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LAND AUCTION

SIMULCAST LIVE AND ONLINE

441.83± Acres, Dixon and Dakota County, Nebraska

Thursday, September 28, 2023 | 10:30 AM

American Legion | 103 E Elk Street, Jackson, Nebraska

Highlights:

- Great farm land
- Great pasture and grassland
- Sold in several tracts



For additional information, please contact:

Wendi Schutte, Broker | (402) 518-0115 | WSchutte@FarmersNational.com

www.FarmersNational.com/Laurel

Bidding starts | Monday, September 25, 2023, at 8:00 AM
Bidding closes | Thursday, September 28, 2023, at close of live event

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

Property Information | Tract 1

Directions to Property:

Northeast 26A Spur: south off Highway 20, just coming into Waterbury. Corner of 2nd Street and northeast 26A Spur (north side).

Legal Description:

- Parcel Numbers: 20051 (7 acres), 21131 (11 acres), 21136 (0.47 acres); Total: 18.47 acres (and acreage)
- 0-0-0 OUTBLOCK 13 & OUTBLOCK 14 FIRST ADD. 7.00 AC. WATERBURY
- 28-29-6 TL 2 & TL 9 SEC. 28-29-6 11 ACRES
- 28-29-6 TL 10 SEC. 28-29-6 .47 ACRES

Property Description:

Sold in six different tracts. Five tracts are in Dixon County, and one tract is in Dakota County. Tract 1 is 18.47 acres of grassland/pasture and an acreage.

Farm Data:

Hayland	11.47 acres (some waste)
Acreage	7.00 acres
Total	18.47 acres

Taxes:

- \$917.22 (\$49.66/acre)

Soils Map



Property Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6603	Alcester silty clay loam, 2 to 6 percent slopes	10.42	56.97	91	76	2e
6749	Nora silt loam, 11 to 17 percent slopes	4.53	24.77	0	74	4e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	2.2	12.03	0	58	4e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	1.14	6.23	0	38	6e
TOTALS		18.29(*)	100%	51.84	70.97	2.99

Property Information | Tract 2

Directions to Property:

South of Waterbury on 590th Avenue to 591st Avenue. Go two miles to 591st Avenue to the corner of 591st Avenue and 867th Road. Then, turn east on 867th Road and go one-half mile. 40 acres on south side of 867th Road.

Legal Description:

- Parcel Number: 19138 (40 acres)
- 21-28-6 NE1/4 NW1/4 SEC. 21- 28-6 40 ACRES

Property Description:

Sold in six different tracts. Five tracts are in Dixon County, and one tract is in Dakota County. Tract 2 is 40 acres: 30+/- acres of dryland and 9+/- acres of grassland.

Farm Data:

Cropland	28.90 acres
Non-crop	9.25 acres
Other	<u>1.85 acres</u>
Total	40.00 acres

FSA Information:

	Base	Yield
Corn	14.15 acres	120 bushels
Soybeans	14.15 acres	38 bushels

Taxes:

- \$1,698.26 (\$42.46/acre)



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6603	Alcester silty clay loam, 2 to 6 percent slopes	17.18	42.78	91	76	2e
6749	Nora silt loam, 11 to 17 percent slopes	9.99	24.88	0	74	4e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	7.51	18.7	0	58	4e
6767	Nora silty clay loam, 6 to 11 percent slopes	3.69	9.19	0	75	3e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	1.3	3.24	0	69	4e
6300	Aowa silt loam, 0 to 3 percent slopes, occasionally flooded	0.48	1.2	0	77	2w
TOTALS		40.15(*)	100%	38.93	71.81	3.03

Property Information | Tract 3

Directions to Property:

North of Highway 20 on 591st Avenue, go one-half mile to 80's on each side of 591st Avenue. The 30 acre has an easement to it off the east of the 80 acres.

Legal Description:

- Parcel Number: 21086 (79 acre) 21088 (1 acre)
- 16-29-6 SW1/4 SE1/4 & TL 2 SEC. 16-29-6 79 ACRES
- 16-29-6 TL 1 SEC. 16-29-6 1 ACRE

Property Description:

Sold in six different tracts. Five tracts are in Dixon County, and one tract is in Dakota County. Tract 3 is 80 acres of dryland.



Farm Data:

Cropland	75.29 acres
Other	4.71 acres
Total	80.00 acres

FSA Information:

	Base	Yield
Corn	32.70 acres	141 bushels
Soybeans	32.10 acres	36 bushels

Taxes:

- \$2,992.12 (\$37.41/acre)

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	16.93	21.31	0	58	4e
6767	Nora silty clay loam, 6 to 11 percent slopes	16.56	20.85	0	75	3e
6813	Moody silty clay loam, 6 to 11 percent slopes	13.23	16.66	0	74	3e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	12.83	16.15	0	38	6e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	9.35	11.77	52	68	3e
6754	Nora silt loam, 2 to 6 percent slopes, eroded	5.84	7.35	50	70	2e
6603	Alcester silty clay loam, 2 to 6 percent slopes	3.23	4.07	91	76	2e
6750	Nora silt loam, 11 to 17 percent slopes, eroded	1.44	1.81	48	63	4e
TOTALS		79.41(*)	100%	14.37	63.85	3.6

Property Information | Tract 4

Directions to Property:

North of Highway 20 on 591st Avenue, go one-half mile to 80's on each side of 591st Avenue. The 30 acre has an easement to it off the east of the 80 acres.

Legal Description:

- Parcel Number: 21087 (80 acres)
- 16-29-6 E1/2 SE1/4 SEC. 16-29-6 80 ACRES

Property Description:

Sold in six different tracts. Five tracts are in Dixon County, and one tract is in Dakota County. Tract 4 is 80 acres of dryland.

Farm Data:

Cropland	79.55 acres
Other	<u>0.45 acres</u>
Total	80.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	34.10 acres	141 bushels
Soybeans	33.40 acres	36 bushels

Taxes:

- \$4,200.48 (\$52.51/acre)

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6813	Moody silty clay loam, 6 to 11 percent slopes	23.14	28.8	0	74	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	19.12	23.8	91	76	2e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	15.45	19.23	0	58	4e
6767	Nora silty clay loam, 6 to 11 percent slopes	10.59	13.18	0	75	3e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	4.38	5.45	52	68	3e
6754	Nora silt loam, 2 to 6 percent slopes, eroded	4.37	5.44	50	70	2e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	3.29	4.1	0	69	4e
TOTALS		80.34(*)	100%	27.21	70.78	2.94

Property Information | Tract 5

Directions to Property:

North of Highway 20 on 591st Avenue, go one-half mile to 80's on each side of 591st Avenue. The 30 acre has an easement to it off the east of the 80 acres.

Legal Description:

- Parcel Number: 21083 (30 acres)
- 16-29-6 E3/4 SE1/4 NE1/4 SEC. 16-29-6 30 ACRES

Property Description:

Sold in six different tracts. Five tracts are in Dixon County, and one tract is in Dakota County. Tract 5: 15.5+/- acres dryland and 12+/- acres grassland.

Farm Data:

Cropland	27.81 acres
Other	<u>2.19 acres</u>
Total	30.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	12.10 acres	141 bushels
Soybeans	11.90 acres	36 bushels

Taxes:

- \$1,207.02 (\$40.24/acre)

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6603	Alcester silty clay loam, 2 to 6 percent slopes	8.68	28.24	91	76	2e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	5.92	19.26	0	69	4e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	4.56	14.83	52	68	3e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	4.47	14.54	0	58	4e
6767	Nora silty clay loam, 6 to 11 percent slopes	4.15	13.5	0	75	3e
6754	Nora silt loam, 2 to 6 percent slopes, eroded	2.96	9.63	50	70	2e
TOTALS		30.74(*)	100%	38.22	70.14	2.96

Property Information | Tract 6

Directions to Property:

Head south of Waterbury on 591st Avenue until it turns into 869th Road/170th Street. Go one-half mile east of 170th and South Avenue. Go North on dirt trail for one-half mile, and the pasture gate is on the west side of the road.

Dakota County Legal Description:

- Parcel Numbers: 220092699 (113.36 acres), 220092109 (40 acres), 220091927 (40 acres); Total: 193.36 acres
- 3-28-6 NE1/4 EXCEPT SW1/4 NE1/4 3-28-6 113.36 ACRES
- 34-29-6 SE1/4 SW1/4 34-29-6 40 ACRES
- 34-29-6 SW1/4 SE1/4 34-29-6 40 ACRES



Property Description:

Sold in six different tracts. Five tracts are in Dixon County, and one tract is in Dakota County. Tract 6 is 193.36 acres of pasture and hay meadow (Dakota County).

FSA Information:

Grass Base
191.37 acres

Taxes:

- \$4,530.74 (\$23.08/acre)

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6749	Nora silt loam, 11 to 17 percent slopes	71.92	37.31	0	74	4e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	48.89	25.36	0	38	6e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	31.93	16.57	0	58	4e
6603	Alcester silty clay loam, 2 to 6 percent slopes	24.51	12.72	91	76	2e
6300	Aowa silt loam, 0 to 3 percent slopes, occasionally flooded	7.49	3.89	0	77	2w
8011	Ida soils, 30 to 60 percent slopes	6.05	3.14	0	17	7e
6813	Moody silty clay loam, 6 to 11 percent slopes	1.53	0.79	0	74	3e
6767	Nora silty clay loam, 6 to 11 percent slopes	0.44	0.23	0	75	3e
TOTALS		192.76(*)	100%	11.57	60.81	4.26

Simulcast 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 on January 1, 2024, unless otherwise stated at Auction. 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 Title Services of the Plains.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Title Services of the Plains 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 paid equally by both the Seller and the Buyer(s). The cost of any escrow closing services will be paid equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on October 30, 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 Title Services of the Plains.

Sale Method: The real estate will be offered in six individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that 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.

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: Neal Beacom Estate

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, September 25, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:30 AM on Thursday, September 28, 2023, 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 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.