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L-2400464

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

502.60± Acres, Dixon County, Nebraska

Thursday, October 31, 2024 | 10:30 AM

Ponca State Park - River Bluff Room | 88090 Spur 26 E, Ponca, Nebraska

Highlights:

- Offered in four tracts
- Tract 2 comes with recreational ground
- Tract 4 offers riverfront



For additional information, please contact:

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www.FarmersNational.com/Laurel

Bidding starts | Monday, October 21, 2024, at 8:00 AM
Bidding closes | Thursday, October 31, 2024, at 10:30 AM

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

Property Information

Directions to Properties:

Please see the property maps on our website.

Legal Descriptions:

- **Tract 1:** (Parcel 23341) 31-31-6 S1/2 S1/2 NE1/4 & N1/2 SE1/4 SEC. 31-31-6 120 ACRES *minus 20+/- acres on East side, running N to S - will be surveyed off
- **Tract 2:** (Parcel 23319 - South Side) 28-31-6 NW1/4 NW 1/4 & W1/2 SW1/4 & TL 2 SEC. 28-31-6 80 ACRES ~AND~ (Parcel 23350) 33-31-6 N1/2 N1/2 NW1/4 NW1/4 SEC. 33-31-6 10.50 ACRES
- **Tract 3:** (Parcel 23319 - North Side) 28-31-6 NW1/4 N1/4 & W1/2 SW1/4 & TL 2 SEC. 28-31-6 40 ACRES
- **Tract 4:** (Parcel 23317) 27-31-6 TL 2 SEC. 27-31-6 218.50 ACRES ~AND~ (Parcel 23314) 26-31-6 TL 1. TL 3 & TL 5 SEC. 26-31-6 53.60 ACRES

Property Descriptions:

- **Tract 1:** 100+/- dryland and small amount of pasture. Will have perpetual easement to access this piece. 20+/- acres was surveyed off, so total of 100+/- acres are up for sale.
- **Tract 2:** South side of 884 Road. Consists of dryland and some recreational/hunting ground. Will have perpetual easement to access this piece. 90.50+/- acres are up for sale.
- **Tract 3:** South side of 884 Road. Consists of dryland. 40+/- acres are up for sale.
- **Tract 4:** Consist of mostly dryland with riverfront recreational ground. 272+/- acres are up for sale.

FSA Information (Based on 2024 crop year):

• Tract 1:

	Base	Yield
Corn	74.80 acres	131 bushels
Soybeans	28.80 acres	36 bushels

• Tracts 2 & 3:

	Base	Yield
Corn	40.40 acres	131 bushels
Soybeans	15.50 acres	36 bushels

• Tract 4:

	Base	Yield
Corn	122.20 acres	131 bushels
Soybeans	47.00 acres	36 bushels

Farm Data:

• Tract 1:	
Cropland	85.00 acres
Pasture	8.00 acres
Timber	<u>7.00 acres</u>
Total	100.00 acres

Farm Data:

• Tract 2:	
Cropland	63.04 acres
Timber	<u>27.46 acres</u>
Total	90.50 acres

Farm Data:

• Tract 3:	
Cropland	38.66 acres
Non-crop	<u>1.34 acres</u>
Total	40.00 acres

Farm Data:

• Tract 4:	
Cropland	230.00 acres
Non-crop	3.43 acres
Timber	6.96 acres
Water	20.00 acres (Estimated)

Taxes:

- **Tract 1:** \$4,754.00 (\$47.54/acre)
- **Tract 2:** \$4,444.46 (\$49.11/acre)
- **Tract 3:** \$2,386.80 (\$59.67/acre)
- **Tract 4:** \$14,206.58 (\$52.21/acre)



Property Location



Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock

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 March 1, 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 Title Services of the Plains.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Title Services of the Plains the required earnest payment. The Seller will provide an owner's policy of insurance in the amount of the contract price. 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 Title Services of the Plains.

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 will pay the survey cost. Final contract prices may be adjusted to reflect any differences between the advertised and actual surveyed acres that are announced the day of the sale.

Sale Method: The real estate will be offered in multiple 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.

Additional Comments: Sale is not contingent upon Buyer(s) financing! Buyer is responsible for having all financing figured out before bidding. Closing will not be delayed due to financing, unless both parties agree. If Seller does not agree, the contract may become void/null and Seller will have the right to keep the earnest money.

Seller: Watchorn Family Trustee

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, October 21, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:30 AM on Thursday, October 31, 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.