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# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**159.36± Acres, Custer County, Nebraska**

Wednesday, November 29, 2023 | 10:00 AM

Callaway Community Center | 203 West Kimball Street, Callaway, Nebraska

## Highlights:

- Pivot new in November 2020
- Close to feed lots and elevators
- Just off blacktop road

For additional information, please contact:

Jim Eberle, Agent | (308) 872-6413 or (308) 870-1785

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

**Online Bidding starts | Monday, November 27, 2023 at 8:00 AM**  
**Bidding closes | Wednesday, November 29, 2023 at Close of Live Event**

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

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## Property Information

**Location:** From Callaway, go four miles east on the Callaway River Road, then turn onto minimum maintenance Road 790 approximately one-tenth of a mile to the southeast corner of the property.

**Legal Description:**

Sec. 9-15-22, SE1/4, 159.36 Acres, Custer County, Nebraska.

**Property Description:**

Good pivot irrigated quarter with 2020 Zimmatic ten-tower pivot and Isuzu diesel power unit.

**Farm Data:**

Cropland	147.19 acres
Grass	<u>11.17 acres</u>
Total	158.36 acres

**FSA Information:**

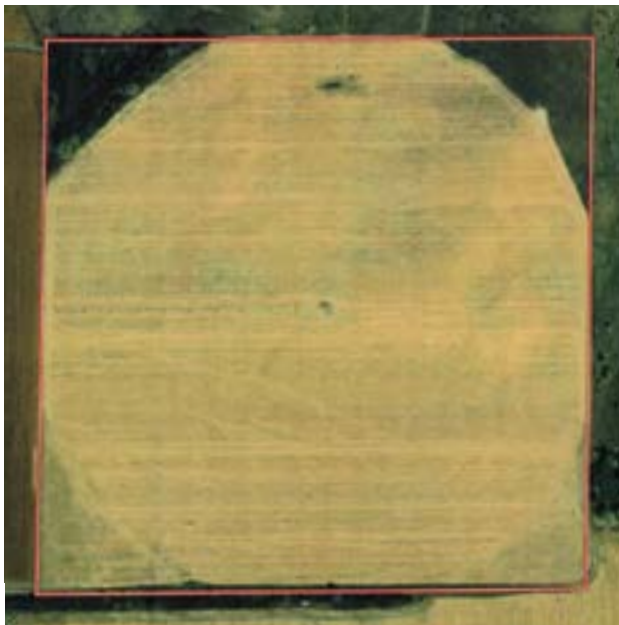
	<u>Base</u>	<u>Yield</u>
Corn	91.77 acres	173 bushels
Soybeans	28.03 acres	54 bushels

**2022 Taxes:** \$5,942.16

### Property Location Map



**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPH	NOCP	CAP
3004	Anselmo fine sandy loam, 3 to 6 percent slopes	52.29	33.19	0	39	2e
2542	Coly silt loam, 11 to 17 percent slopes, eroded, cool	37.21	23.61	0	53	6e
8172	Hord silt loam, 3 to 6 percent slopes	32.61	20.7	0	61	3e
5029	Hord silt loam, 0 to 1 percent slopes	10.77	6.84	0	75	2c
9014	Anselmo very fine sandy loam, 0 to 1 percent slopes	8.96	5.69	0	55	2c
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	6.93	4.4	0	49	6e
2821	Uly silt loam, 6 to 11 percent slopes, eroded	6.4	4.06	0	63	4e
8015	Cozad silt loam, 0 to 1 percent slopes	1.53	1.16	0	70	2c
4138	Holdrege silt loam, 7 to 11 percent slopes	0.57	0.36	0	74	4e
TOTALS		157.57(1)	100%	-	52.13	3.42



# 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 Buyers(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 19, 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 Russell Title and Escrow Co.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Russell Title and Escrow Co., 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 the Seller and Buyer(s). The cost of 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 19, 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 Russell Title and Escrow Co.

**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. 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:** Opal Mae Cool Testamentary Trust

**Auctioneer:** Jim Eberle

**Online Simulcast Bidding Procedure:** The online bidding begins on Monday, November 27, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, November 29, 2023, with bidding concluding at the end of the live auction.

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

All bids on the tract will be visible on-line, 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.