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LAND AUCTION

SIMULCAST LIVE AND ONLINE

288.82± Acres, Thayer County, Nebraska

Wednesday, September 18, 2024 | 10:00 AM

Stastny Community Center | 1350 Dove Road, Hebron, Nebraska

Highlights:

- Selling in four tracts
- Good mix of quality dryland and pasture with excellent hunting
- Quality 21 acres on the edge of Hebron with development potential

For additional information, please contact:

Lance Pachta, Broker | (402) 768-3303
LPachta@FarmersNational.com

Bradley Elting, Agent/Auctioneer | (402) 768-7270
Brad@EltingAuction.com

Nathan Elting, Agent/Auctioneer | (402) 768-1070
Nathan@EltingAuction.com

Bidding starts | Friday, September 13, 2024, at 8:00 AM

Bidding closes | Wednesday, September 18, 2024, at close of live event

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

Property Information | Tract 1

Directions to Property:

Tracts 1-3 are located south of Alexandria along Highway 53. Tract 1 is on the northeast corner of the Highway 53 and Road P intersection.

Legal Description:

Tract 1 consists of +/- 70.96 acres (Parcel # 850009359): The West One-Half of the Southwest One-Quarter (W1/2SW1/4) of Section Twenty-Five (25), Township Three (3) North, Range One (1) West of the 6th P.M., in Thayer County, Nebraska, subject to easements and restrictions of record, and except previously conveyed tract of land as follows:

Tract in the West One-Half of the Southwest One-Quarter (W1/2SW1/4) of Section Twenty-Five (25), Township Three (3) North, Range One (1) West of the 6th P.M., in Thayer County Nebraska, more particularly described as follows: Beginning at a Point which the intersection of the East Right-of-Way line of Nebraska Highway 53 and the South line of said Section Twenty-Five (25), thence North on the East Right-of-Way line of Highway 53 a distance of 600 Feet; thence East 385 Feet; thence south 330 Feet; thence East 195 Feet; thence South 230 Feet, more or less, to the South line of said Section Twenty-Five (25); thence West on the South line of said Section Twenty-Five (25) a distance of 580 Feet, more or less, to the Point of Beginning.

Property Description:

Tract 1 is an excellent dryland farm that consists of 70.96 +/- acres.

FSA Information:

• Tract 1:

	<u>Base</u>	<u>Yield</u>
Corn	41.57 acres	117 bushels
Soybeans	53.03 acres	38 bushels

Farm Data:

Cropland	69.12 acres
Other	<u>1.84 acres</u>
Total	70.96 acres

Taxes:

- \$1,975.46

Property Information | Tract 2

Directions to Property:

Tract 2 is on the southwest corner of the Highway 53 and Road P intersection.

Legal Description:

Tract 2 consists of +/- 158.17 acres (Parcel # 850009995): The Northeast One-Quarter (NE1/4) of Section Thirty-Five (35), Township Three (3) North, Range One (1) West of the 6th P.M., in Thayer County, Nebraska, subject to easements and restrictions of record.

Property Description:

Tract 2 is a good mix of good quality dryland farmland and pasture with excellent hunting. It consists of 158.17 +/- acres.

FSA Information:

• Tract 2:

	<u>Base</u>	<u>Yield</u>
Corn	41.57 acres	117 bushels
Soybeans	53.03 acres	38 bushels

Farm Data:

Cropland	76.51 acres
Pasture	78.25 acres
Other	<u>3.41 acres</u>
Total	158.17 acres

Taxes:

- \$2,879.94

Property Information | Tract 3

Directions to Property:

Tract 3 is on the northwest corner of the Highway 53 and Road P intersection.

Legal Description:

Tract 3 consists of +/- 38.59 acres (Parcel # 850009456): The Southeast One-Quarter of the Southeast One-Quarter (SE1/4 SE1/4) of Section Twenty-Six (26), Township Three (3) North, Range One (1) West of the 6th P.M., in Thayer County, Nebraska, subject to easements and restrictions of record.

Property Description:

Tract 3 is a good quality pasture with hunting potential that consists of 38.59 +/- acres.

FSA Information:

• Tract 3:

	<u>Base</u>	<u>Yield</u>
Wheat	8.90 acres	37 bushels
Soybeans	0.30 acres	24 bushels

Farm Data:

Cropland	37.69 acres
Other	<u>0.90 acres</u>
Total	38.59 acres

Taxes:

- \$366.46

Property Information | Tract 4

Directions to Property:

Tract 4 is located one quarter mile north of Hebron on the northeast corner of Road 6100 and Road NP.

Legal Description:

Tract 4 consists of +/- 21.10 acres (Parcel # 850014689): That part of the Northwest One-Quarter of the Southwest One-Quarter (NW1/4SW1/4) lying North and West of the Right-of-Way of the Chicago, Burlington & Quincy Railroad Company, of Section Thirty-One (31), in Township Three (3) North, Range Two (2) West of the 6th P.M., in Thayer County, Nebraska, except a tract of land commencing at the Northwest Corner of the NW1/4 SW1/4 and 33 Feet East of the center of the road, thence running East 150 Feet, thence running South 150 Feet to the Place of Beginning, said Tract of land being part of the NW1/4SW1/4 lying North and West of the Right-of-Way of the Chicago, Burlington & Quincy Railroad Company, of Section 31, Township 3 North, Range 2 West of the 6th P.M., in Thayer County, Nebraska (such excepted tract deeded to North Cable T.V. Corp. Inc., in Book 67 of Deeds, Page 498, records of Thayer County, Nebraska, on May 08, 1980.

Taxes:

- \$418.50

Property Description:

Tract 4 is an excellent property with developmental potential on the north edge of Hebron that includes dryland and recreational acres. It consists of 21.1 +/- acres, including a three-bedroom, one-bathroom house with an unfinished half-basement, city water, and multiple outbuildings.

FSA Information:

• Tract 4:

	<u>Base</u>	<u>Yield</u>
Wheat	8.90 acres	37 bushels
Soybeans	0.30 acres	24 bushels

Farm Data:

Cropland	9.23 acres
Pasture	8.61 acres
Buildings	2.27 acres
Other	<u>0.99 acres</u>
Total	21.10 acres

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, Farmers National Company, or Brad Elting & Company.

Possession: Possession will be granted on November 1, 2024, or such other date agreed to by the parties.

Earnest Payment: A 15% 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 Cottonwood Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Cottonwood Title 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 November 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 Cottonwood Title Company.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Buyer(s) and Seller will each pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in four 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, Brad Elting & Company, and the Seller. All decisions of the Auctioneer are final.

Approval of Bids: This is an absolute auction, and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

Agency: This sale is being co-brokered by Farmers National Company and Brad Elting & Company. Farmers National Company, Brad Elting & Company, and their representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company, Brad Elting & 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 and Brad Elting & Company will take precedence over any previous printed materials or oral statements. Farmers National Company, Brad Elting & Company, and the 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: Wilfrid F Hergott Family Trust

Auctioneer: Brad Elting

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, September 13, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, September 18, 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 on-line auction-related technologies, Farmers National Company and Brad Elting & Company reserve the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, Farmers National Company, or Brad Elting & 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 and Brad Elting & Company.