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L-2400123

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

479.85± Acres, Wheeler County, Nebraska

Thursday, February 22, 2024 | 1:30 PM

Wheeler County Fairgrounds, Exhibit Building | 83200 Rodeo Lane, Bartlett, Nebraska

Highlights:

- High quality native hay meadow
- Exceptional location
- Highly accessible



For additional information, please contact:

Dave Hickey, Agent | (402) 336-3500 or (402) 340-4436

DHickey@FarmersNational.com

Bidding Starts | Monday, February 19, 2024, at 8:00 AM

Bidding Ends | Thursday, February 22, 2024, at close of live event

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

If you have a desire to own high quality and very accessible native hay meadow, this may be the best opportunity to come along in many years! This offering of 479.85+/- acres offers high producing native hay with road access on three sides.

Located just west of the Highways 70 and 281 junction at Miller's Corner, this property will be offered in three individual tracts, plus as a combination of all three tracts. One solar well and tanks for livestock water, plus perimeter fences all around the property.

If you have been looking for high quality hay meadow in Wheeler County, make plans to be with us in Bartlett on February 22nd!



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Directions to Property: From the junction of U.S. Highway 281 and Nebraska Highway 70, seven miles north of Bartlett, Nebraska, travel one mile west on 839th Road to the southeast corner of Tract #2.

Property Location Map



Property Information | Tract 1 | 160+ Acres

Soils Map

Legal Description:

Southwest Quarter (SW¹/₄) of Section 3, Township 23 North, Range 11 West of the 6th P.M., Wheeler County, Nebraska.

Property Description:

Quality sub-irrigated hay meadow with gravel 839th Road along the south side, and minimum maintenance 495th Avenue running along the west side. Trees located in the southwest corner. Attractive and highly productive hay meadow tract. Older well located in the southwest corner.

2023 Taxes:

\$1,531.67 (estimated)



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4376	Loup fine sandy loam, rarely flooded	67.69	42.25	0	30	5w
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	27.71	17.3	64	25	4w
4669	Loup fine sandy loam, frequently ponded	25.39	15.85	0	7	5w
4561	Elsmere-Loup complex, 0 to 3 percent slopes	23.08	14.41	48	22	4w
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	16.32	10.19	0	24	4w
TOTALS		160.19(*)	100%	17.99	23.72	4.58



Property Information | Tract 2 | 160+ Acres

Soils Map

Legal Description:

Southeast Quarter (SE $\frac{1}{4}$) of Section 3, Township 23 North, Range 11 West of the 6th P.M., Wheeler County, Nebraska.

Property Description:

160 acres of productive sub-irrigated hay meadow located adjacent to 839th Road and 496th Avenue. Tract #2 is nearly 100% hayable meadow. High quality native hay meadow.

2023 Taxes:

\$1,476.64 (estimated)



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4376	Loup fine sandy loam, rarely flooded	66.33	41.37	0	30	5w
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	51.11	31.88	64	25	4w
4669	Loup fine sandy loam, frequently ponded	34.56	21.55	0	7	5w
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	7.55	4.71	0	24	4w
4561	Elsmere-Loup complex, 0 to 3 percent slopes	0.78	0.49	48	22	4w
TOTALS		160.33(*)	100%	20.63	23.13	4.63



Property Information | Tract 3 | 159.85+ Acres

Soils Map

Legal Description:

Northeast Quarter (NE $\frac{1}{4}$) less Highway Right-of-Way of Section 3, Township 23 North, Range 11 West of the 6th P.M., Wheeler County, Nebraska.

Property Description:

Sub-irrigated native hay meadow with solar well at the south end of the property. Great opportunity to purchase highly accessible meadow located adjacent to U.S. Highway 281 and 496th Avenue.

2023 Taxes:

\$1,515.41 (estimated)



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4561	Elsmere-Loup complex, 0 to 3 percent slopes	49.03	30.63	48	22	4w
4376	Loup fine sandy loam, rarely flooded	43.06	26.9	0	30	5w
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	37.52	23.44	0	24	4w
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	28.57	17.85	64	25	4w
4669	Loup fine sandy loam, frequently ponded	1.88	1.17	0	7	5w
TOTALS		160.06(*)	100%	26.13	24.98	4.28



Property Information | Tract 4 | 479.85+ Acres

Legal Description:

Northeast Quarter (NE $\frac{1}{4}$) less Highway Right-of-Way and South Half (S $\frac{1}{2}$) of Section 3, Township 23 North, Range 11 West of the 6th P.M., Wheeler County, Nebraska.

Property Description:

The combination of Tracts #1, #2, and #3.

2023 Taxes:

\$4,523.72



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: Possession will be granted at closing on March 22, 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 Springdale Title & Realty, Inc. of Ord, Nebraska.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Springdale Title & Realty, Inc. of Ord, 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 and 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 March 22, 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 Springdale Title & Realty, Inc. of Ord, Nebraska.

Sale Method: The real estate will be offered in four tracts. 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 surveys or fencing costs on any newly created boundary lines shall be at the expense of the buyer(s). 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: Wilmadeen J. Cramer Revocable Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, February 19, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 1:30 PM on Thursday, February 22, 2024, 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 tracts 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.