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FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

863± Acres, Harlan County, Nebraska

Wednesday, December 4, 2024 | 11:00 AM

Johnson Community Center | 509 West Main Street, Alma, Nebraska

Highlights:

- A quality combination of irrigated, dry land, and pasture farms
- Property showing by appointment only
- Possession for 2025 Crop Year



For additional information, please contact:
Chadd Jacobson, AFM, Agent | (308) 991-4040
CJacobson@FarmersNational.com



Bidding starts | Wednesday, November 27, 2024, at 8:00 AM
Bidding closes | Wednesday, December 4, 2024, at 11:00 AM

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

Property Information - Tract 1

Property Description:

39+/- acres of pivot irrigated farmland with Electrogator 7 tower pivot and John Deere diesel power unit. There are 34 certified irrigated acres with 39 inches of water remaining in the three-year allocation. This tract has access just one-half of a mile from Highway 89.

Directions to the Property:

From the west edge of Stamford, go west three-quarters of a mile from Highway 89 to A Road. Turn south one-half of a mile on the east side of the road.

Legal Description:

39+/- acres, Parcel ID 380009700, Pt. N1/2SW1/4 20-2-20

Improvements:

G-000080B 850 gal/min 11-1-1955, irrigated with a 7 tower Electrogator pivot with a John Deere diesel motor.

FSA Information:

• Tracts 1 & 2:

	Base	Yield
Wheat	23.10 acres	60 bushels
Corn	69.40 acres	119 bushels
Beans	11.81 acres	43 bushels

Farm Data:

Cropland	<u>33.74 acres</u>
Total	33.74 acres

Taxes:

- **Total:** \$1,785.50
- **Occupation Tax:** \$271.20



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3541	Hobbs and McCook silt loams, occasionally flooded	33.01	81.83	0	63	2w
3545	Hobbs silt loam, channeled, frequently flooded	7.34	18.2	0	46	5w
TOTALS		40.35(*)	100%	-	59.92	2.55

Property Information - Tract 2

Property Description:

141+/- acres of gravity irrigated farmland with 84.7 certified irrigated rights with an estimated 39 inches of water remaining for the three-year allocation. This tract contains a house that was built in 1932 with 1,314 square feet on main floor, three bedrooms, one full bathroom and one half bathroom, and an unfinished 1,314 square foot basement. There are a number of outbuildings, including a two-car, block built garage, and a 40' x 60" dirt floor Quonset. The house is selling "as-is." This tract features quality farmland with a pasture and hunting potential. This tract is located on Highway 89.

Directions to the Property:

From the west edge of Stamford, go west one mile on Highway 89. The property is located on both sides of the road.

Legal Description:

141+/- acres, Parcel ID 380008900, NE1/4 19-2-20

Improvements:

G-000080A 1500 gal/min 11-1-1955. Gravity irrigated with a propane power unit. The house was built in 1932 with 1,314 square feet on main floor, three bedrooms, and one full bathroom and one half bathroom. There is a 1,314 square foot unfinished basement. There are a number of



outbuildings including a two-car, block built garage, and a 40' x 60" dirt floor Quonset. The house is selling "as-is." Ideal for a permanent residence or hired man house.

FSA Information:

• Tracts 1 & 2:

	Base	Yield
Wheat	23.10 acres	60 bushels
Corn	69.40 acres	119 bushels
Beans	11.81 acres	43 bushels

Farm Data:

Cropland	92.03 acres
Pasture	18.03 acres
Non-crop	24.18 acres
Total	134.24 acres

Taxes:

- Total: \$6,474.76
- Occupation Tax: \$736.00



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8866	Hord silt loam, 0 to 1 percent slopes, warm	47.34	33.63	0	81	2c
3541	Hobbs and McCook silt loams, occasionally flooded	36.49	25.92	0	63	2w
8860	Hord and Hall silt loams, 0 to 1 percent slopes	21.4	15.2	0	77	2c
3545	Hobbs silt loam, channeled, frequently flooded	15.54	11.04	0	46	5w
2559	Coly-Uly silt loams, 11 to 30 percent slopes	9.21	6.54	0	61	6e
2819	Uly silt loam, 3 to 11 percent slopes	6.98	4.96	0	75	4e
8861	Hord and Hall silt loams, 1 to 3 percent slopes	3.49	2.48	0	77	2e
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	0.33	0.23	0	65	4e
TOTALS		140.78(*)	100%	-	70.13	2.7

Property Information - Tract 3

Property Description:

160+/- acres of quality dry land farmland with productive soils. This tract has a livestock well that supplies the water for tracts 4 and 5. The tract has access via a minimum maintenance road.

Directions to the Property:

From the west edge of Stamford, go west three-quarters of a mile on Highway 89 to A Road. Turn north and travel three-quarters of a mile on the east side of the road.

Legal Description:

160+/- acres, Parcel ID 380007400, NW1/4 17-2-20

FSA Information:

• Tracts 3 & 5:

	Base	Yield
Wheat	45.09 acres	60 bushels
Corn	135.42 acres	119 bushels
Beans	23.04 acres	43 bushels

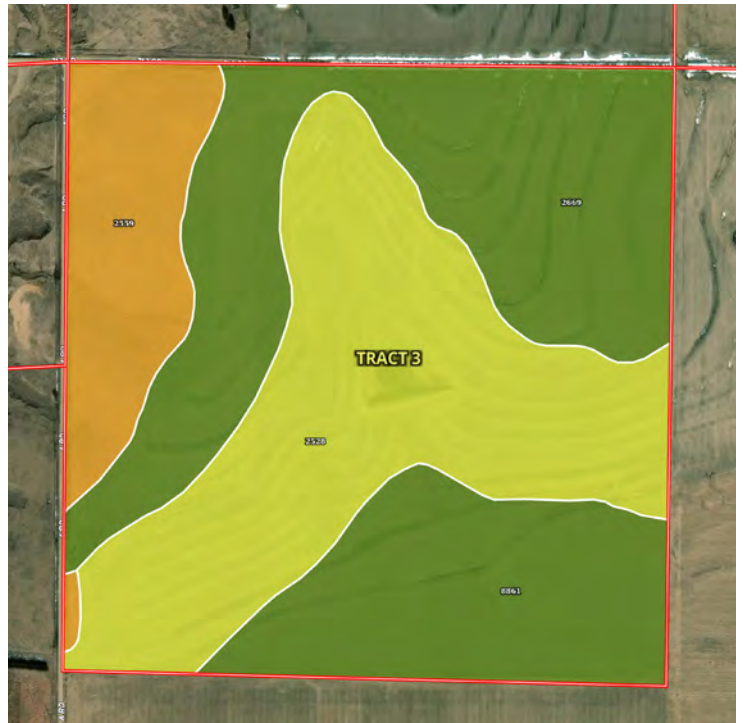
Taxes:

- \$3,302.38



Farm Data:

Cropland	154.28 acres
Non-crop	<u>1.89 acres</u>
Total	156.17 acres



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	58.11	36.48	0	65	4e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	49.76	31.24	0	69	2e
8861	Hord and Hall silt loams, 1 to 3 percent slopes	30.54	19.17	0	77	2e
2559	Coly-Uly silt loams, 11 to 30 percent slopes	20.89	13.11	0	61	6e
TOTALS		159.3(*)	100%	-	68.03	3.25

Property Information - Tract 4

Property Description:

78+/- acres containing a nice combination of dry land and pasture. There are good fences and ponds. The water for the tank is supplied by a well on Tract 3. The buyer will have to either drill a new well or make an agreement with the buyer of Tract 3. The tract has access via a minimum maintenance road.

Directions to the Property:

From the west edge of Stamford, go west three-quarters of a mile on Highway 89 to A Road. Turn north and travel one and one-half miles. The property is on the west side, south of Road 712.

Legal Description:

78+/- acres, Parcel ID 380008200, N1/2NE1/4 18-2-20

FSA Information:

• Tract 4:

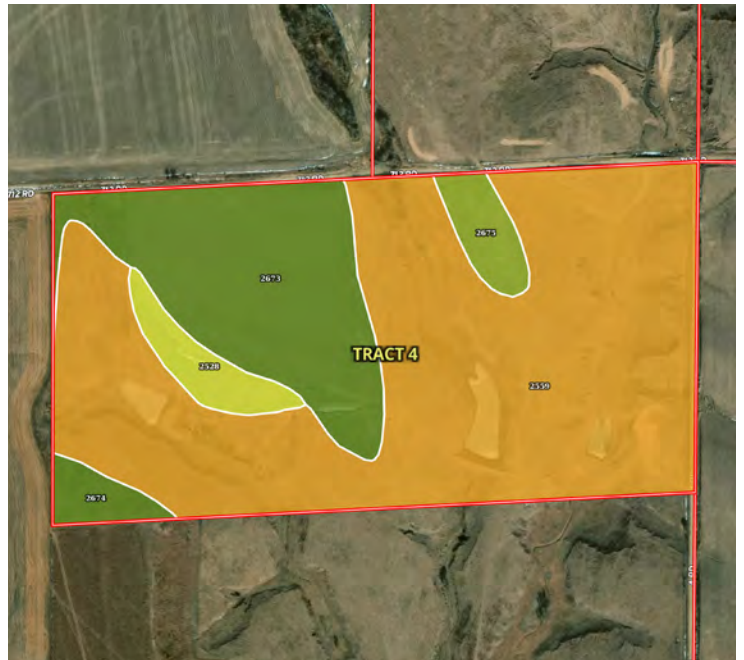
	Base	Yield
Wheat	2.89 acres	60 bushels
Corn	8.68 acres	119 bushels
Beans	1.48 acres	43 bushels

Taxes:

- \$1,211.96

Farm Data:

Cropland	15.91 acres
Pasture	<u>59.16 acres</u>
Total	75.07 acres



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2559	Coly-Uly silt loams, 11 to 30 percent slopes	52.49	67.95	0	61	6e
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	17.6	22.78	0	77	2c
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	2.86	3.7	0	65	4e
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	2.43	3.15	0	75	3e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	1.86	2.41	0	76	2e
TOTALS		77.24(*)	100%	-	65.59	4.82

Property Information - Tract 5

Property Description:

283+/- acres containing a nice combination of pasture and dry land. The west pasture features a stock pond and a water tank supplied by the well on Tract 3. The buyer will have to either drill a new well or make an agreement with the buyer of Tract 3. The perimeter fences are in good condition, but the interior fences are not maintained. The east pasture has a stock pond with good fences. Access to the dry land is from the east. The tract has access via a minimum maintenance road.

Directions to the Property:

From the west edge of Stamford, go west three-quarters of a mile on Highway 89 to A Road. Turn north one and one-half miles. The property is on the north side, south of Road 712.

Legal Description:

81+/- acres, Parcel ID 380002800, E1/2SE1/4 7-2-20 and 202+/- acres, Parcel ID 380003200, SW1/4NE1/4 & W1/2SE1/4 & S1/2NW1/4 8-2-20 283+/- total acres on this tract.



FSA Information:

• Tracts 3 & 5:

	Base	Yield
Wheat	45.09 acres	60 bushels
Corn	135.42 acres	119 bushels
Beans	23.04 acres	43 bushels

Farm Data:

Cropland	91.12 acres
Pasture	<u>186.47 acres</u>
Total	277.59 acres

Taxes:

- \$4,831.78



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	94.77	33.82	0	69	2e
2526	Coly and Nuckolls silt loams, 11 to 30 percent slopes, eroded	75.86	27.07	0	54	6e
2559	Coly-Uly silt loams, 11 to 30 percent slopes	53.3	19.02	0	61	6e
2810	Uly and Coly silt loams, 11 to 30 percent slopes	26.68	9.52	0	63	6e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	20.98	7.49	0	76	2e
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	6.28	2.24	0	65	4e
4123	Holdrege and Uly soils, 3 to 7 percent slopes, eroded	2.02	0.72	0	66	3e
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	0.32	0.11	0	75	3e
TOTALS		280.2 1(*)	100%	-	63.27	4.28

Property Information - Tract 6

Property Description:

162+/- acres containing a nice combination of dry land and pasture. The dry land features mostly Holdrege silt loam soils. The pasture fence has not been maintained. This tract has excellent hunting potential. The tract has access via a gravel road.

Directions to the Property:

From the west edge of Stamford, go west three-quarters of a mile on Highway 89 to A Road. Turn north and travel one and one-half miles to Road 712. Turn east and go two miles to C Road. Then, go north one mile to 713 Road. The property is on the east side of the road.

Legal Description:

162+/- acres, Parcel ID 380001100, SW1/4 3-2-20

FSA Information:

• Tract 6:

	Base	Yield
Wheat	18.16 acres	60 bushels
Corn	54.55 acres	119 bushels
Beans	9.28 acres	43 bushels

Farm Data:

Cropland	99.10 acres
Pasture	<u>61.39 acres</u>
Total	160.49 acres

Taxes:

- \$3,538.42



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	86.43	53.41	0	77	2c
2810	Uly and Coly silt loams, 11 to 30 percent slopes	53.96	33.34	0	63	6e
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	15.31	9.46	0	65	4e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	6.11	3.78	0	69	2e
TOTALS		161.8 1(*)	100%	-	70.89	3.52

Simulcast Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on January 6, 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 may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Phelps County 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 Phelps County Title Company the required earnest payment. The cost of title insurance will be paid equally by the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about January 6, 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 Phelps County Title Company.

Sale Method: The real estate will be offered in six 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: Gerald W and Bessie K McInturf Living Revocable Trust Et Al

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, November 27, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 11:00 AM on Wednesday, December 4, 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.

Property Location

