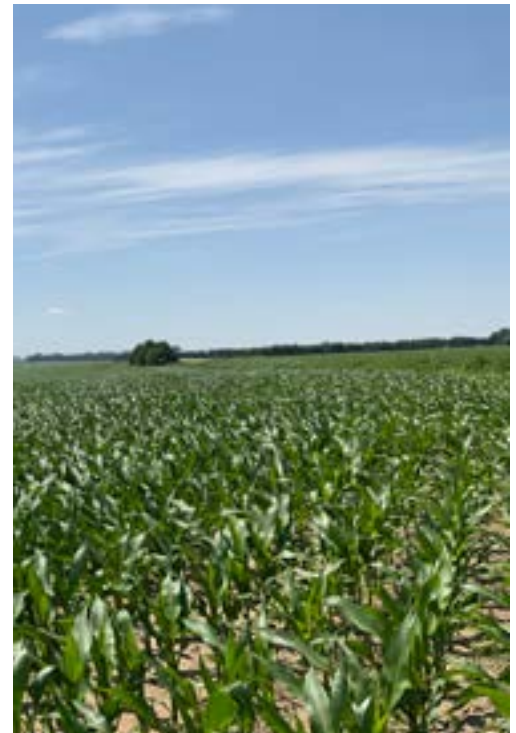
**If you don't know where St. John the Baptist Catholic Church is located, please contact Dave or Farmers National Company for directions.**

## **Property Description**

Desirable irrigated farm half-section plus building site offered separate! The irrigated acres are all electric with good wells, and a high percentage of tillable acres.

The building site offers an older home, nice shop, quonset, bins, and lots of machinery and miscellaneous storage buildings. An additional 30 acres of dryland and grass are located west and south of the irrigated farm.

A great opportunity to purchase a highly accessible irrigated farm with all electric equipment. Conveniently located building site with lots of opportunity. Tract 3 offers dryland farm ground plus grass, and would make an attractive rural home-site.



# Tract 1 Property Information | 314.65 ± Acres

**Location:** From the junction of US Highway 275 and L45B in Ewing, Nebraska, 6½ miles south on 508th Avenue, then one half mile east on 851st Road to the southwest corner of the property.

**Legal Description:** East Half (E½) of Section 2 less 5+/- acres in the southeast corner containing the building site; Township 25 North, Range 9 West of the 6th P.M., Holt County, Nebraska

**Property Description:** Quality pivot irrigated farm located six and a half miles south of Ewing and one half mile east. This farm features 293.55 certified irrigated acres, with three irrigation wells providing water to two full quarter-mile machines, plus three small corner machines. Highly accessible farm adjacent to paved 851st Road and 509th Avenue. Two grass corners with plenty of tree belts for livestock winter protection. Strong farming area, and a high percentage of irrigated acres make this an attractive farm for the producer or investor. All electric power on this farm.

## Irrigation Equipment:

### North Pivot

Olson 10-tower pivot with overhead sprinklers  
75 hp US Electric motor  
Sargent pump

### Middle Corner Pivots

West – Olson 4-tower pivot with overhead sprinklers  
East – Olson 4-tower pivot with overhead sprinklers

### South Pivot

Olson 8-tower pivot with overhead sprinklers  
75 hp US Electric motor  
Sargent pump

### Southwest Corner Pivot

Olson 4-tower pivot with overhead sprinklers

## Well Information:

#G-067510 – 900 GPM; 455' Well Depth; 55' Static Level; 125' Pump Level; 8" Column Diameter; Drilled in 1981

#G-136653 – 1000 GPM; 495' Well Depth; 51' Static Level; 94' Pump Level; 8.62" Column Diameter; Drilled in 2005

#G-095397 – 1000 GPM; 470' Well Depth; 50' Static Level; 70' Pump Level; 8" Column Diameter; Drilled in 1997

#G-096553 – 5 GPM; 92' Well Depth; 20' Static Level; 22' Pump Level; 1" Column Diameter; Drilled in 1998 (stock well)

#G-158400 – 10 GPM; 120' Well Depth; 55' Static Level; 60' Pump Level; 1" Column Diameter; Drilled in 2010 (stock well)

## FSA Information:

### Farm #12903

### Tract #2426, #11767, and #11781

Farmland 314.55± acres  
Cropland 296.68± acres

Crop	Base	Yield PLC
Corn	174.6 acres	168 bushels
Soybeans	16.6 acres	48 bushels

**2022 Taxes:** \$8,664.38 (estimated)



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	93.17	29.61	0	24	6e
4498	Dunday loamy sand, 0 to 3 percent slopes	71.31	22.67	0	25	4e
4499	Dunday loamy sand, 3 to 6 percent slopes	70.15	22.3	0	24	4e
6636	Boelus loamy fine sand, 0 to 2 percent slopes	25.18	8.0	0	56	3e
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	24.94	7.93	0	17	6e
6746	Nora silt loam, 0 to 2 percent slopes	22.55	7.17	51	81	1
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	7.32	2.33	0	24	4e
TOTALS		314.62(*)	100%	3.66	30.32	4.46

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



## Tract 2 Property Information | 5.19± Acres Subject to Certified Survey

**Location:** From the junction of US Highway 275 and L45B in Ewing, Nebraska, six and a half miles south on 508th Avenue, then one mile east on 851st Road to the southeast corner of the property.

**Legal Description:** Part of the Southeast Quarter (SE¼) of Section 2 containing the building site; Township 25 North, Range 9 West of the 6th P.M., Holt County, Nebraska, subject to certified survey

**Property Description:** Nice building site with large older home, 30' x 60' shop with overhead door, 40' x 100' quonset building with full cement, 30' x 40' slant wall storage building, plus numerous outbuildings and storage sheds. Excellent tree protection along the west side of this property. A nice well located building site adjacent to paved 851st Road!

**2022 Taxes:** \$1,136.86(estimated)

**Well Information:** #G-108854 – 10 GPM; 200' Well Depth; 65' Static Level; 73' Pump Level; 1" Column Diameter; Drilled in 2000 (domestic well)

### Buildings:

- 1,536 sq ft two-story frame home
- 30' x 60' shop building, built in 2004
- 40' x 100' quonset building, built in 1972
- 30' x 40' slant wall machine shed, built in 1979
- 21' x 24' shed
- 16' x 21' shed
- (2) Eaton 8,900 bushel bins, built in 1975



# Tract 3 Property Information | 30± Acres

**Location:** From the junction of US Highway 275 and L45B in Ewing, Nebraska, travel six and one half miles south on 508th Avenue, two miles west on 851st Road, then two miles south on 506th Avenue to the northwest corner of the farm.

**Legal Description:** Northwest Quarter of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>) of Section 16, Township 25 North, Range 9 West of the 6th P.M., Holt County, Nebraska; except the North Half of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter (N<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>) and the South Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter (S<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>) thereof

**Property Description:** Dry cropland, grass and trees located approximately 10.5 miles south of Ewing in southeast Holt County. There are 19.36 acres of dry cropland plus approximately four acres of grass suitable for haying. Good gravel road access plus electrical service on the property. This tract could easily lend itself to a new homesite!

**FSA Information:**

**Farm #11555**

**Tract #2695**

Farmland 30.00± acres

Cropland 19.36± acres

Subject to possible Holt County reconstitution of base/cropland acres.

Crop	Base	Yield PLC
Corn	18.60 acres	121 bushels
Soybeans	.30 acres	41 bushels

**2022 Taxes:** \$474.66



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	18.53	61.83	0	24	6e
6636	Boelus loamy fine sand, 0 to 2 percent slopes	8.73	29.13	0	56	3e
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	2.71	9.04	0	17	6e
TOTALS		29.97(*)	100%	-	32.69	5.13

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only



# 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 October 17, 2023 or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required by the successful bidder upon the close 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 Boone County Title & Escrow, LLC of Albion, Nebraska, 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 Boone County Title & Escrow, LLC of Albion, 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 both. The cost of any escrow closing services will be equally paid by both. Sale is not contingent upon Buyer(s) financing.

**Survey:** At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contact price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Auction Sales:** 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 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.

**Closing:** The sale closing is on October 17, 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 Boone County Title & Escrow, LLC of Albion, Nebraska.

**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:** Estate of Robert A. Daniels (Kyle Petersen, Attorney at Law, Personal Representative)

**Simulcast Bidding Procedure:** Bidding begins Friday, September 8, 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.fnccbid.com](http://www.fnccbid.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 on-line 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.