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LAND AUCTION

SIMULCAST LIVE AND ONLINE

320± Acres, Nance County, Nebraska

Friday, November 1, 2024 | 10:00 AM

Nance County Event Center | 406 N Ida Street, Fullerton, Nebraska

Highlights:

- **Productive soil types**
- **Open for 2025 season**
- **One mile off of Highway 14**

For additional information, please contact:

Paul Sullivan, Agent | (308) 380-2328

PSullivan@FarmersNational.com

Bidding starts | Monday, October 28, 2024, at 8:00 AM
Bidding closes | Friday, November 1, 2024, at 10:00 AM

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

Property Information

Directions to Property:

Travel one mile west of Highway 14 on 490th Road. North of Fullerton, Nebraska.

Legal Description:

- **Tract 1:** NE 1/4 Section 21 T 17 N, R 6 W
- **Tract 2:** NW 1/4 Section 21, T 17 N, R 6 W of the 6th P.M. Nance County, Nebraska

Property Description:

This productive farmland and grass will be offered in two individual tracts or as a combination. Good access on gravel roads. Located one mile west of Highway 14, and north of Fullerton. Close to grain markets. A great addition to any operation.

FSA Information:

• Tracts 1 & 2:

	Base	Yield
Corn	103.61 acres	125 bushels
Grain Sorghum	46.68 acres	69 bushels
Wheat	18.95 acres	32 bushels

To be reconstituted by FSA after sale.

Farm Data:

• Tract 1:	
Cropland	131.18 acres
Pasture	24.01 acres
Non-crop	1.05 acres
Road	3.76 acres
Total	160.00 acres
• Tract 2:	
Cropland	132.41 acres
Pasture	25.51 acres
Road	2.08 acres
Total	160.00 acres

Taxes:

- **Tract 1:** \$7,083.62
- **Tract 2:** \$7,154.12

Improvements:

- **Tract 2:** Grain bin and windmill

Additional Comments:

Both tracts are currently under one farm number. They will be reconstituted by FSA if purchased separately.

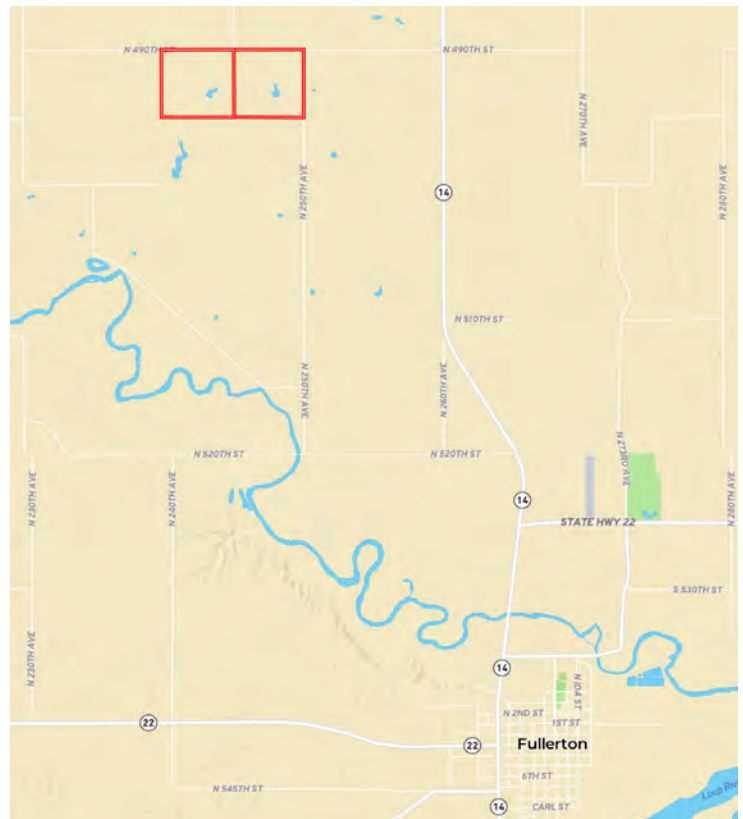
Tract 1



Tract 2



Property Location



Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6628	Belfore silty clay loam, 0 to 2 percent slopes	66.76	41.72	0	81	1
6757	Nora silt loam, 6 to 11 percent slopes, severely eroded	40.29	25.18	0	53	3e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	26.18	16.36	0	37	6e
6821	Moody-Nora silt loams, 3 to 6 percent slopes, eroded	15.13	9.45	0	64	2e
6774	Nora-Crofton complex, 11 to 17 percent slopes, eroded	11.67	7.29	50	60	4e
TOTALS		160.0 3(*)	100%	3.65	63.61	2.63

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	68.95	41.49	0	37	6e
6628	Belfore silty clay loam, 0 to 2 percent slopes	45.66	27.47	0	81	1
6757	Nora silt loam, 6 to 11 percent slopes, severely eroded	28.04	16.87	0	53	3e
6816	Loretto-Thurman complex, 3 to 6 percent slopes	11.81	7.11	0	60	3e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	7.34	4.42	0	67	4e
6767	Nora silty clay loam, 6 to 11 percent slopes	3.73	2.24	0	75	3e
6704	Thurman loamy fine sand, 2 to 6 percent slopes, eroded	0.53	0.32	0	36	4e
6772	Nora-Ortello complex, 6 to 11 percent slopes, eroded	0.07	0.04	0	54	3e
4790	Valentine fine sand, 3 to 17 percent slopes, eroded	0.06	0.04	0	20	6e
TOTALS		166.1 9(*)	100%	-	55.6	3.74

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 on December 2, 2024, or such other date agreed to by the parties.

Earnest Payment: A 20% 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 Boone County Abstract and Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Boone County Abstract and Title the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. The cost of any escrow closing services 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 December 2, 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 Boone County Abstract and Title.

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: 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: Mark Knopik

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, October 28, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, November 1, 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.

