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L-2300472

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

417.24± Acres, Washington County, Nebraska

Tuesday, November 14, 2023 | 10:00 AM

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

Highlights:

- Irrigated farm located in an area with excellent grain marketing opportunities
- Excellent transportation routes close to Highway 75 and Interstate 680
- Adjacent to Boyer Chute National Wildlife Refuge

For additional information, please contact:

Rich Hickman, Agent | (402) 690-1423
RHickman@FarmersNational.com

Maverick Sukstorf, Agent | (402) 909-3250
MSukstorf@FarmersNational.com

Online Bidding starts | Wednesday, November 1, 2023 at 8:00 AM

Bidding closes | Tuesday, November 14, 2023 at 10:00 AM at close of live event

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

Property Information

Property Location: 3 miles east of Fort Calhoun. On the south side of County Road 34 and on the east side of County Road P51

Legal Description: SE1/4SE1/4, SE1/4NW1/4, E1/2SW1/4, W1/2SE1/4 & TL 12 31C-2 PC 2; All in Section 16-17-13.

Property Description: Wonderful location of irrigated farmland just east of Fort Calhoun and US Highway 75 that is adjacent to the Boyer Chute National Wildlife Refuge.

Farm Data:

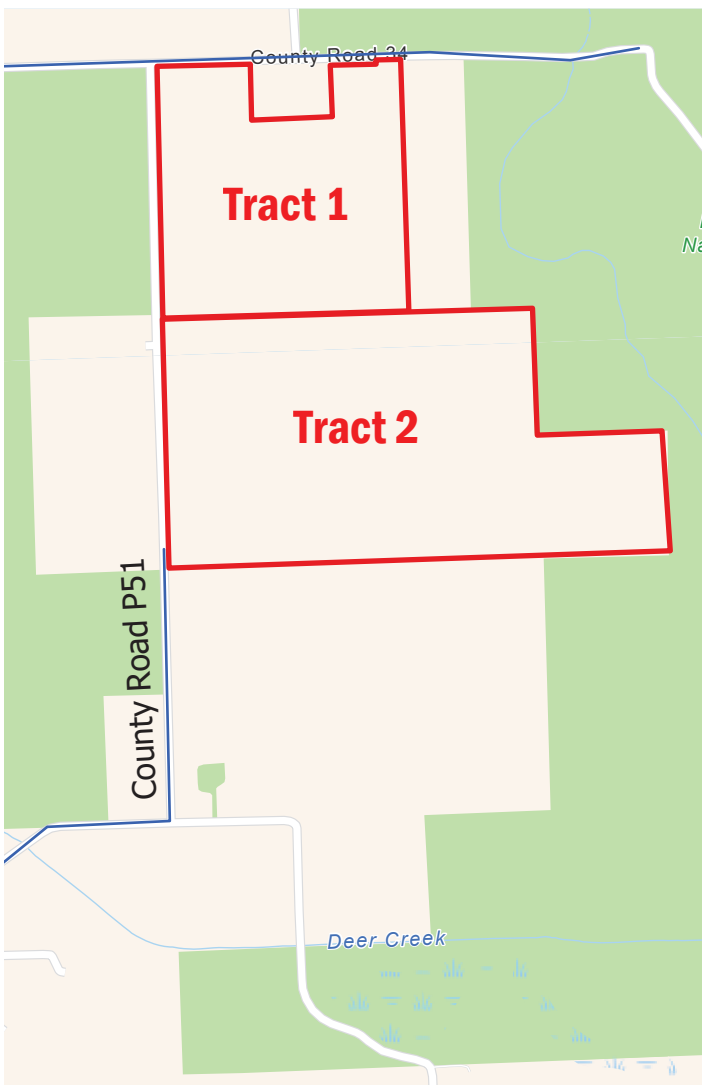
Cropland	417.42 acres
Other	4.38 acres
Total	421.80 acres

FSA Information:

	Base	Yield
Corn	261.44 acres	145 bushels
Soybeans	150.28 acres	45 bushels

2022 Taxes: \$17,064.32 - Real Estate
\$20,824.00 - Drainage
\$37,888.32 - Total

Location Map



Aerial Map



Tract 1 - Soils Map



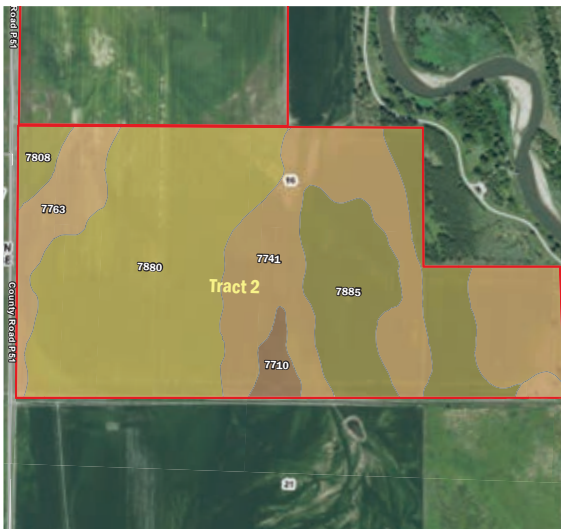
Tract 1 Soils Description

Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
7763	Onawa silty clay loam, occasionally flooded	2w	2w	64.6
7710	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	3w	3w	48.6
7880	Onawa silty clay, occasionally flooded	2w	2w	17.8
7808	Salix silty clay loam, rarely flooded	1	1	6.3
7779	Cooper silty clay loam, rarely flooded	2w	2w	5.4
7741	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	2w	2w	0
TOTAL				142.7

Tract 2 Soils Description

Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
7880	Onawa silty clay, occasionally flooded	2w	2w	102.2
7741	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	2w	2w	81.7
7885	Onawa-Haynie complex, occasionally flooded	2w	2w	52.4
7763	Onawa silty clay loam, occasionally flooded	2w	2w	21.6
7808	Salix silty clay loam, rarely flooded	1	1	5.9
7710	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	3w	3w	5.4
TOTAL				269.2

Tract 2 - Soils Map



AUCTION TERMS

Minerals: Seller will retain mineral rights and artifacts.

Equipment: Seller owns irrigation cased wells . Tenant owns all other irrigation equipment. Potential for tenants equipment to be purchased.

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 or before December 15, 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, 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 Blair Title, the closing agent, the required earnest payment. The cost of title insurance will be paid equally by the Seller and Buyer(s). The cost of any escrow closing services will be paid equally by the Seller and Buyer(s). Sale is not contingent up Buyer(s) financing.

Closing: The sale closing is on or before December 15, 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, the closing agent.

Sale Method: The real estate will be offered in two 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(s): Board of Educational Land and Funds

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure:

Bidding will be simultaneous with the live auction on **Tuesday, November 14, 2023, at 10:00 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.