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# ABSOLUTE LAND AUCTION

## SIMULCAST LIVE AND ONLINE

**2,632.2± Acres, Dundy County, Nebraska**

Friday, December 1, 2023 | 1:00 PM MST

American Legion Hall | 710 1st Avenue West, Benkelman, Nebraska

### Highlights:

- Quality native pasture land with good access
- Expired CRP acres available for farming or continued grazing in 2024
- Lightly stocked in 2023; abundant grass for 2024

For additional information, please contact:



**Kaleb Huxoll, Agent**  
(308) 345-12410  
(308) 350-0039  
[KHuxoll@FarmersNational.com](mailto:KHuxoll@FarmersNational.com)

**Lori Harding, Agent**  
(308) 660-1861

[LHarding@FarmersNational.com](mailto:LHarding@FarmersNational.com)



**Online Bidding starts | Monday, November 27, 2023 at 8:00 AM MST**  
**Bidding closes | Friday, December 1, 2023 at Close of Live Event**

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

## Property Information

High-quality pasture land and previously enrolled CRP farmland in close proximity to Rock Creek Lake State Recreation Area can be found in this offering of approximately 2,632.2+/- acres located north of Parks in Dundy County, Nebraska. The property will be presented in six individual tracts and two potential combination tracts. Within this parcel, 2,180.9+/- acres of top-notch grassland are available, presenting a unique chance to expand your pastureland holdings with former portions of the renowned Krutsinger Ranch. Additionally, there are 451.3+/- acres of expired CRP land one may utilize to reintroduce crops or further expand grazing. Antelope, mule deer, whitetail deer, and the occasional elk have been known to inhabit this property. Mineral rights from all tracts to be retained by the seller.

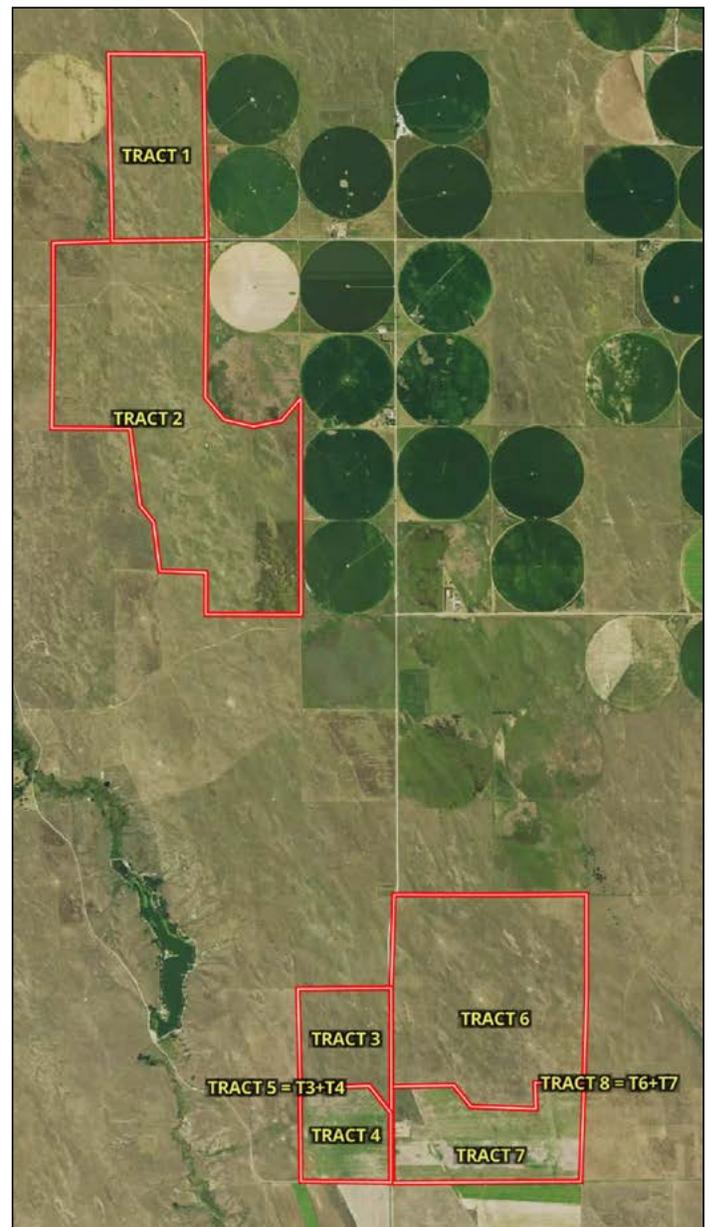
### Location:

Take Avenue 327 north out of Parks, Nebraska, for approximately eight miles, turn west on road 712 and proceed approximately one mile to Avenue 326. The southeast corner of Tract 1 and northwest corner of Tract 2 are located on the west side of this intersection. Tracts 3, 4, 6, and 7 are located south of this location approximately four miles on either side of Avenue 327.

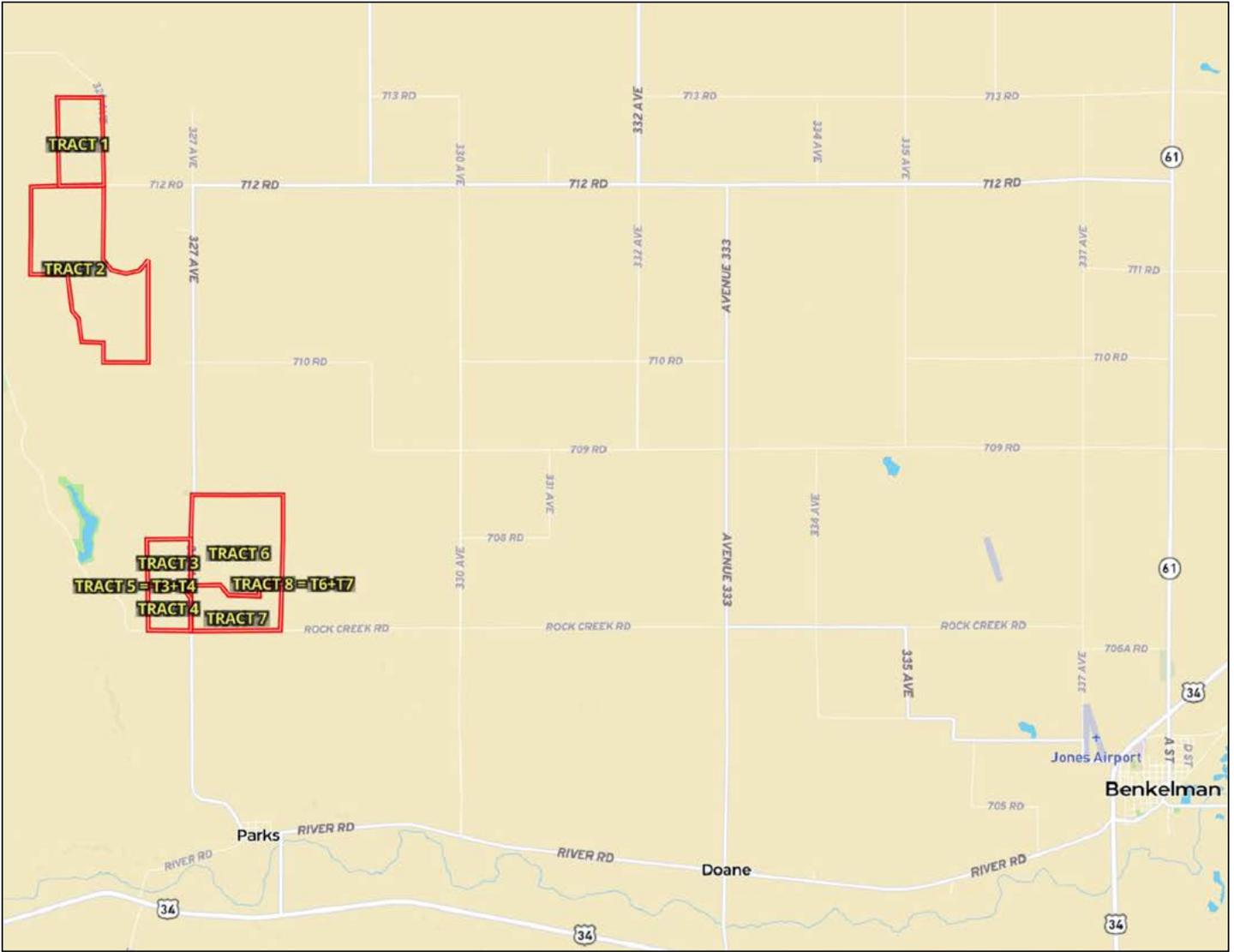
### Water:

Water for Tracts 3, 4, 5, 6, 7, 8, and Seller owned pasture to the west is supplied by a well on Tract 6 (or Tract 8 if sold as a combination). Buyer of Tract 6 or 8 will grant Buyers of Tracts 3, 4, 7, and Seller use and access to the water system for a period of five months following the closing. Buyers of Tracts 3, 4, 7, and Seller will be responsible for establishing their own water system or wells by the end of the five-month access period. Any repairs necessary during the five-month access period will be the responsibility of the Buyer for whichever tract the repair issue falls upon. Electric costs for the well, if any, will be the responsibility of the Buyer of Tract 6 or 8.

Aerial Map



## Property Location Map



## Property is Located Near Rock Creek State Recreation Area



# Tract 1 | 320 ± Acres

## Legal Description:

Parcel ID# 290026040, E1/2 7-2-39

## Property Description:

Totaling 320+/- acres of rolling valent and loamy sand that has not been grazed in 2023 providing an abundance of grass for 2024. A perfect oasis for wild-life as well as cattle, this property offers hunting opportunities in addition to being high-grade ranch land with quality fencing. A tank is located on the property with water supplied by a neighboring landowner. Buyer is responsible for future agreements regarding livestock water with the neighboring property owner or drilling a new well.

## Farm Data:

Tracts 1 and 2 are combined at the FSA. Exact FSA acreages to be determined after survey.

**2022 Taxes:** \$1,457.68



## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1899	Valent sand, rolling	201.74	63.07	0	7	6e
1898	Valent sand, 3 to 9 percent slopes	115.82	36.21	0	7	6e
1547	Dailey loamy sand, 0 to 3 percent slopes	2.3	0.72	0	23	4e
TOTALS		319.86(*)	100%	-	7.12	5.99

# Tract 2 | 1,032.2 ± Acres (estimated) Subject to survey

## Legal Description:

Parcel ID# 290026393, NE1/4, E1/2 SE1/4 18-2-39  
 Part of Parcel ID# 290026245 in the W1/2 NW1/4 18-2-39  
 Part of Parcel ID# 290026237 in the E1/2 NW1/4, N1/2 SW1/4 18-2-39  
 Part of Parcel ID# 290026385 in the S1/2 SW1/4, W1/2 SE1/4 18-2-39  
 Part of Parcel ID# 290026369 in the SW1/4 NE1/4, NW1/4 SE1/4, W1/2 19-2-39  
 Part of Parcel ID# 290026377 in the E1/2 NE1/4, NW1/4 NE1/4, NE1/4 SE1/4 19-2-39  
 Parcel ID# 290026342, W1/2 20-2-39  
 Part of Parcel ID# 290060674 in the SW1/4 17-2-39, South 2 pivot corners

## Property Description:

This tract comprises 1,032.2+/- acres of pasture land, with the exact acreage to be confirmed through a survey conducted before the closing date. In 2023, it saw minimal grazing activity and comes equipped with livestock water tanks and well-maintained fencing. Water is supplied through an easement well on a neighboring property and a pipeline system. This water system will also water the Seller's property to the west. Buyer will grant Seller access to the property and water system for a 12-month period following closing so the Seller can cap and relocate their water system on the Seller-owned property to the west.

## Farm Data:

Tracts 1 and 2 are combined at the FSA

## 2022 Taxes: TBD

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1899	Valent sand, rolling	533.06	52.3	0	7	6e
1898	Valent sand, 3 to 9 percent slopes	364.33	35.74	0	7	6e
1897	Valent sand, 0 to 3 percent slopes	92.99	9.12	0	7	6e
1797	Sarben loamy sand, 3 to 6 percent slopes	16.83	1.65	0	32	4e
5973	Jayem loamy sand, 0 to 3 percent slopes	12.05	1.18	0	40	4e
TOTALS		1019.26(*)	100%	-	7.8	5.94

# Tract 3 | 169.3 ± Acres (estimated) Subject to Survey

## Legal Description:

Part of Parcel ID# 290024978 in the E1/2 5-1-39, Pasture Acres

## Property Description:

This tract encompasses approximately 169.3+/- acres to be confirmed through a survey currently being conducted. Quality grassland for cattle featuring livestock water via stock tank and well-maintained fences make up this appealing property. \*\*\*See Page 2 note pertaining to the water system for this tract.\*\*\*

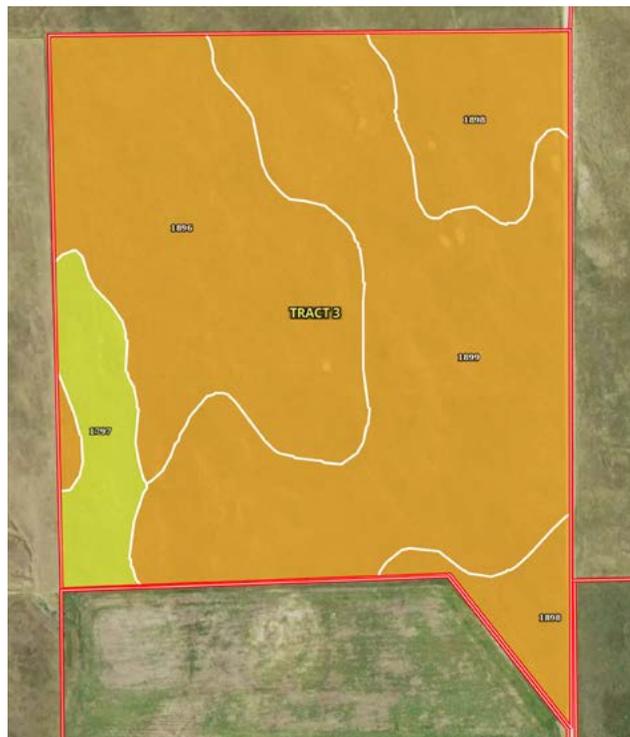
## Farm Data:

Pasture 172.46 acres

2022 Taxes: TBD



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1899	Valent sand, rolling	77.46	45.78	0	7	6e
1896	Valent loamy sand, 3 to 9 percent slopes	55.54	32.83	0	14	6e
1898	Valent sand, 3 to 9 percent slopes	23.91	14.13	0	7	6e
1797	Sarben loamy sand, 3 to 6 percent slopes	12.28	7.26	0	32	4e
TOTALS		169.19(*)	100%	-	11.11	5.85

# Tract 4 | 148.8 ± Acres (estimated) Subject to Survey

## Legal Description:

Part of Parcel ID# 290024978 in the E1/2 5-1-39, Expired CRP Acres

## Property Description:

148.8 +/- acres of expired CRP ground, this parcel provides a farm operator an opportunity to re-introduce dryland crops, or it may be utilized for additional grazing. The final acre count is being determined by a survey to be completed by day of closing. This tract is currently registered with both the county and the FSA as grassland. It does have historical base acres and a PLC Yield so there is potential to farm this tract. There is a water tank on this property. \*\*\*See Page 2 note pertaining to the water system for this tract.\*\*\*

## Farm Data:

Pasture 147.88 acres

## FSA Information:

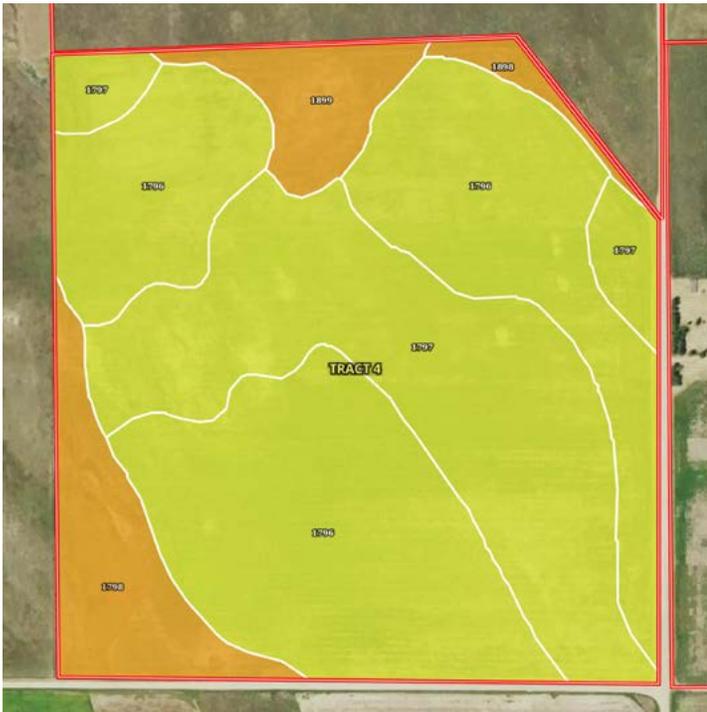
Tracts 4 and 7	Base	Yield
Corn	252.66 acres	122 bushels
Wheat	155.84 acres	36 bushels

Base acres to be split if separate buyer purchase Tracts 4 and 7

2022 Taxes: TBD



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1796	Sarben loamy sand, 0 to 3 percent slopes	77.67	51.66	0	32	4e
1797	Sarben loamy sand, 3 to 6 percent slopes	49.66	33.03	0	32	4e
1798	Sarben loamy sand, 6 to 9 percent slopes	13.35	8.88	0	32	6e
1899	Valent sand, rolling	7.68	5.11	0	7	6e
1898	Valent sand, 3 to 9 percent slopes	2	1.33	0	7	6e
TOTALS		150.36(*)	100%	-	30.39	4.31

# Tract 5 | 320 ± Acres

## Legal Description:

Combination of Tracts 3 and 4

## Property Description:

Combination of tracts 3 & 4 totaling 320 +/- acres.

\*\*\*See Page 2 note pertaining to the water system for this tract.\*\*\*

## Farm Data:

Pasture 320.34 acres

**2022 Taxes:** \$1,448.46

### Tract 3



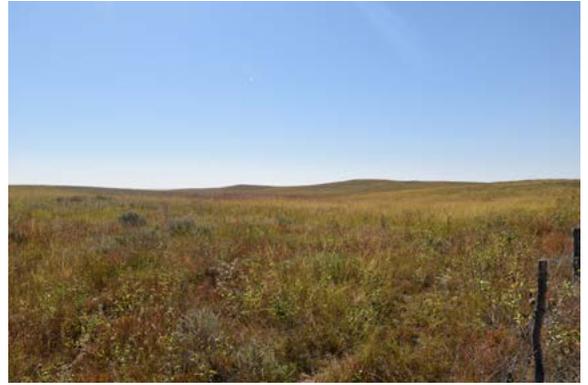
### Tract 4



# Tract 6 | 689.6 +/- acres (estimated) Subject to Survey

## Legal Description:

Parcel ID# 290026733, S1/2 33-2-39  
 Part of Parcel ID# 290024951 in Section 4-1-39,  
 Pasture Acres



## Property Description:

This expansive tract features 689.6 +/- acres of lush pastureland which experienced light grazing in 2023. A serene pond adds to this tract's appeal as does the quality fencing and livestock tanks. Final acres to be confirmed by a survey completed prior to the auction date. \*\*\*See Page 2 note pertaining to the water system for this tract.\*\*\*

## Farm Data:

Tracts 6 and 7 are combined at the FSA. Exact FSA acreages to be determined after survey.

**2022 Taxes:** TBD

## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1899	Valent sand, rolling	349.9	50.15	0	7	6e
1898	Valent sand, 3 to 9 percent slopes	323.8 6	46.41	0	7	6e
1797	Sarben loamy sand, 3 to 6 percent slopes	23.8	3.41	0	32	4e
1796	Sarben loamy sand, 0 to 3 percent slopes	0.2	0.03	0	32	4e
TOTALS		697.7 6(*)	100%	-	7.86	5.93

# Tract 7 | 302.5 +/- acres (estimated) Subject to Survey

## Legal Description:

Part of Parcel ID# 290024951 in Section 4-1-39,  
Expired CRP Acres

## Property Description:

This 302.5 +/- acres of expired CRP ground features a quonset conveniently located just off the county road offering easy access for equipment storage. This parcel may be utilized as farmland or grazing. This tract is currently registered with both the county and the FSA as grassland. It does have historical base acres and a PLC Yield so there is potential to farm this tract. \*\*\*See Page 2 note pertaining to the water system for this tract.\*\*\*



## Farm Data:

Tracts 6 and 7 are combined at the FSA.  
Exact FSA acreages to be determined after survey.

## FSA Information:

Tracts 4 and 7	Base	Yield
Corn	252.66 acres	122 bushels
Wheat	155.84 acres	36 bushels

Base acres to be split if separate buyer purchase Tracts 4 and 7

## Improvements:

Tract 7 features a quonset conveniently located directly off the county road.

**2022 Taxes:** TBD

## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1898	Valent sand, 3 to 9 percent slopes	116.75	38.3	0	7	6e
1796	Sarben loamy sand, 0 to 3 percent slopes	112.61	36.94	0	32	4e
1797	Sarben loamy sand, 3 to 6 percent slopes	75.47	24.76	0	32	4e
TOTALS		304.83(*)	100%	-	22.42	4.77

# Tract 8 | 960 ± Acres

## Legal Description:

Combination of Tract 6 and 7

## Farm Data:

Pasture 1,004.95 acres

## Property Description:

Combination of tracts 6 and 7 with acres totaling 960 +/- acres. \*\*\*See Page 2 note pertaining to the water system for this tract.\*\*\*

**2022 Taxes:** \$2,926.32

### Tract 6



### Tract 7



# AUCTION TERMS

**Minerals:** All mineral interests to be retained by the seller.

**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 December 28, 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 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 December 28, 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.

**Survey:** At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. **Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.**

**Sale Method:** The real estate will be offered in multiple tracts. 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:** 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 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:** Courtney S. Williams

**Auctioneer:** Jim Eberle

**Online Simulcast Bidding Procedure:** The online bidding begins on **Monday, November 27, 2023, at 8:00 AM MST. Bidding will be simultaneous with the live auction on Friday, December 1, 2023, at 1:00 PM MST, 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 tracts 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.