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L-2400021

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Acres, Cedar County, Nebraska

Thursday, December 14, 2023 | 10:30 AM

Laurel Community Center | 302 East 2nd Street, Laurel, Nebraska

Highlights:

- Great location
- Excellent yields
- Water potential



For additional information, please contact:

Wendi Schutte, Broker

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www.FarmersNational.com/Laurel

Bidding starts | Monday, December 11, 2023, at 8:00 AM
Bidding closes | Thursday, December 14, 2023, at close of live event

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

Property Information

Directions to Property:

In Belden, off Highway 20 go south on 57 to 866 Road, turn west on 866 Road and go one-half mile. Ground is on the south side of 866 Road.

Legal Description:

27-28-2E NE, 160.00 Acres, Cedar County, Nebraska

Property Description:

Very nice quarter of ground, less than two miles off Highway 20. Potential for pivot with permission from Lower Elkhorn. Nice laying ground.

Improvements:

Tree removal, wetland determination Oct. 2023
NW (non-wetland)

Farm Data:

Cropland	156.75 acres
Road	<u>3.25 acres</u>
Total	160 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	75.08 acres	149 bushels
Soybeans	75.02 acres	47 bushels

2022 Taxes:

\$5,988 (\$37.43/acre)

Property Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6756	Nora silt loam, 6 to 11 percent slopes, eroded	58.48	36.33	52	68	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	31.67	19.67	91	76	2e
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	29.47	18.31	0	79	2w
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	22.71	14.11	47	66	4e
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	11.73	7.29	0	63	3e
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	6.92	4.3	0	65	2e
TOTALS		160.98(*)	100%	43.42	70.81	2.72



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: Ownership will be transferred at closing on January 3, 2024 or such other date agreed to by the parties. Possession subject to current lease, which does not expire until February 28, 2024.

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 Title Services of the Plains.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Title Services of the Plains 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 the 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! Buyer(s) is responsible for having all financing figured out before bidding. Closing will not be delayed due to financing unless both parties agree. If Seller does not agree, the contract may become VOID/NULL and Seller will have the right to keep the Buyer's earnest money.**

Closing: The sale closing will be on January 3, 2024, 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 Title Services of the Plains.

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: 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: Wickett Farm

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, December 11, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:30 AM on Thursday, December 14, 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 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.