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# ABSOLUTE LAND AUCTION

SIMULCAST LIVE AND ONLINE

**126.21± Acres, Washington County, Nebraska**

Thursday, November 2, 2023 | 10:00 AM

The Relationship Center | 7040 North 102<sup>nd</sup> Circle, Omaha, Nebraska

## Highlights:

- Prime location with highly desirable corner!
- Paved county roads on both the north and west sides of the property!
- Less than ten minutes from I-680!

## For additional information, please contact:

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Affiliated Farm Management, LLC  
Eric Mueller, Agent | (402) 660-1044  
[EMueller@SowerFarmland.com](mailto:EMueller@SowerFarmland.com)

**Bidding starts | Thursday, October 26, 2023 at 8:00 AM**

**Bidding concluding at the end of the live auction.**

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

## Property Information

**Property Location:** From Blair travel 10 miles south on Highway 133 to Road P38 and turn left. Farm is located at the intersection of Road P38 and County Road 37. Located just east of the Blair Airport. Farmland encompasses the acreage. Look for signs. House address is 2348 County Road 37, Omaha, NE 68142.

**Legal Description:** NE1/4SW1/4 & Tax Lots 16&20 Sec. 29 Twp. 17N Rge. 12E 11C PC7, 98.69 AC, Tax Parcel ID 890010591  
Sec. 29 Twp. 17N Rge. 12E Tax Lot 19 11C PC10, 27.52 AC, Tax Parcel ID 890010619

**Property Description:** Offering a 126.26+/- Acre Family Farm in Washington County less than 10 minutes away from Omaha! Located just east of the Blair Airport at the intersection of County Road 37 and County Road P38, this is a highly desirable corner! Includes 126.26+/- acres, a ranch home, and several outbuildings. Site is currently zoned Ag, but has potential for future development with

access to paved county roads on both the north and west sides of the property. Farm is currently rented for 2023 with the lease expiring Dec. 31, 2023. Property includes two parcels being sold as one and home being sold as-is. Don't miss out on this excellent opportunity!

**Improvements:** Several Outbuildings, Quonset, Bin, Concrete Bunks

### Farm Data:

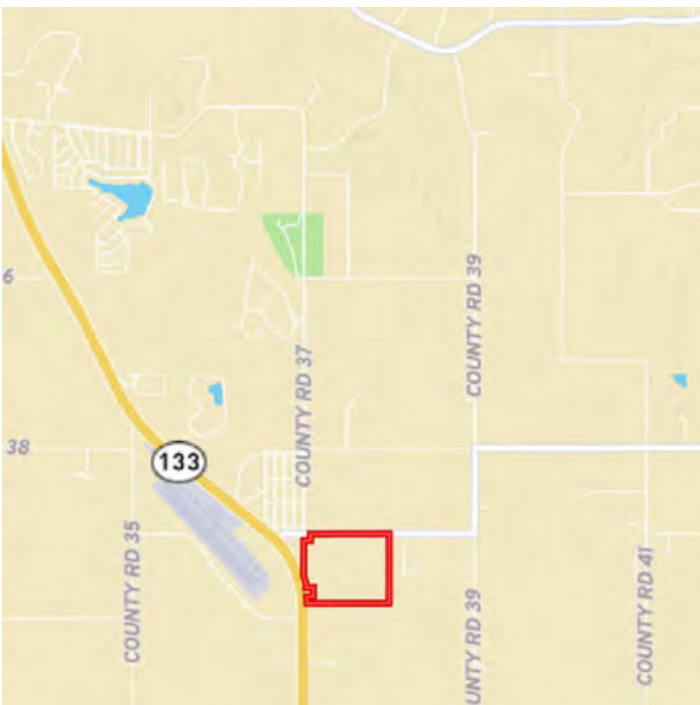
|          |              |
|----------|--------------|
| Cropland | 108.92 acres |
| Acreage  | 17.29 acres  |
| Total    | 126.21 acres |

### FSA Information:

|      | Base  | Yield       |
|------|-------|-------------|
| Corn | 71.61 | 160 bushels |

**2023 Taxes:** \$15,267.48

**Location Map**



**Aerial Map**





# Soils Map



| SOIL CODE | SOIL DESCRIPTION  | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|---|-----------|-------|-----|-------|------|
| 8016      | Marshall silty clay loam, dry, 0 to 2 percent slopes      | 33.79     | 26.82 | 0   | 95    | 2e   |
| 8035      | Marshall-Contrary silty clay loams, 2 to 7 percent slopes | 33.52     | 26.61 | 0   | 94    | 2e   |
| 8136      | Pohocco-Ida complex, 11 to 17 percent slopes, eroded      | 23.26     | 18.46 | 0   | 60    | 4e   |
| 8010      | Ida silt loam, 6 to 11 percent slopes, eroded             | 13.74     | 10.91 | 0   | 71    | 3e   |
| 8097      | Monona-Pohocco complex, 6 to 11 percent slopes, eroded    | 9.83      | 7.8   | 0   | 70    | 3e   |
| 7234      | Judson silty clay loam, 2 to 6 percent slopes             | 5.54      | 4.4   | 0   | 96    | 2e   |
| 8008      | Ida silt loam, 17 to 30 percent slopes, eroded            | 5.05      | 4.01  | 0   | 33    | 6e   |
| 8142      | Pohocco-Monona complex, 11 to 17 percent slopes, eroded   | 1.23      | 0.98  | 0   | 63    | 4e   |
| TOTALS    |   | 125.96(*) | 100%  | -   | 80.94 | 2.74 |



# 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 November 30, 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 Midwest 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 Midwest Title, the closing agent the required earnest payment. The cost of title insurance will be paid equally by the Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and the Buyer (s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be 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 Midwest Title, the closing agent.

**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. 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:** This is an absolute auction and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

**Agency:** Farmers National Company and Affiliated Farm Management, LLC 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:** Daniel A. Smith, Trustee for the Elaine Kiesbye Camenzind Living Trust.

**Auctioneer:** Eric Mueller

**Additional Comments:** Farm is subject to current lease which expires December 31, 2023. This is an absolute auction.

**Online Simultaneous Bidding Procedure:** The online bidding begins on Thursday, October 26, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, November 2, 2023, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:**

[www.fncbid.com](http://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.

