



LAND AUCTION

SIMULCAST LIVE AND ONLINE

154.14± Acres, Thayer County, Nebraska

Friday, November 22, 2024 | 10:00 AM

Stastny Community Center | 1350 Dove Road, Hebron, Nebraska

SCAN THE QR CODE
FOR MORE INFO!



Highlights:

- Good mix of quality dryland, grass, and timber
- Excellent hunting potential
- Located along Highway 136



For additional information, please contact:
Lance Pachta, Broker | (402) 768-3303
LPachta@FarmersNational.com

Bidding starts | Friday, November 15, 2024, at 8:00 AM
Bidding closes | Friday, November 22 2024, at end of live event

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

Property Information

Directions to Properties: The farm is located 4.5 miles east of Hebron on Highway 136 on the southwest corner of the Highway 136 and Road 6700 intersection.

Legal Descriptions: The Northeast Quarter (NE1/4) of Section Thirteen (13), Township Two (2) North, Range Two (2) West of the 6th P.M.

Property Descriptions: The farm is located along Highway 136 east of Hebron, Nebraska. It consists of 107.22 acres of non-irrigated cropland and 43.38 acres of grass and timber, with excellent hunting potential.

Farm Data:

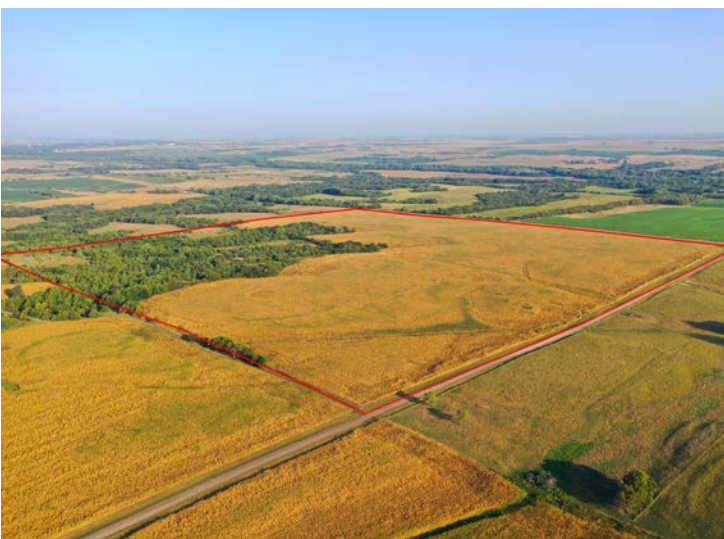
Cropland	107.22 acres
Pasture	43.38 acres
Other	3.54 acres
Total	154.14 acres

FSA Information:

	Base	Yield
Wheat	36.73 acres	47 bushels
Corn	29.72 acres	128 bushels
Soybeans	19.95 acres	38 bushels

Taxes: \$3,496.70

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	52.37	34.01	0	58	3e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	32.88	21.35	0	65	2s
3191	Jansen-Meadin complex, 11 to 30 percent slopes, eroded	28.73	18.66	0	26	6e
3955	Geary silty clay loam, 7 to 11 percent slopes, severely eroded	23.34	15.16	0	55	4e
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	6.62	4.3	0	62	3e
3969	Hastings soils, eroded	3.81	2.47	0	58	4e
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	3.19	2.07	0	62	4e
3190	Jansen-Meadin complex, 6 to 11 percent slopes, eroded	1.98	1.29	0	42	4e
3841	Geary silty clay loam, 11 to 30 percent slopes, severely eroded	1.05	0.68	0	51	6e
TOTALS		153.97(*)	100%	-	53.07	3.58



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 at closing on December 27, 2024, or such other date agreed to by the parties. Subject to the current lease.

Earnest Payment: A 15% 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 Cottonwood 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 Cottonwood Title Company 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 December 27, 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 Cottonwood Title Company.

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 in one individual tract. 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: The Dennis D & Arlean E Crossgrove Revocable Trust, Beverly K Mussman and Linda Depner

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, November 15, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, November 22, 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.