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LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Acres, Hitchcock County, Nebraska

Monday, October 23, 2023 | 1:00 PM

Trenton Community Center | 406 East 1st Street, Trenton, Nebraska

Highlights:

- High-quality irrigated farm
- New Valley electric pivot in 2021
- Open for 2024 farming season

For additional information, please contact:

Kaleb Huxoll, Agent | (308) 345-1241 or (308) 350-0039

KHuxoll@FarmersNational.com

Online Bidding starts | Monday, October 16, 2023 at 8:00 AM

Bidding closes | Monday, October 23, 2023 at Close of Live Event

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

Property Information

Location: From the intersection of Highway 34 and Road 359, travel two and one-half miles north on Road 359, go one-half mile west, one-half mile north, one-half mile west, and one mile north on Road 358 to the southwest corner of the property. The property sits on the southeast side of the intersection of Road 358 and Road 719.

Legal Description:

NW1/4 11-3-34, Hitchcock County, Nebraska.

Property Description:

Here is a rare opportunity to purchase at auction a high quality irrigated farm in Hitchcock County, Nebraska, with a near new electric pivot. Good access with gravel roads on two sides. Possession at closing. New five-year water allocation started in 2023 with 62.7 inches available prior to 2023 crop year. There are 134 certified irrigated acres with 119.2 acres under the pivot.

Farm Data:

Irrigated	120.23 Acres
Dryland	35.5 Acres
Non-crop	<u>4.27 acres</u>
Total	160 acres

Improvements:

2021 Electric Valley 7000 7-tower pivot nozzled at 525 gpm. This pivot has the icon panel with ag-sense remote monitoring built in. Well ID# G-068165 rated at 650 gpm.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	34.70 acres	58 bushels
Corn	117.60 acres	114 bushels
Grain Sorghum	.20 acres	49 bushels
Soybeans	.70 acres	54 bushels

2022 Taxes: \$4,170.60

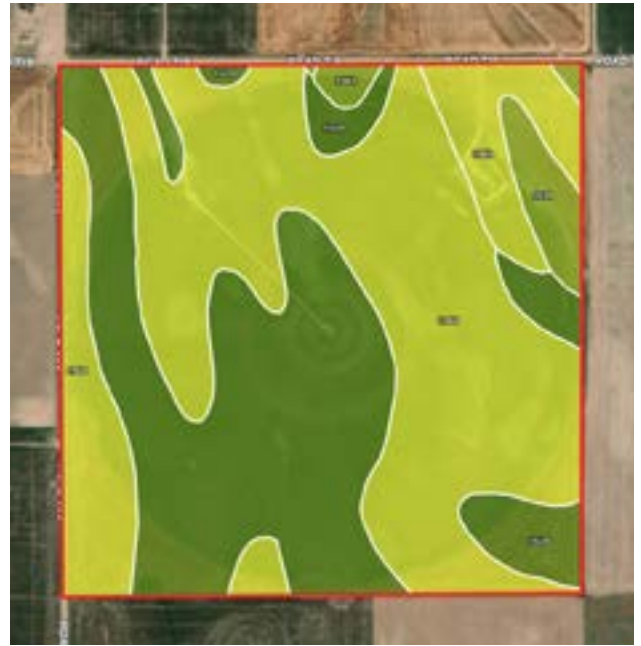
Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1960	Buffalo Park silt loam, 3 to 6 percent slopes	81.1	51.56	0	54	4e
1620	Keith silt loam, 1 to 3 percent slopes	60.57	38.51	0	68	2e
1869	Ulysses-Sulco silt loams, 6 to 9 percent slopes, eroded	9.32	5.92	0	45	4e
1630	Keith silt loam, 3 to 6 percent slopes, eroded	5.09	3.24	0	49	3e
1661	Lodgepole silt loam, frequently ponded	1.22	0.78	0	31	3w
TOTALS		157.3(*)	100%	-	58.52	3.19



AUCTION TERMS

Minerals: Seller reserves all mineral rights, if any.

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 November 30, 2023 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 McCook Abstract Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCook Abstract Company, 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 the Seller and Buyer(s). The cost of 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 November 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 McCook Abstract Company.

Sale Method: The real estate will be offered in one individual tract. 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: Flying M.E. Land Co.

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on Monday, October 16, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Monday, October 23, 2023, with bidding concluding at the end of the live auction.

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

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.