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L-2400219

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

220.88± Acres, Colfax County, Nebraska

Wednesday, September 4, 2024 | 10:00 AM

First Presbyterian Church | 802 A Street, Schuyler, Nebraska

Highlights:

- Great access off of Highway 15
- Silty clay loam soils
- Full possession for 2025 crop year!



For additional information, please contact:

Jeremy Schreiber, Agent | (402) 276-3076

JSchreiber@FarmersNational.com

Bidding starts | Saturday, August 31, 2024, at 8:00 AM
Bidding closes | Wednesday, September 4, 2024, at close of live event

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

Property Information

Directions to Property:

From Highway 30 at Schuyler, travel eight and one-half miles north on Highway 15 between Road L and Road M.

Legal Description:

- **Tract 1:** 147.97+/- acres in S1/2NE1/4 & NW1/4NE1/4 except a tract in NE1/4 and N1/2NE1/4NE1/4 & the North 10 acres of S1/2NE1/4NE1/4 lying South and West of the center line of the Kasal Ditch and N1/2NE1/4SE1/4 3-18N-3E
- **Tract 2:** 72.91+/- acres in W1/2NW1/4 E of Hwy R.O.W. 2-18N-3E

Property Description:

Up for sale are two parcels that will make a great addition to any sized farm operation! Each tract is easily accessible off of Highway 15 and is a short drive away from ethanol and soybean crush plants. Tract 1 has an easement for use of the driveway by the owners of the acreage. Don't miss your chance to add acres to your operation for the 2025 crop year!

FSA Information:

	Base	Yield
• Tract 1:		
Corn	65.93 acres	131 bushels
Soybeans	65.79 acres	45 bushels

	Base	Yield
• Tract 2:		
Corn	35.97 acres	131 bushels
Soybeans	35.90 acres	45 bushels

Farm Data:

• Tract 1:	
Cropland	131.81 acres
Non-crop	<u>16.16 acres</u>
Total	147.97 acres

• Tract 2:	
Cropland	71.92 acres
Non-crop	<u>0.99 acres</u>
Total	72.91 acres

Taxes:

- **Tract 1:** \$11,426.20
- **Tract 2:** \$5,612.66

Property Location



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6385	Shell silt loam, occasionally flooded	73.9	49.31	0	79	2w
6505	Belfore silty clay loam, terrace, 0 to 2 percent slopes	30.13	20.11	0	81	1
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	15.39	10.27	0	63	3e
6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.09	9.4	0	82	2w
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	8.09	5.4	0	66	3e
6811	Moody silty clay loam, 2 to 6 percent slopes	4.38	2.92	67	75	2e
3951	Fillmore silt loam, occasionally ponded	3.89	2.6	0	66	3w
TOTALS		149.87(*)	100%	1.96	76.89	1.98

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6385	Shell silt loam, occasionally flooded	28.64	38.84	0	79	2w
6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.24	23.38	0	82	2w
6811	Moody silty clay loam, 2 to 6 percent slopes	9.99	13.55	67	75	2e
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	8.08	10.96	0	66	3e
7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.93	8.04	0	67	2w
6603	Alcester silty clay loam, 2 to 6 percent slopes	3.74	5.07	91	76	2e
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	0.11	0.15	0	64	2e
TOTALS		73.73(*)	100%	13.69	76.58	2.11



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 2024, payable in 2025, 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 October 4th, 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 Tri-County Title & Escrow Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Tri-County Title & Escrow Company the required earnest payment. The cost of title insurance 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 October 4th, 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 Tri-County Title & Escrow Company.

Sale Method: The real estate will be offered as two individual tracts. 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: Vrba-Johnson, LLC and Susan Davis

Auctioneer: Jim Eberle (License Number: 2022026)

Online Simultaneous Bidding Procedure: The online bidding begins on Saturday, August 31, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, September 4, 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 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.

