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LAND AUCTION

SIMULCAST LIVE AND ONLINE

70.25± Acres, Burt County, Nebraska

Friday, February 9, 2024 | 10:00 AM

Lyons Community Center | 335 North Main Street, Lyons, Nebraska

Highlights:

- **Good quality, Burt County dryland farm!**
- **Fiber optics on both the east and west sides of the farm!**
- **Full possession for 2024!**



For additional information, please contact:

Amanda Clausen, Agent

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Bidding starts | Friday, February 2, 2024 at 8:00 AM
Bidding closes | Friday, February 9, 2024 at close of live event

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

Property Information

Directions to Property:

From Lyons, travel 0.50 miles south on Highway 77 and the farm is on the west side of the Highway. South border road is County Road Q. Look for signs.

Legal Description:

E2SE4 EXTR (RR6A) & (RD4.69A) SEC 36-TWP 23-RGE 8E of Everett TWP in Burt County, Nebraska, 70.25+/- Acres. Tax Parcel ID: 421200800

Property Description:

Offering 70.25 +/- acres of good quality Burt County dryland farmland just 0.50 miles south of Lyons! South border road is County Road Q. Good access to Highway 77

and local grain elevators. Fiber optics are located on both the east and the west sides of the farm. Full possession for 2024! **Don't miss out on this excellent opportunity!**

Farm Data:

Cropland 71.37 acres+/-

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	35.40 acres	135 bushels
Soybeans	35.40 acres	49 bushels

2023 Taxes:

\$5,179.30

Property Location Map



Aerial Map



Aerial Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6811	Moody silty clay loam, 2 to 6 percent slopes	29.37	41.26	67	75	2e
6545	Moody silty clay loam, terrace, 0 to 2 percent slopes	25.84	36.3	0	71	2e
6603	Alcester silty clay loam, 2 to 6 percent slopes	15.98	22.45	91	76	2e
TOTALS		71.19(*)	100%	48.07	73.77	2.0



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 March 11, 2024, or such other date agreed to by the parties.

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 Midwest Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title the required earnest payment. 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 will be on March 11, 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 Midwest Title.

Survey: The Seller has recently completed a survey of the farm and the result is 70.25 acres. The surveyed 70.25 acres will be the multiplier for this sale.

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: Jane and John Williams

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, February 2, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, February 9, 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.