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L-2400042



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

319.64± Acres, Valley County, Nebraska

Tuesday, December 12, 2023 | 1:00 PM

Legion Post #298 Building | 657 G Street, Burwell, Nebraska

Highlights:

- Located on good gravel roads
- Has submersible well with tank at the corral and one tank across the road
- Good hard grass pasture and dryland farm ground combination

For additional information, please contact:

Jim Eberle, Agent | (308) 870-1785

JEberle@FarmersNational.com

Bidding starts | Friday, December 8, 2023, at 8:00 AM

Bidding closes | Tuesday, December 12, 2023, at close of live event

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

Property Information

Directions to Property:

From Burwell, turn south on 466 Avenue and Highway 91 junction for eight miles to the northwest corner of the property.

Legal Description:

Sec. 2-19-16 Geranium Twp/12 N1/2NE1/4 79.64 Acres
Sec. 35-20-16 Eureka Twp 7/ SW1/4; W1/2SE1/4 240 Acres

Property Description:

Good combination farm with excellent hunting possibilities.

Improvements:

Submersible well with one tank at the corral and one tank south across the road.

Farm Data:

Cropland	52.95 acres
Hayland	97.75 acres
Pasture	158.19 acres
Other	<u>10.75 acres</u>
Total	319.64 acres

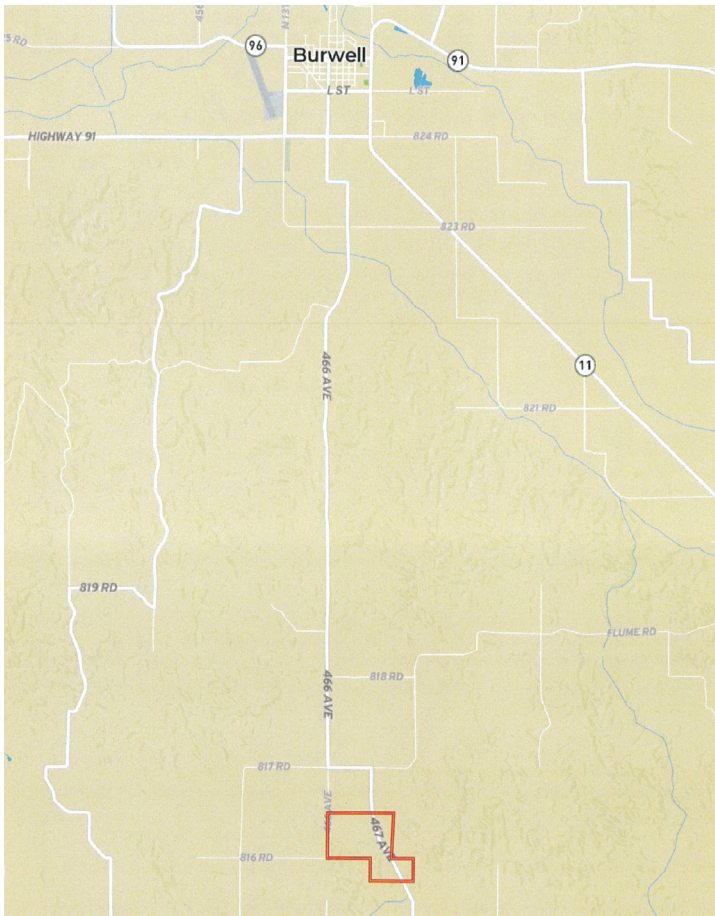
FSA Information:

	Base	Yield
Corn	55.73 acres	161 bushels
Soybeans	8.76 acres	56 bushels
Wheat	2.44 acres	54 bushels

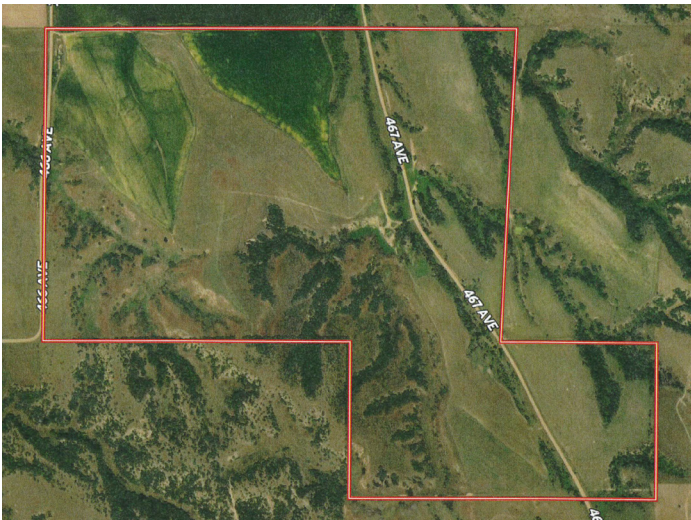
Taxes:

- \$4,748.20

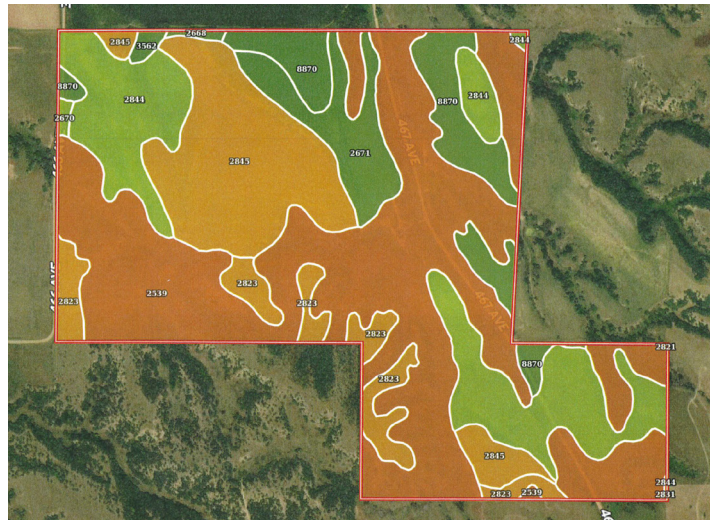
Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	143.76	45.27	0	24	7e
2844	Uly-Coly silt loams, 6 to 11 percent slopes, eroded	56.31	17.73	0	63	3e
2845	Uly-Coly silt loams, 11 to 17 percent slopes, eroded	50.96	16.05	0	58	6e
8870	Hord silt loam, 1 to 3 percent slopes	26.67	8.4	0	75	2e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	19.63	6.18	0	61	6e
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	17.27	5.44	0	68	2e
3562	Hobbs silt loam, occasionally flooded, cool	1.26	0.4	0	74	2w
2668	Holdrege silt loam, 1 to 3 percent slopes	0.77	0.24	0	76	2e
2670	Holdrege silt loam, 3 to 7 percent slopes	0.77	0.24	0	75	3e
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	0.08	0.03	0	49	6e
2821	Uly silt loam, 6 to 11 percent slopes, eroded	0.06	0.02	0	63	4e
TOTALS		317.54(*)	100%	-	45.8	5.33



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 January 10, 2024, 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 cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on January 10, 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 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. 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: Richard L. and Thelma L. Pokorny Estate

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, December 8, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 1:00 PM on Tuesday, December 12, 2023, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fncbid.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 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.