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L-2300451

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# ONLINE AUCTION

**218.737± Acres, Rock County, Nebraska**

**Bidding starts | Friday, May 3, 2024 at 8:00 AM**

**Bidding closes | Tuesday, May 7, 2024 at 10:30 AM**

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

## Highlights:

- **Productive pasture**
- **Highway access**
- **Cross-fenced, newer fences!**



**For additional information, please contact:**

**Dave Hickey, Agent**

**Office: (402) 336-3500 or Cell: (402) 340-4436**

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

## Property Information

**Location:** From Newport, Nebraska, travel west approximately three miles on U.S. Highway 20; watch for signs along the north side of the road.

From Bassett, Nebraska, travel east on U.S. Highway 20 seven miles; watch for signs along the north side of the highway.

### Legal Description:

Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$ ); South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$ ); Southwest Quarter (SW $\frac{1}{4}$ ) lying north of U.S. Highway 20; and Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$ ) lying north of U.S. Highway 20; Section 11, Township 30 North, Range 18 West of the 6th P.M., Rock County, Nebraska.

### Property Description:

A great opportunity to purchase a productive pasture with highway access that is available for the 2024 grazing season!

Quality sub-irrigated pasture with nearly new fences all around, plus a cross-fence for rotational grazing. Highway 20 forms the south boundary of this pasture, with Bassett just seven miles west, and Newport three miles east. Owner rated at 50

pairs for five months, the pasture has ran as many as 60 pairs for the summer grazing season. Many acres suitable for haying. Excellent livestock water, with a windmill and two tanks located in the cross-fence. Several waterholes on the property, plus cottonwood trees for livestock shade. **A great Rock County pasture available for this year's grazing season!**

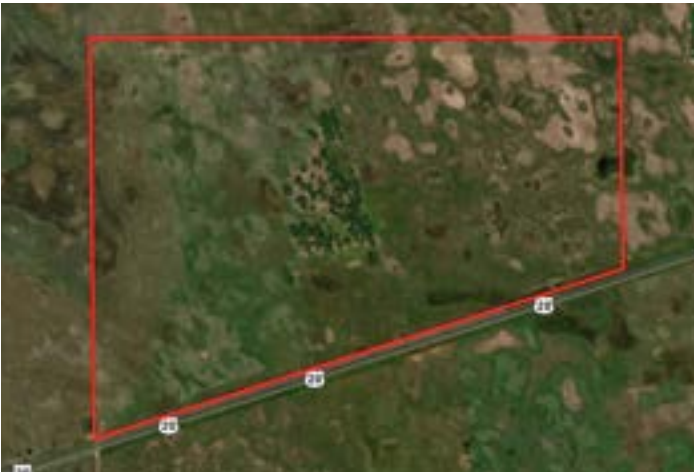
**2023 Taxes:** \$1,832.04 (estimated)



## Property Location Map



### Aerial Map



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4563	Els-Tryon complex, 0 to 3 percent slopes	171.0 1	78.22	21	20	4w
4548	Els-lpage-Tryon loamy sands, 0 to 6 percent slopes	41.84	19.14	0	21	4w
4691	Mariake mucky peat	5.79	2.65	5	1	8w
TOTALS		218.6 4(*)	100%	16.56	19.69	4.11



# 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 May 29, 2024 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 McCarthy Abstract Title & Escrow Company of Bassett.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCarthy Abstract Title & Escrow Company of Bassett, 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 and any escrow closing services will be equally paid by the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on May 29, 2024 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 McCarthy Abstract Title & Escrow Company of Bassett.

**Sale Method:** The real estate will be offered as a total unit. All bids are open for advancement starting **Friday, May 3, 2024, at 8:00 AM until Tuesday, May 7, 2024, at 10:30 AM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed with the five minute time frame. All decisions of Farmers National Company 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:** Walter Gene and Dixie DeBolt

## On-line Bidding Procedure:

This online on-line auction begins  
**Friday, May 3, 2024, at 8:00 AM.**  
**Bidding closes Tuesday, May 7, 2024, at 10:30 AM.**

**To register and bid on this auction go to:**  
**[www.fnccbid.com](http://www.fnccbid.com)**

Bidders can also bid in person at the Farmers National Company office located at 423 East Douglas Street, O'Neill, Nebraska. Farmers National Company personnel will walk through the on-line bidding process through the main office computer.

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.