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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**73.20± Acres, Dodge County, Nebraska**

**Thursday, November 9, 2023 | 10:00 AM**

**Mohr Auditorium | 650 County Road 13, Scribner, Nebraska**

## Highlights:

- Prime irrigated farm!
- Well, two pivot systems, and all irrigation equipment included!
- Full possession for 2024!



**For additional information, please contact:**

**Amanda Clausen, Agent | (402) 819-4110 or (402) 380-6076**

**[AClausen@FarmersNational.com](mailto:AClausen@FarmersNational.com)**

**Bidding starts | Thursday, November 2, 2023 at 8:00 AM**  
**Bidding closes | Thursday, November 9, 2023 at the end of the live event**

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

## Property Information

**Directions to Property:** From Scribner travel three and a half miles southeast on Highway 275 to County Road 16 and turn south. Take County Road 16 south a little over two and a quarter miles to County Road K and turn west. Drive approximately one and a quarter miles west and the farm is located on the north side of the road. Look for signs!

**Legal Description:** NW1/4SE1/4 & TL 7 of SEC 20, TWP 19N, RGE 7E | Tax Parcel ID: 270115199

**Property Description:** Offering 73.20± acres of prime Dodge County irrigated farmland! The well, two pivot systems, and all of the irrigation equipment are included in the sale! The farm is located seven miles southeast of Scribner or five miles southwest of Hooper, just a quarter of a mile northwest of the intersection of County Road 15 and County Road K. Full possession for 2024. Don't miss out on this excellent opportunity!

**Access Easement:** There is an access easement on the west side of the property for a landlocked 40 acre parcel to the northwest.



**Farm Data:**

Cropland	71.54 acres
Non-Crop	<u>1.66 acres</u>
Total	73.20 acres

**Improvements:** Two- 3 tower Valley 7000 Model pivots, a Case IH PX140 power unit, and fuel tanks. Well registration number G-058056.

**FSA Information:**

	<u>Base</u>	<u>PLC Yield</u>
Corn	36.0 acres	149 bushels
Soybeans	35.5 acres	42 bushels

**2022 Taxes:** \$4,806.62

### Property Location Map





**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6545	Moody silty clay loam, terrace, 0 to 2 percent slopes	72.22	100	0	71	2e
TOTALS		72.22(*)	100%	-	71.0	2

(\*) Total acres may differ in the second decimal (\*) compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



# Simulcast Auction Terms

**Minerals:** All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

**Possession:** Possession will be granted at closing on December 11, 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 Midwest Title.

**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 required earnest payment. The cost of title insurance will be paid equally by both. The cost of escrow closing services will be equally paid by both. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on December 11, 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.

**Sale Method:** The real estate will be offered in one individual tract. **All bids are open for advancement starting Thursday, November 2, 2023, at 8:00 AM until Thursday, November 9, 2023, at the end of the live event**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Sellers:** Dahl Family Farm, LLC

**Online Bidding Procedure:** Bidding will be simultaneous with the live auction on Thursday, November 9, 2023, with bidding concluding at the end of the live event.

**Bidding starts Thursday, November 2, 2023 at 8:00 AM.**

To register and bid on this auction go to: [www.FNCBid.com](http://www.FNCBid.com)

**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.

