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LAND AUCTION

SIMULCAST LIVE AND ONLINE

151.41± Acres, Pawnee County, Nebraska

Tuesday, November 12, 2024 | 1:00 PM

Summerfield Community Center | E Bethel Avenue, Summerfield, Kansas

Highlights:

- Located close to competitive grain markets
- Terraces and waterways installed
- High quality farm with excellent soils



For additional information, please contact:

Jeff Monhollon, AFM/Agent | (402) 239-1536

JMonhollon@FarmersNational.com

Bidding starts | Friday, November 8, 2024 at 8:00 AM

Bidding closes | Tuesday, November 12, 2024 at end of live event

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

Property Information

Directions to Properties: The southwest corner of the farm is at Highway 99 and 702 Road. This is just north of Summerfield, Kansas across the state line.

Legal Descriptions: SW 1/4 Except Tract and Except Highway 151.41 acres +/- Section 31-R1N-T10E

Property Descriptions: Good Rolling Row Crop Farm. Established Terraces and Waterways. 87% Class II and III Soils. Excellent Wildlife traffic crosses this tract.

Improvements: Pole building and grain bin

Farm Data:

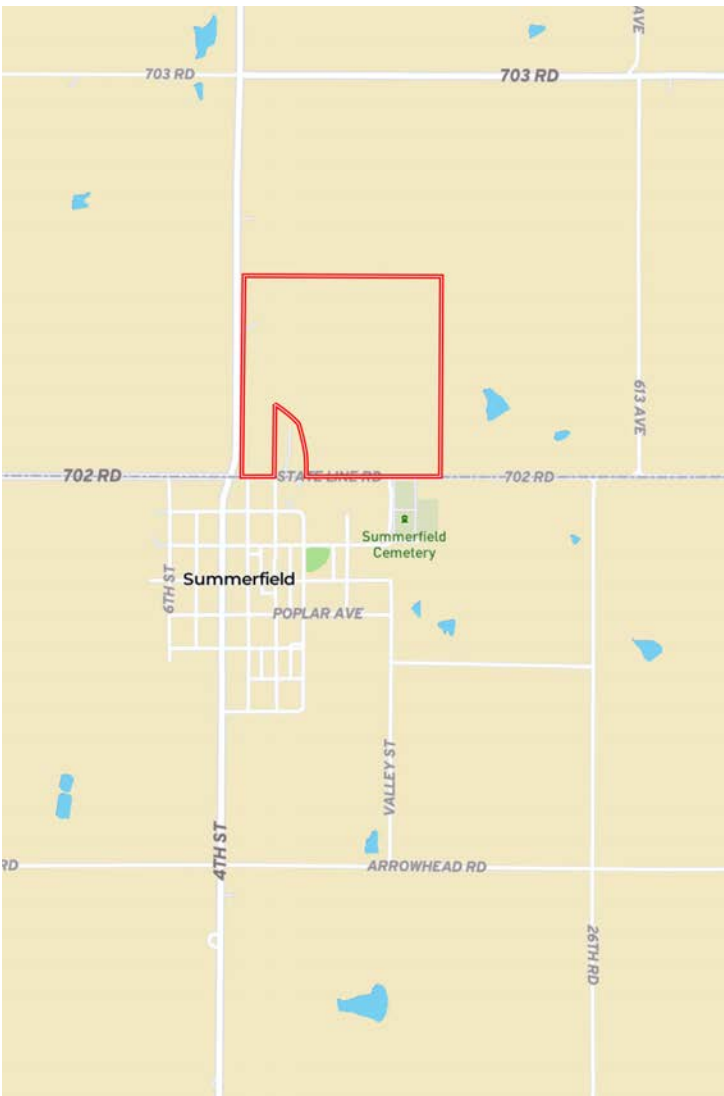
Cropland	116.11 acres
Pasture	27.48 acres
Non-crop	7.82 acres
Total	151.41 acres

FSA Information:

	Base	Yield
Wheat	22.65 acres	37 bushels
Corn	43.56 acres	108 bushels
Soybeans	49.79 acres	33 bushels

Taxes: \$5,492.02

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	50.64	33.67	0	44	3e
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	44.49	29.58	0	61	3e
7681	Wymore silty clay loam, 1 to 3 percent slopes	37.59	24.99	0	64	2e
7585	Shelby clay loam, 7 to 12 percent slopes	7.05	4.69	0	65	4e
7352	Malmo clay loam, 3 to 11 percent slopes, eroded	5.97	3.97	0	45	3e
7050	Kennebec silt loam, occasionally flooded	4.66	3.1	0	94	2w
TOTALS		150.4(*)	100%	-	56.59	2.77



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 2023, payable in 2023/2024, 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 10, 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 must be in the form of wired funds. All funds will be deposited and held by Nebraska Title Co.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Nebraska Title Co. 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 10, 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 Nebraska Title Co.

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 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: Betty L Dierks Irr Tr

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 1:00 PM on Tuesday, November 12, 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.