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# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**148.20± Acres, Franklin County, Nebraska**

Tuesday, November 19, 2024 | 10:00 AM

Franklin County Ag Center | 1217 G Road, Franklin, Nebraska 68939

## Highlights:

- Quality irrigated cropland
- Strong agricultural area
- Possession for 2025 crop year

For additional information, please contact:

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**Bidding starts | Tuesday, November 12, 2024 at 8:00 AM**  
**Bidding closes | Tuesday, November 19, 2024 at close of live event**

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

## Property Information

**Directions to Property:** From Macon, Nebraska go two miles south on Highway 10 to M Road then turn east 1/2 mile on the south side of the road. From Franklin go five miles north on Highway 10 to M Road turn east 1/2 mile on the south side of the road.

**Legal Description:** NE1/4 6-2-14

**Property Description:** Located just one mile east of Highway 10, is a high quality mostly Holdrege silt loam pivot irrigated land consisting of 110 taxable irrigated rights. The parcel features a 2009 Reinke pivot with end gun and a John Deere power unit. The land is located in the Lower Republican NRD and has strong local grain markets.

**Improvements:** 2009 Reinke pivot with 2009 John Deere 6 cylinder power unit. The diesel and fertilizer tanks are owned by the current tenant.

Well registration: G-037807- 1100 gal/min; 247' well depth; 174' static level; 208' pumping level; 8" column diameter.

### Farm Data:

Cropland	137.74 acres
Pasture	5.92 acres
Total	143.66 acres

### FSA Information:

	Base	Yield
Corn	47.39 acres	148 bushels
Soybeans	45.10 acres	46 bushels
Wheat	15.53 acres	45 bushels

**Taxes:** \$7,229.80

## Location Map





**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2668	Holdrege silt loam, 1 to 3 percent slopes	95.61	64.55	0	79	2e
2559	Coly-Uly silt loams, 11 to 30 percent slopes	18.96	12.8	0	61	6e
2667	Holdrege silt loam, 0 to 1 percent slopes	16.96	11.45	0	80	2e
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	16.59	11.2	0	75	3e
TOTALS		148.1 2(*)	100%	-	76.37	2.62



# Simulcast Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes will be prorated to closing.

**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 December 19, 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. All funds will be deposited and held by Miller Abstract and 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 Miller Abstract and Title Company the required earnest payment. The cost of title insurance will be equally paid by both the Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and the Buyer(s).

**Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on December 19, 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 Miller Abstract and Title Company.

**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:** Tobiassen Farms LLC

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on Tuesday, November 12, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, November 19, 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.

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