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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**269.73± Acres, Lancaster County, Nebraska**

**Friday, November 17, 2023 | 10:00 AM CST**

**Ceresco Community Building (Fire Hall Building) | Main Street, Ceresco, Nebraska**

## Highlights:

- **Excellent Dry Land Row Crop Farm Selling in Two Tracts**
- **Well Managed, Mostly Class II and III Soils!**
- **Timber, Lake and CRP Offering Great Wildlife Habitat!**
- **Just North of Lincoln on Hard Surface North 14th Street, with Development Potential!**

**For additional information, please contact:**

**Jerry Wiebusch, Agent | (402) 430-8489**

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

# Bidding Starts | Friday, November 10, 2023, at 10:00 AM CST

## Bidding Ends | Friday, November 17, 2023, at close of live event

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

### Property Information

#### Directions to Property:

Property is located just north of Lincoln, Nebraska, on North 14th Street approximately five miles. Address: corner of Ashland Road and North 14th Street. (OR three miles west and one mile south Of Ceresco, Nebraska.)

#### Legal Description:

- **Tract 1:** Lot 4 NE, Section 2-T12N-R6E (151.59+/- acres)
- **Tract 2:** NE NW & S1/2 NW (118.14+/- acres)  
Lancaster County, Nebraska. Total 269.73+/- acres.

#### Property Description:

Good, rolling, row crop farm with lake, timber, and CRP. Located close to Lincoln and Ceresco, Nebraska. In strong ag area. Currently in corn and soybean rotation. Offering much upside potential for future housing/acreages. **Good one to add to your long term holdings!**

#### Farm Data:

- **Tracts 1 and 2:** (FSA to split acres and bases)  
Cropland 239.51 acres  
Lake/Timber/Creek 29.50 acres  
Total 269.01 acres

#### FSA Information:

| Tracts 1 and 2: | Base         | Yield       |
|-----------------|--------------|-------------|
| Corn            | 109.87 acres | 136 bushels |
| Soybeans        | 109.08 acres | 46 bushels  |

\* FSA to split between tracts

#### CRP:

- **Tracts 1 and 2:** 18.03 acres with an annual payment of \$4,081.00, expiring September 30, 2026.  
FSA to split.

#### 2022 Taxes:

- **Tract 1:** \$7,574.40
- **Tract 2:** \$6,623.10
- **Total:** \$14,197.50

#### Agent Comments:

Property has much appeal and Seller has taken beginning steps to evaluate site for a future Community Unit Plan. See Agent for Details!!

### Aerial Map



# Property Location Map





## Tract 1 Soils Map



| SOIL CODE | SOIL DESCRIPTION   | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|--|-----------|-------|-----|-------|------|
| 7207      | Aksarben silty clay loam, 6 to 11 percent slopes               | 34.43     | 22.75 | 0   | 65    | 3e   |
| 7644      | Yutan silty clay loam, 6 to 11 percent slopes, eroded          | 23.88     | 15.78 | 0   | 59    | 3e   |
| 7647      | Yutan, eroded-Aksarben silty clay loams, 2 to 6 percent slopes | 21.15     | 13.97 | 0   | 60    | 2e   |
| 7750      | Nodaway silt loam, occasionally flooded                        | 19.17     | 12.66 | 0   | 93    | 2w   |
| 7231      | Judson silt loam, 2 to 6 percent slopes                        | 18.43     | 12.18 | 0   | 78    | 2e   |
| 7646      | Yutan, eroded-Judson complex, 6 to 11 percent slopes           | 18.43     | 12.18 | 0   | 66    | 3e   |
| 7050      | Kennebec silt loam, occasionally flooded                       | 6.54      | 4.32  | 0   | 94    | 2w   |
| 7211      | Burchard-Nodaway complex, 2 to 30 percent slopes               | 6.38      | 4.21  | 0   | 50    | 6e   |
| 7206      | Aksarben silty clay loam, 2 to 6 percent slopes                | 2.17      | 1.43  | 0   | 66    | 2e   |
| 7353      | Malmo clay loam, 6 to 11 percent slopes, eroded                | 0.43      | 0.28  | 0   | 40    | 4e   |
| 7351      | Malmo clay, 2 to 6 percent slopes, eroded                      | 0.38      | 0.25  | 0   | 40    | 4e   |
| TOTALS    |  | 151.39(*) | 100%  | -   | 69.12 | 2.69 |



## Tract 2 Soils Map



| SOIL CODE | SOIL DESCRIPTION   | ACRES         | %     | CPI | NCCPI | CAP  |
|-----------|--|---------------|-------|-----|-------|------|
| 7644      | Yutan silty clay loam, 6 to 11 percent slopes, eroded          | 49.07         | 41.6  | 0   | 59    | 3e   |
| 7647      | Yutan, eroded-Aksarben silty clay loams, 2 to 6 percent slopes | 27.47         | 23.29 | 0   | 60    | 2e   |
| 7207      | Aksarben silty clay loam, 6 to 11 percent slopes               | 13.02         | 11.04 | 0   | 65    | 3e   |
| 3840      | Geary silty clay loam, 7 to 11 percent slopes, eroded          | 7.25          | 6.15  | 0   | 73    | 4e   |
| 7231      | Judson silt loam, 2 to 6 percent slopes                        | 6.65          | 5.64  | 0   | 78    | 2e   |
| 7418      | Morrill clay loam, 6 to 11 percent slopes                      | 5.22          | 4.42  | 0   | 66    | 3e   |
| 7297      | Malcolm silt loam, 6 to 11 percent slopes, eroded              | 4.87          | 4.13  | 0   | 77    | 4e   |
| 7750      | Nodaway silt loam, occasionally flooded                        | 4.41          | 3.74  | 0   | 93    | 2w   |
| TOTALS    |  | 117.9<br>6(*) | 100%  | -   | 64.15 | 2.78 |







## Summer Crops and Wildlife Photos



# 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 December 14, 2023, or such other date agreed to by the parties. Subject to any remaining tenant's rights.

**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 Farmers National Company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Farmers National 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 both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on December 14, 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 Farmers National 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 and Buyer(s) will each pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered in two individual 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:** 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:** Stewart

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on Friday, November 10, 2023, at 10:00 AM CST. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, November 17, 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 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 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.