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FOR SALE BY BIDS

76.46± Acres, Lancaster County, Nebraska

Offered in One Tract

BIDS DUE: Tuesday, October 1, 2024, by 2:00 PM

Contact Agents for Additional Details!

Highlights:

- **Pasture, hayland, row-crop, timber, and many outstanding home building sites**
- **Good development opportunities for this great property**
- **Great location close to Lincoln, Hallam, Cortland, and Martell, Nebraska**
- **Site is located 1 mile east and 1 mile north of Hallam, Nebraska**

For additional information, please contact:

Jerry Wiebusch, Agent | (402) 430-8489

JWiebusch@FarmersNational.com

Property Information

Directions to Property: Hallam, Nebraska - one mile East and one mile North on Southwest 29th street (property is on the corner of: Southwest 29th Street and West Pella Road).

Legal Description: W1/2 SW1/4
Section 21-T7N-R6E (76.46+/- Acres)
Lancaster County - Nebraska

Property Description: 76.46± total acres! Beautiful site and offering good hunting opportunities also. Rolling topography a very diversified tract. Beautiful timber areas for acreage development potential.

Improvements: All power fencing is not Included in this sale. Fencing belongs to current pasture tenant.

Additional Comments: This is another property with high appeal. A beautiful setting for a country home or cabin. Great location with large trees, etc. **See agent for more info!**

Farm Data:

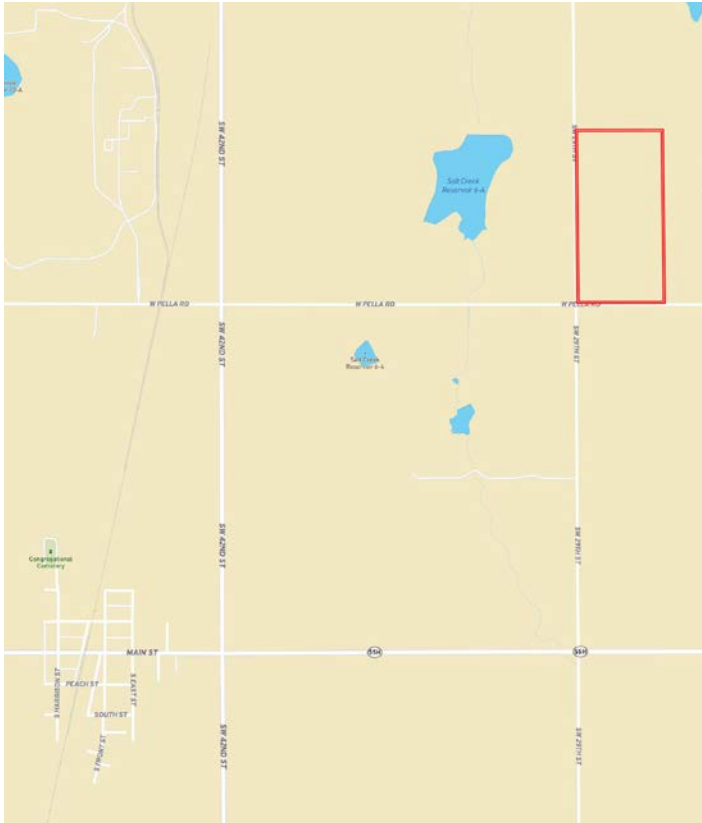
Cropland	42.97 acres
Pasture	34.28 acres
Total	77.25 acres

FSA Information:

	Base	Yield
Corn	7.38 acres	143 bushels
Soybeans	7.37 acres	40 bushels

Taxes: \$2,739.00

Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	27.9	36.54	0	44	3e
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	21.74	28.47	0	61	3e
7585	Shelby clay loam, 7 to 12 percent slopes	16.77	21.96	0	65	4e
7507	Pawnee clay loam, 6 to 11 percent slopes, eroded	4.93	6.46	0	42	4e
7614	Steinauer clay loam, 6 to 11 percent slopes, eroded	3.2	4.19	0	62	4e
7227	Burchard clay loam, 6 to 11 percent slopes	1.57	2.06	0	53	3e
7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	0.26	0.34	0	53	3e
TOTALS		76.37(*)	100%	-	54.3	3.33



For Sale By Bid 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 November 1, 2024, or such other date agreed to by the parties. Subject to Tenants rights of current lease to March 1, 2025.

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 Farmers National Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Farmers National Company the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. 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 Farmers National 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 Seller and Buyer(s) will both 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 one individual tract. **Written bids will be received at the office of Jerry L. Wiebusch, 4521 Union Hill Road, Lincoln, Nebraska 68516, up to October 1, 2024 at 2:00 PM (CST).** Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Additional Comments: Bids are due by October 1, 2024 at 2:00 PM (CST). These Bids can be.

Mailed: Jerry L. Wiebusch at 4521 Union Hill Road, Lincoln, Nebraska 68516

E-mailed: JWiebusch@FarmersNational.com

Pick Up or Deliver: Call Jerry at (402) 430-8489

*Please call to confirm receipt of your written bid. Thank you!

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.

Seller: Countryside Farms

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.

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