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LAND AUCTION

SIMULCAST LIVE AND ONLINE

77.78± Acres, Antelope County, Nebraska

Thursday, January 11, 2024 | 1:30 PM

American Legion Post 172 | 115 West 3rd Street, Neligh, Nebraska

Highlights:

- Good soils with excellent production potential
- 2024 possession
- Adjacent to gravel road and close to a major highway



For additional information, please contact:

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Steve MacGregor, AFM, Agent | (402) 841-1917
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Bidding starts | Monday, January 8, 2024, at 8:00 AM
Bidding closes | Thursday, January 11, 2024, at close of live event

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

Property Information

Directions to Property:

From Oakdale, Nebraska, travel east on Highway 275 one and one-half miles. Then, turn south on 529th Avenue. 529th Avenue will turn east, south again, and then west. Travel on 529th Avenue approximately three miles to the northeast corner of the property.

Legal Description:

East Half of the Southeast Quarter (E½SE¼) of Section 19, Township 24 North, Range 5 West of the 6th P.M., Antelope County, Nebraska.

Property Description:

Here is a chance to buy the farm of your dreams. Offered in one tract of high-quality cropland, plus pasture. This farm is gently rolling with strong soils with a good ability to produce crops along with hunting and recreational

potential on the pasture. A well-maintained gravel road lies to the west, and it is only a few miles to Oakdale in the heart of a strong farming area.

Farm Data:

Cropland	41.31 acres
Pasture	36.27 acres
Other	<u>0.20 acres</u>
Total	77.78 acres

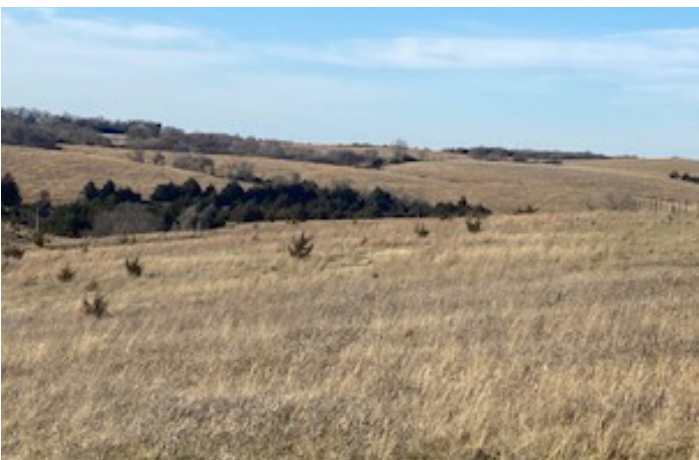
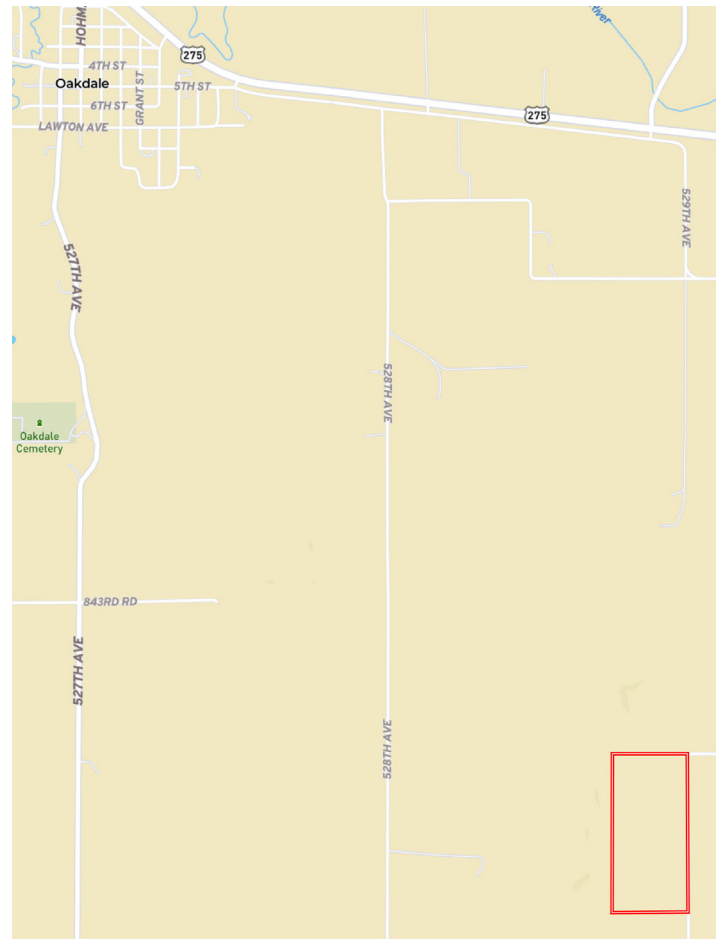
FSA Information:

	Base	PLC Yield
Corn	15.85 acres	120 bushels
Soybeans	15.85 acres	37 bushels

Taxes:

- \$3,024.58

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6811	Moody silty clay loam, 2 to 6 percent slopes	36.01	46.34	67	75	2e
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	19.69	25.34	47	66	4e
6697	Crofton-Nora complex, 17 to 30 percent slopes	17.4	22.39	34	41	6e
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	4.62	5.95	48	61	4e
TOTALS		77.72(*)	100%	53.42	64.28	3.52



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 February 9, 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 Boone County Title & Escrow, LLC (Albion, Nebraska).

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Boone County Title & Escrow, LLC (Albion, Nebraska) 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 paid equally by both the Buyer(s) and Seller. 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 February 9, 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 Boone County Title & Escrow, LLC (Albion, Nebraska).

Sale Method: The real estate will be offered as a total unit. 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: Estate of Edward D. Jensen

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, January 8, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 1:30 PM on Thursday, January 11, 2024, 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 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.