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LAND AUCTION

SIMULCAST LIVE AND ONLINE

148.23± Acres, Dixon County, Nebraska

Friday, February 9, 2024 | 2:00 PM

State Nebraska Bank | 1010 Main Street, Wayne, Nebraska

Highlights:

- Good producing soils
- Easy access
- Possession at closing



For additional information, please contact:

Wendi Schutte, Broker

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www.FarmersNational.com/Laurel

Bidding starts | Monday, February 5, 2024, at 8:00 AM
Bidding closes | Friday, February 9, 2024, at close of live event

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

Property Information

Directions to Property:

From Emerson: Take Highway 35 to 590 Avenue, turn north on 590 Avenue and go four miles to the corner of 590 Avenue and 864 Road. Located on the east side of 590 Avenue.

Legal Description:

N1/2 NW1/4 & SE1/4 NW1/4 & TL 4 SEC. 4-27-6, 148.23 Acres, Dixon County, Nebraska

Property Description:

Acreage is not part of the sale. This is for the farm land only. Possession 2024.

Farm Data:

Cropland	143.81 acres
Timber	2.84 acres
Other	<u>1.58 acres</u>
Total	148.23 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	107.85 acres	145 bushels
Soybeans	35.95 acres	58 bushels

2023 Taxes:

\$7,975.88 (\$53.81/acre)

Property Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6603	Alcester silty clay loam, 2 to 6 percent slopes	38.59	25.88	91	76	2e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	35.95	24.1	0	58	4e
6749	Nora silt loam, 11 to 17 percent slopes	26.06	17.47	0	74	4e
6813	Moody silty clay loam, 6 to 11 percent slopes	22.29	14.95	0	74	3e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	15.5	10.39	0	38	6e
6750	Nora silt loam, 11 to 17 percent slopes, eroded	10.32	6.92	48	63	4e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	0.24	0.16	0	69	4e
6811	Moody silty clay loam, 2 to 6 percent slopes	0.2	0.13	67	75	2e
TOTALS		149.15(*)	100%	26.96	66.16	3.54



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 1, 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 Title Services of the Plains.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Title Services of the Plains 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 both the Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing! Buyer(s) is responsible for having all financing figured out before bidding. Closing will not be delayed due to financing unless both parties agree. If Seller does not agree, the contract may become VOID/NULL and Seller will have the right to keep the Buyer's earnest money.**

Closing: The sale closing is on March 1, 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 Title Services of the Plains.

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: Krusemark Estate

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, February 5, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 2:00 PM 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.fnctbid.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 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.