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LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Acres, Howard County, Nebraska

Wednesday, October 30, 2024 | 1:30 PM

Saint Libory Fire Hall | 336 U.S. Highway 281, Saint Libory, Nebraska

Highlights:

- Irrigated and dryland farm
- Productive, nearly level
- 39.9 irrigated acres

For additional information, please contact:

**Dave Hickey, Agent | (402) 340-4436
DHickey@FarmersNational.com**

**Paul Sullivan, Agent | (308) 380-2328
PSullivan@FarmersNational.com**

Bidding starts | Friday, October 25, 2024 at 8:00 AM

Bidding closes | Wednesday, October 30, 2024 at close of live event

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

Directions to Property: One mile south of Saint Libory, Nebraska, along U.S. Highway 281, then travel 3½ miles east on 3rd Avenue to the northwest corner of the property.

Legal Description: Northeast Quarter (NE¼) of Section 25, Township 13 North, Range 9 West of the 6th P.M., Howard County, Nebraska.

FSA Information:

	Base	PLC Yield
Corn	115.65 acres	130 bushels
Soybeans	38.55 acres	38 bushels

Taxes: \$3,629.26

Property Description: Sells live and online! Highly productive Howard County farm located just southeast of Saint Libory, and adjacent to 3rd Avenue and Merrick Road. This farm offers 154.3 acres of cropland, with 39.9 acres irrigated. Nearly level farm with quality soils and full possession for the 2025 cropping season. Great farm for the investor or producer looking to add to their acreage!

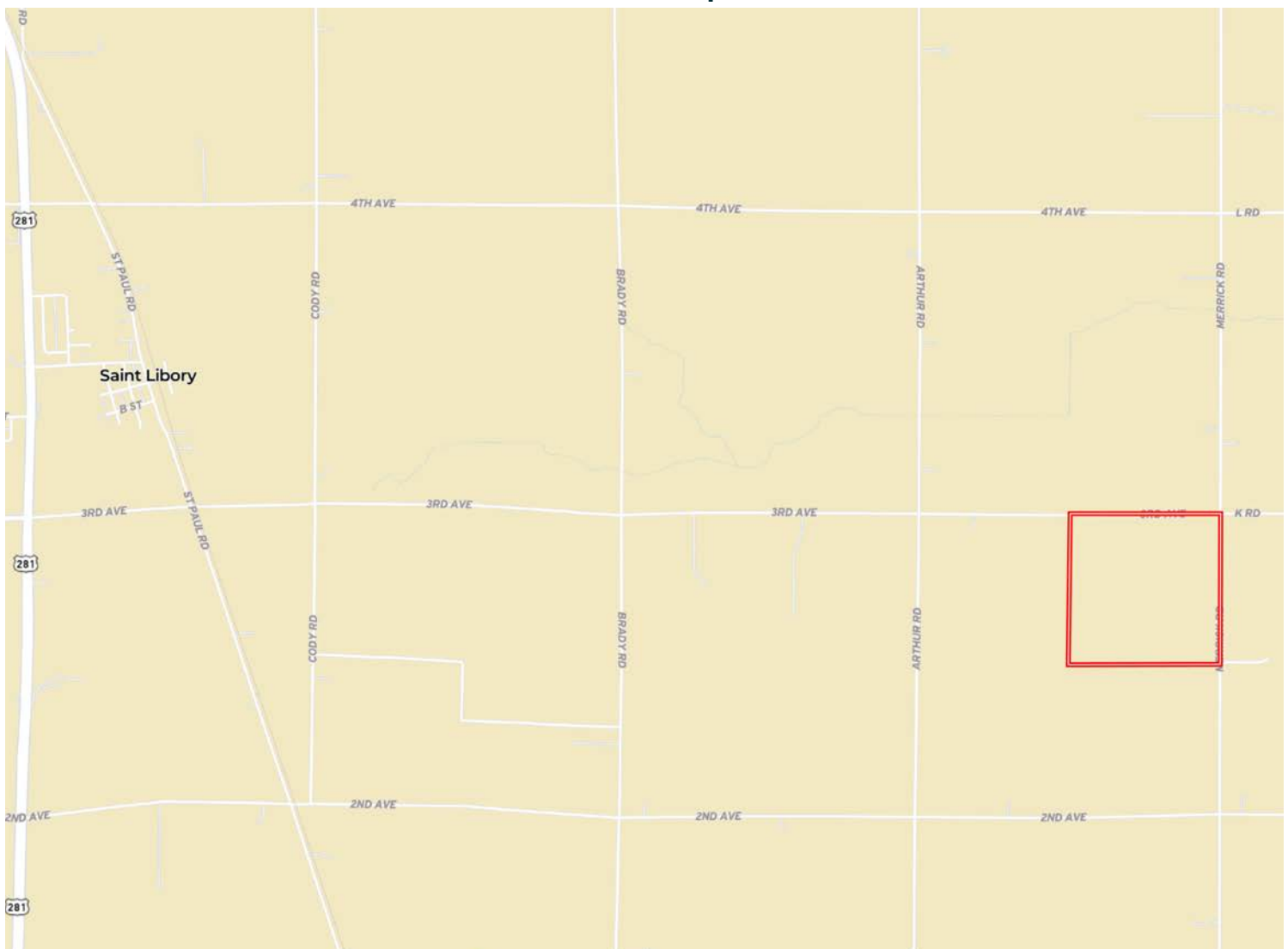
Make plans to be with us on October 30th in St. Libory!

Central Platte NRD: 39.9 certified irrigated acres

Irrigation Equipment: Irrigation well and pump

Well Information: #G-055373 – 600 GPM; 45' Well Depth; 12' Static Level; 40' Pump Level; 6" Column Diameter; Drilled in 1975

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8461	Gayville variant silt loam, rarely flooded	66.92	41.46	0	41	4s
9063	Kenesaw silt loam, 0 to 1 percent slopes	37.56	23.27	0	73	2c
8557	Silver Creek-Slickspots complex, rarely flooded	27.23	16.87	0	33	3w
6529	Janude sandy loam, very rarely flooded	13.85	8.58	0	57	2c
8869	Hord silt loam, 0 to 1 percent slopes	8.63	5.35	0	75	2c
6532	Loretto complex, 0 to 6 percent slopes	7.24	4.49	0	61	2e
TOTALS		161.4 3(*)	100%	-	51.19	3.0



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 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 on December 3, 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 Dvoracek Title & Business Services, LLC of St. Paul, Nebraska

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Dvoracek Title & Business Services of St. Paul, 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 the 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 December 3, 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 Dvoracek Title & Business Services, LLC of St. Paul, 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 Richard L. Wampler

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, October 25, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 1:30 PM on Wednesday, October 30, 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.