



Farmers
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Company

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L-2300504

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

640± Acres, Holt County, Nebraska

Friday, October 27, 2023 | 1:30 PM

Knights of Columbus Hall | 408 West Douglas Street, O'Neill, Nebraska

Highlights:

- Good pasture / meadow unit
- Offered in tracts
- Full possession for 2024

For additional information, please contact:

Dave Hickey, Agent | (402) 336-3500 or (402) 340-4436

DHickey@FarmersNational.com

Bidding Starts | Monday, October 23, 2023, at 8:00 AM
Bidding Ends | Friday, October 27, 2023, at close of live event

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

High quality, well located pasture and meadow combination located south of O'Neill, Nebraska. Great opportunity to purchase good quality grass in an area that seldom has land for sale. Currently operated as 400+/- acres in pasture, with the balance in native meadow. Operate it to suit your needs! Three windmills for water, good fences, and access from the east and the west. Full possession for the 2024 grazing and growing season.

If you have been looking for a chance to add to your pasture or meadow acres, this is your opportunity!



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Property Location Map



Property Information | Tract 1

Directions to Property:

From O'Neill, Nebraska, travel eight miles south on U.S. Highway 281, then one mile west on 863rd Road (minimum maintenance) to the east side of Tract 1 and Tract 2.

Legal Description:

Southeast Quarter (SE¼) of Section 2, Township 27 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

Property Description:

Combination of hay meadow and pasture with approximately 80 acres in quality hayland. Highly productive pasture with windmill and tank for livestock water. Several nice tree belts for shade and livestock protection.

2022 Taxes:

\$1,702.74

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4542	Els-lpage complex, 0 to 3 percent slopes	65.4	41.35	0	19	6w
4533	Els loamy sand, 0 to 3 percent slopes	43.75	27.66	0	21	4w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	20.47	12.94	0	21	6e
4746	Tryon loamy fine sand, 0 to 3 percent slopes	15.89	10.05	0	17	5w
4662	Loup fine sandy loam, 0 to 1 percent slopes	6.33	4.0	30	18	5w
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	5.96	3.77	0	17	6e
4792	Valentine fine sand, 3 to 9 percent slopes, moist	0.37	0.23	0	22	6e
TOTALS		158.17(*)	100%	1.2	19.5	5.31



Property Information | Tract 2

Directions to Property:

From O'Neill, Nebraska, travel eight miles south on U.S. Highway 281, then one mile west on 863rd Road (minimum maintenance) to the east side of Tract 1 and Tract 2.

Legal Description:

East Half (E½) of Section 11, Township 27 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

Property Description:

Nice half-section of pasture cross-fenced into two quarter sections. Flat to gently rolling pasture with one windmill and two tanks located in the cross-fence, plus new windmill and tank on the west side of the southeast quarter. Nice accessible pasture offered as one unit and in combination with Tract #3.

2022 Taxes: \$2,856.32 (estimated)

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4542	Els-lpage complex, 0 to 3 percent slopes	184.45	57.46	0	19	6w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	57.08	17.78	0	21	6e
4792	Valentine fine sand, 3 to 9 percent slopes, moist	26.86	8.37	0	22	6e
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	19.88	6.19	0	4	5w
4533	Els loamy sand, 0 to 3 percent slopes	17.9	5.58	0	21	4w
4746	Tryon loamy fine sand, 0 to 3 percent slopes	8.74	2.72	0	17	5w
4691	Marlake mucky peat	4.89	1.52	6	1	8w
4669	Loup fine sandy loam, frequently ponded	0.92	0.29	0	6	5w
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	0.27	0.08	0	17	6e
TOTALS		320.99(*)	100%	0.09	18.42	5.83



Property Information | Tract 3

Directions to Property:

From O'Neill, Nebraska, travel seven miles south on U.S. Highway 281, then two miles west on 864th Road and one and one-half miles south on 490th Avenue to the northwest corner of Tract 3.

Legal Description:

Southwest (SW¼) of Section 11, Township 27 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

Property Description:

Hay meadow quarter-section located adjacent to 490th Avenue. A good quality meadow offering hay production or grazing opportunities. Offered individually, and in combination with Tract #2.

2022 Taxes:

\$1,678.70 (estimated)

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4542	Els-lpage complex, 0 to 3 percent slopes	120.3 1	75.56	0	19	6w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	15.15	9.52	0	21	6e
4669	Loup fine sandy loam, frequently ponded	13.51	8.49	0	6	5w
4746	Tryon loamy fine sand, 0 to 3 percent slopes	5.6	3.52	0	17	5w
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	3.97	2.49	0	4	5w
4662	Loup fine sandy loam, 0 to 1 percent slopes	0.68	0.43	30	18	5w
TOTALS		159.2 2(*)	100%	0.13	17.64	5.85



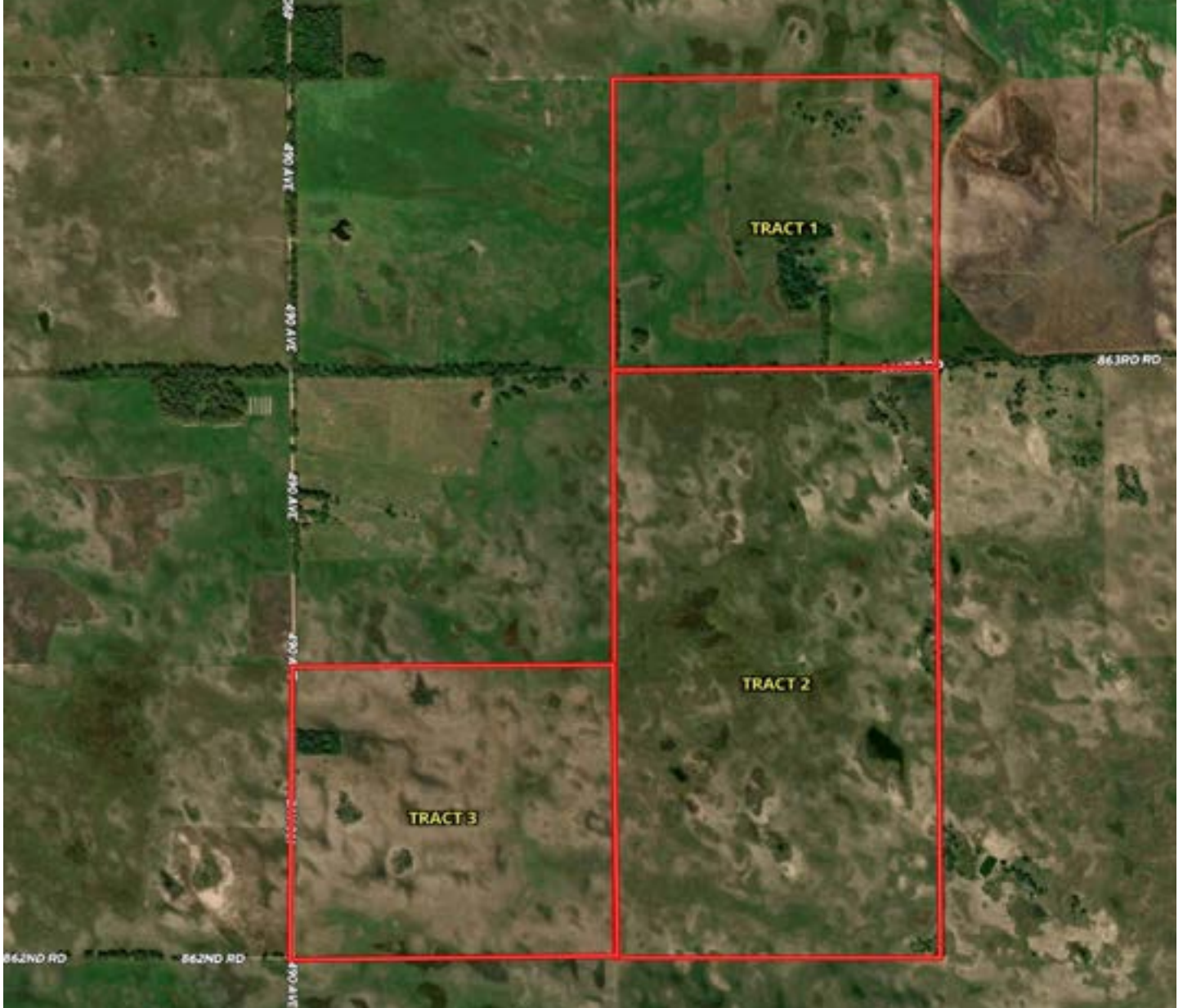
Property Information | Tract 4

Legal Description:

East Half (E $\frac{1}{2}$) and Southwest Quarter (SW $\frac{1}{4}$) of Section 11, Township 27 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

Property Description:

The combination of Tracts 2 and 3.



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 at closing on January 3, 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 O'Neill.

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 O'Neill 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 Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on January 3, 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 O'Neill.

Sale Method: The real estate will be offered in three tracts, and one combination. 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: James E. & Paula L. Wilson

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, October 23, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 1:30 PM on Friday, October 27, 2023, with bidding concluding at the end of the live auction.

To register and bid on this auction go to:
www.fnctbid.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.