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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**320.51± Acres, Thayer County, Nebraska**

**Wednesday, November 13, 2024 | 10:00 AM**

**Stastny Community Center | 1350 Dove Road, Hebron, Nebraska**

## Highlights:

- Selling in two tracts
- Tract 1: High-quality, irrigated farm
- Tract 2: Good mix of high-quality dryland and pasture



**For additional information, please contact:**  
**Lance Pachta, Broker | (402) 768-3303**  
[LPachta@FarmersNational.com](mailto:LPachta@FarmersNational.com)

**Bidding starts | Friday, November 8, 2024, at 8:00 AM**  
**Bidding closes | Wednesday, November 13, 2024, at 10:00 AM**

**To register and bid go to: [www.fncbid.com](http://www.fncbid.com)**

## Property Information

### Directions to Properties:

- **Tract 1:** Tract 1 is located two miles north of Hebron on Highway 81 and six miles east on Monument Road (Road Q). The farm is located on the northwest corner of the Road Q and Road 6800 intersection.

- **Tract 2:** Tract 2 is located one and one-half miles east of Gilead on Highway 136 and two miles north on Highway 53. The farm is located on the northwest corner of the Highway 53 and Road N intersection.

### Legal Descriptions:

- **Tract 1:** SE ¼ of 19-3-1 in Thayer County, Nebraska
- **Tract 2:** SE ¼ of 35-3-1 in Thayer County, Nebraska

### Property Descriptions:

- **Tract 1:** Tract 1 is a high-quality, center pivot irrigated farm with good soils that consists of 162.18 +/- acres.

- **Tract 2:** Tract 2 is a excellent farm that has a good mix of dryland, grass, and trees. It consists of 158.33 +/- acres and has excellent soils with hunting potential.

### Improvements:

- **Tract 1 - Irrigation Information:** Wells, gearheads, and pumps are included with the sale. The irrigation pivot, power units, and fuel tank are owned by the tenant and are not included with the sale.

- **Tract 1 - Well Information:** There are two wells that are tied together on Tract 1. The west well (G-025466) is a six inch well drilled to a depth of 137 feet in 1966. When drilled, it pumped 475 gpm at 98 feet. The east well (G-133801) is a six inch well drilled to a depth of 126 feet in 2005. When drilled, it pumped 400 gpm at 121 feet.

### FSA Information:

#### • Tract 1:

	Base	Yield
Wheat	85.10 acres	32 bushels
Corn	47.50 acres	139 bushels
Grain Sorghum	20.40 acres	66 bushels

#### • Tract 2:

	Base	Yield
Wheat	36.90 acres	32 bushels
Corn	46.30 acres	139 bushels
Grain Sorghum	39.20 acres	66 bushels

### Farm Data:

- **Tract 1:**

Cropland	158.31 acres
Other	<u>3.87 acres</u>
Total	162.18 acres

- **Tract 2:**

Cropland	120.31 acres
Non-crop	2.10 acres
CRP	31.82 acres
Other	<u>4.10 acres</u>
Total	158.33 acres

### CRP Information:

- **Tract 2:** 31.82 acres, due to expire September 30, 2025. Annual payment of \$2,575.00

### Taxes:

- **Tract 1:** \$7,676.36
- **Tract 2:** \$5,522.84

## Property Location Map





## Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3824	Crete silt loam, 0 to 1 percent slopes	80.15	49.47	0	63	2s
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	47.96	29.6	0	57	4e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	11.76	7.26	0	58	3e
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	8.42	5.2	0	62	4e
3868	Hastings silt loam, 3 to 7 percent slopes	6.08	3.75	0	68	3e
3825	Crete silt loam, 1 to 3 percent slopes	4.77	2.94	0	62	2e
3839	Geary silty clay loam, 11 to 30 percent slopes	2.9	1.79	0	52	6e
TOTALS		162.04(*)	100%	-	60.77	2.88

## Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3866	Hastings silt loam, 1 to 3 percent slopes	54.42	34.41	0	68	2e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	37.02	23.41	0	65	2s
3955	Geary silty clay loam, 7 to 11 percent slopes, severely eroded	26.05	16.47	0	55	4e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	18.12	11.46	0	58	3e
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	17.95	11.35	0	57	4e
4161	Kipson silt loam, 7 to 30 percent slopes	4.62	2.92	0	23	6s
TOTALS		158.18(*)	100%	-	61.45	2.79

## Tract 1



## Tract 2



# 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 January 7, 2025, or such other date agreed to by the parties. Subject to the 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 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 the Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on January 7, 2025, 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 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:** This is an absolute auction. The real estate will be sold to the high bidder(s) subject to no minimums or reserves.

**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:** Hergott Family Irrevocable Trust

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on Friday, November 8, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, November 13, 2024, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fnccbid.com](http://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.