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# GROSVENOR LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**1,312± Acres, Dixon County, Nebraska**

**Thursday, October 17, 2024 | 10:30 AM**

**Ponca State Park | 88090 Spur 26E, Ponca, Nebraska**

## **Highlights:**

- **Offered in 12 individual different sized tracts!**
- **Great opportunity for a beginning farmers, established farmer or investor!**
- **Easy access**



**Wendi Schutte, Broker**

**(402) 518-0115 | [WSchutte@FarmersNational.com](mailto:WSchutte@FarmersNational.com)**

**[www.FarmersNational.com/Laurel](http://www.FarmersNational.com/Laurel)**

**Bidding starts | Monday, October 7, 2024, at 8:00 AM**

**Bidding closes | Thursday, October 17, 2024, at the end of the live event.**

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

**Property Description:**

Here is an excellent opportunity to buy dryland in Dixon County, with several size pieces up for sale. Great opportunity for beginning farmers to buy the right size piece you need to get started, or for the established farmer to expand your farming operation. Weather you're a beginning farmer, established farmer, or investor, this auction has been split into a variety of great pieces! **Sellers are willing to extend closing for USDA FSA Beginner Farmer Program/Loan.**

**FSA Information:**

**Tract 1:**

	<u>Base</u>	<u>Yield</u>
Corn	120.80 acres	175 bushels
Soybeans	40.80 acres	50 bushels

**Tracts 2 & 3:** Combined - see FSA 156ez

**Tract 4:**

	<u>Base</u>	<u>Yield</u>
Corn	35.21 acres	189 bushels
Soybeans	29.11 acres	49 bushels

**Tract 5:**

	<u>Base</u>	<u>Yield</u>
Corn	57 acres	126 bushels
Soybeans	19 acres	42 bushels

**Tract 6:**

	<u>Base</u>	<u>Yield</u>
Corn	110.60 acres	175 bushels
Soybeans	3.80 acres	50 bushels

**Tracts 7 & 8:** Combined - see FSA 156ez

**Tract 9:**

	<u>Base</u>	<u>Yield</u>
Corn	13.10 acres	126 bushels
Soybeans	13.10 acres	42 bushels

**Tract 11:**

	<u>Base</u>	<u>Yield</u>
Corn	21.30 acres	126 bushels
Soybeans	7.10 acres	42 bushels

**Tract 10:** Combined with Tract 8 - see FSA 156ez

**Tract 12:**

	<u>Base</u>	<u>Yield</u>
Corn	83.90 acres	126 bushels
Soybeans	18.30 acres	42 bushels

**Legal Descriptions:**

- **Tract 1:** 26-30-4 W1/2 SEC. 26-30-4
- **Tract 2:** 29-30-5 W1/2 NW1/4 SEC. 29-30-5
- **Tract 3:** 29-30-5 W1/2 SW1/4 SEC. 29-30-5
- **Tract 4:** 9-30-5 TL 2 SEC. 9-30-5 ~AND~ 16-30-5 TL 1 & TL 2 SEC. 16-30-5
- **Tract 5:** 20-30-5 S1/2 NE1/4 SEC. 20-30-5
- **Tract 6:** 20-30-5 SE1/4 SEC.20-30-5
- **Tract 7:** 29-30-5 E1/2 NE1/4 SEC. 29-30-5
- **Tract 8:** 28-30-5 N1/2 NW1/4 & SW1/4 NW1/4 & TL 2 SEC. 28-30-5 ~AND~ 28-30-5 TL 1 SEC. 28-30-5
- **Tract 9:** 28-30-5 W1/2 NE1/4 SEC. 28-30-5
- **Tract 10:** 29-30-5 SE1/4 SE1/4 SEC. 29-30-5
- **Tract 11:** 32-30-5 NE1/4 NE1/4 SEC. 32-30-5
- **Tract 12:** 15-29-5 TL 2 & TL 14 SEC. 15-29-5

**Taxes:**

- **Tract 1:** \$11,410.82 (\$35.66/acre)
- **Tract 2:** \$2,671.52 (\$33.40/acre)
- **Tract 3:** \$3,309.90 (\$41.38/acre)
- **Tract 4:** \$2,786.08 (\$35.70/acre)
- **Tract 5:** \$4,372.30 (\$54.66/acre)
- **Tract 6:** \$9,910.68 (\$61.95/acre)
- **Tract 7:** \$4,101.60 (\$51.27/acre)
- **Tract 8:** \$11,605.66 (\$73.00/acre)
- **Tract 9:** \$2,809.06 (\$35.12/acre)
- **Tract 10:** \$1,665.52 (\$41.64/acre)
- **Tract 11:** \$1,593.64 (\$39.85/acre)
- **Tract 12:** \$4,764.12 (\$42.43/acre)

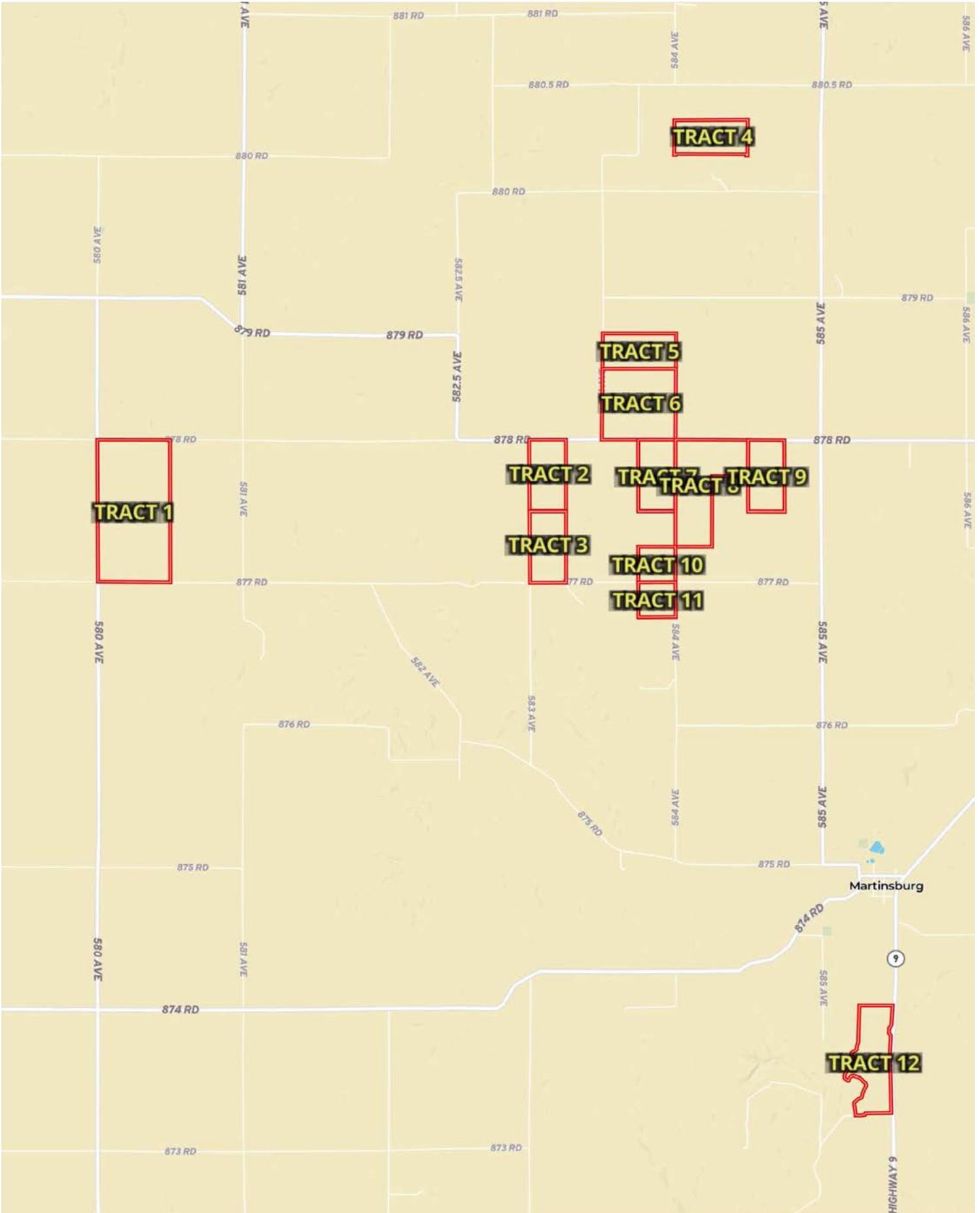
**Special Notes:**

- **Tract 4:**
  - 6.00 acres, \$1,712/\$285.37/acre.
  - 3.90 acres, \$1,170/\$300.00/acre.

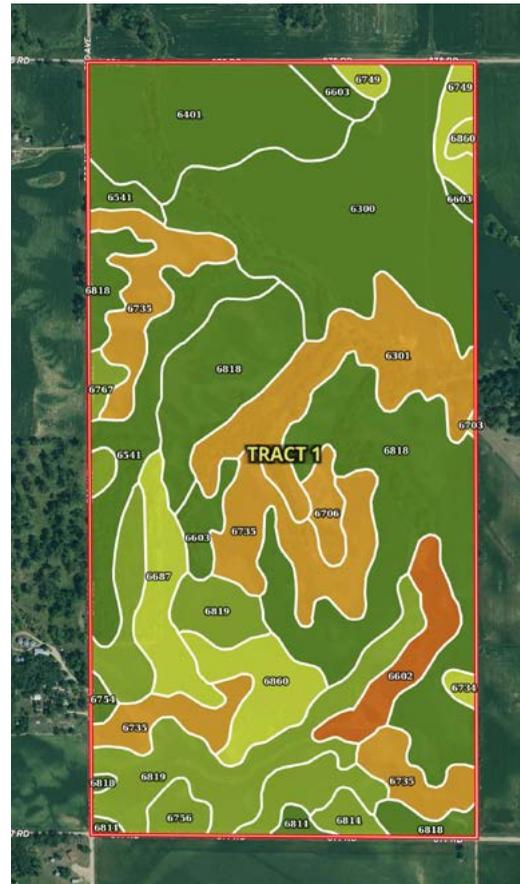
Both expiring 9/30/2033 ~ OR ~ Sellers are willing to cancel and pay back payments. Buyers' choice.

- **Tract 6:** 7.95 acres surveyed off for acreage. Acreage not for sale.
- **Tract 8:** House is abandon and is not deemed livable in the conditions it is in. NO Seller Disclosure available. No information is known about the well, septic, bins, or buildings. All sold- AS IS with land!

# Property Location Map



# Tract 1 Maps



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6818	Moody-Leisy complex, 2 to 6 percent slopes	69.19	21.74	0	76	2e
6300	Aowa silt loam, 0 to 3 percent slopes, occasionally flooded	48.08	15.11	0	77	2w
6735	Thurman-Leisy complex, 6 to 11 percent slopes	38.04	11.95	0	54	6e
6401	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	27.43	8.62	0	80	2w
6819	Moody-Leisy complex, 6 to 11 percent slopes	25.77	8.1	0	74	3e
6301	Aowa silt loam, channeled, 0 to 3 percent slopes, frequently flooded	23.03	7.24	0	54	6w
6541	Maskell loam, 2 to 6 percent slopes	18.18	5.71	0	82	2e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	10.42	3.27	0	56	4e
6767	Nora silty clay loam, 6 to 11 percent slopes	9.83	3.09	0	75	3e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	9.7	3.05	0	67	4e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	8.68	2.73	52	67	3e
6602	Alcester silt loam, gullied, 11 to 60 percent slopes	8.42	2.65	0	41	7e
6603	Alcester silty clay loam, 2 to 6 percent slopes	6.77	2.13	91	76	2e
6749	Nora silt loam, 11 to 17 percent slopes	5.18	1.63	0	73	4e
6706	Thurman loamy fine sand, 6 to 11 percent slopes	3.31	1.04	0	47	6e
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	2.37	0.74	0	63	3e
6811	Moody silty clay loam, 2 to 6 percent slopes	1.71	0.54	67	75	2e
6734	Thurman-Leisy complex, 2 to 6 percent slopes	1	0.31	0	52	4e
6754	Nora silt loam, 2 to 6 percent slopes, eroded	0.99	0.31	50	69	2e
6703	Thurman loamy fine sand, 2 to 6 percent slopes	0.19	0.06	45	48	4e
TOTALS		318.29(*)	100%	3.9	69.76	3.25

## Tract 2 Maps



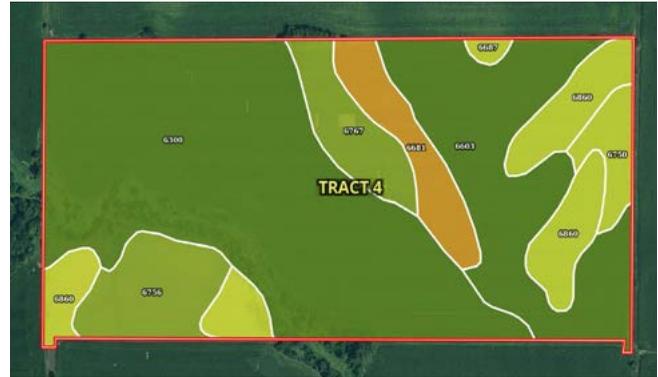
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	19.72	24.43	0	56	4e
6603	Alcester silty clay loam, 2 to 6 percent slopes	13.28	16.45	91	76	2e
6753	Nora silt loam, 2 to 6 percent slopes	10.84	13.43	52	76	2e
6300	Aowa silt loam, 0 to 3 percent slopes, occasionally flooded	10.12	12.54	0	77	2w
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	8.32	10.31	0	67	4e
6750	Nora silt loam, 11 to 17 percent slopes, eroded	7.48	9.27	48	63	4e
6767	Nora silty clay loam, 6 to 11 percent slopes	6.04	7.48	0	75	3e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	2.78	3.44	52	67	3e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	2.14	2.65	0	37	6e
TOTALS		80.72(*)	100%	28.2	67.7	3.1

## Tract 3 Maps



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6767	Nora silty clay loam, 6 to 11 percent slopes	17.09	21.43	0	75	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	15.96	20.01	91	76	2e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	15.17	19.02	52	67	3e
6754	Nora silt loam, 2 to 6 percent slopes, eroded	14.29	17.92	50	69	2e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	6.85	8.59	0	67	4e
6753	Nora silt loam, 2 to 6 percent slopes	5.6	7.02	52	76	2e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	4.78	5.99	0	56	4e
TOTALS		79.74(*)	100%	40.71	70.83	2.7

## Tract 4 Maps



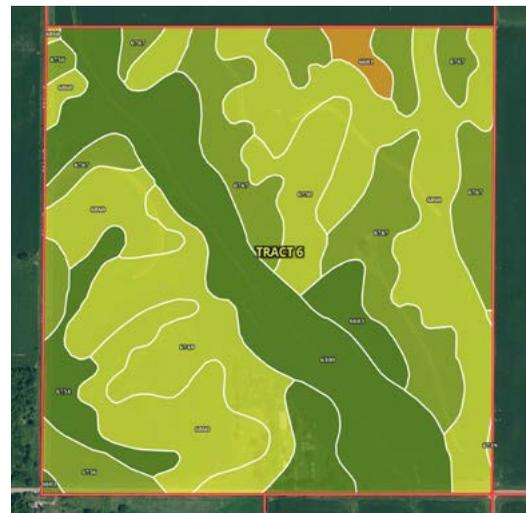
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6300	Aowa silt loam, 0 to 3 percent slopes, occasionally flooded	36.54	47.08	0	77	2w
6603	Alcester silty clay loam, 2 to 6 percent slopes	15.98	20.59	91	76	2e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	8.91	11.48	0	56	4e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	5.3	6.83	52	67	3e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	4.25	5.48	0	37	6e
6767	Nora silty clay loam, 6 to 11 percent slopes	4.05	5.22	0	75	3e
6750	Nora silt loam, 11 to 17 percent slopes, eroded	2.18	2.81	48	63	4e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	0.41	0.53	0	67	4e
TOTALS		77.62( )	100%	23.63	70.96	2.64

## Tract 5 Maps



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	30.82	38.31	0	56	4e
6767	Nora silty clay loam, 6 to 11 percent slopes	28.08	34.91	0	75	3e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	9.91	12.32	52	67	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	5.38	6.69	91	76	2e
6300	Aowa silt loam, 0 to 3 percent slopes, occasionally flooded	4.46	5.54	0	77	2w
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	1.57	1.95	0	37	6e
6754	Nora silt loam, 2 to 6 percent slopes, eroded	0.22	0.27	50	69	2e
TOTALS		80.44( )	100%	12.63	66.15	3.32

## Tract 6 Maps



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	49.65	30.64	0	56	4e
6767	Nora silty clay loam, 6 to 11 percent slopes	33.66	20.78	0	75	3e
6300	Aowa silt loam, 0 to 3 percent slopes, occasionally flooded	31.7	19.57	0	77	2w
6749	Nora silt loam, 11 to 17 percent slopes	18.35	11.33	0	73	4e
6603	Alcester silty clay loam, 2 to 6 percent slopes	8.66	5.35	91	76	2e
6750	Nora silt loam, 11 to 17 percent slopes, eroded	7.39	4.56	48	63	4e
6754	Nora silt loam, 2 to 6 percent slopes, eroded	6.4	3.95	50	69	2e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	4.32	2.67	52	67	3e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	1.91	1.18	0	37	6e
<b>TOTALS</b>		<b>162.04(*)</b>	<b>100%</b>	<b>10.41</b>	<b>67.96</b>	<b>3.21</b>

## Tract 7 Maps



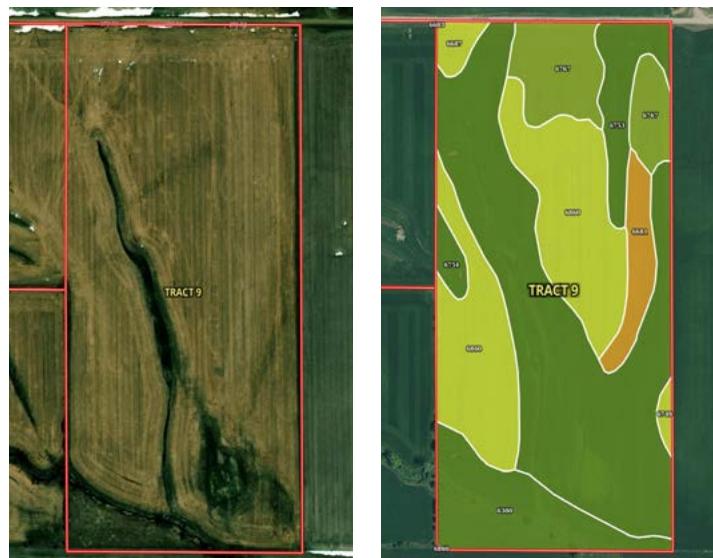
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6300	Aowa silt loam, 0 to 3 percent slopes, occasionally flooded	28.96	35.31	0	77	2w
6756	Nora silt loam, 6 to 11 percent slopes, eroded	11.94	14.56	52	67	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	11.69	14.25	91	76	2e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	11.32	13.8	0	56	4e
6767	Nora silty clay loam, 6 to 11 percent slopes	7.76	9.46	0	75	3e
6750	Nora silt loam, 11 to 17 percent slopes, eroded	6.88	8.39	48	63	4e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	3.46	4.22	0	67	4e
<b>TOTALS</b>		<b>82.01(*)</b>	<b>100%</b>	<b>24.57</b>	<b>70.71</b>	<b>2.77</b>

## Tract 8 Maps



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6756	Nora silt loam, 6 to 11 percent slopes, eroded	39.79	24.67	52	67	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	30.72	19.05	91	76	2e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	28.38	17.59	0	56	4e
6300	Aowa silt loam, 0 to 3 percent slopes, occasionally flooded	16.72	10.37	0	77	2w
6754	Nora silt loam, 2 to 6 percent slopes, eroded	14.48	8.98	50	69	2e
6753	Nora silt loam, 2 to 6 percent slopes	13.08	8.11	52	76	2e
6767	Nora silty clay loam, 6 to 11 percent slopes	11.06	6.86	0	75	3e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	7.09	4.4	0	67	4e
TOTALS		161.3 2(*)	100%	38.86	69.28	2.75

## Tract 9 Maps



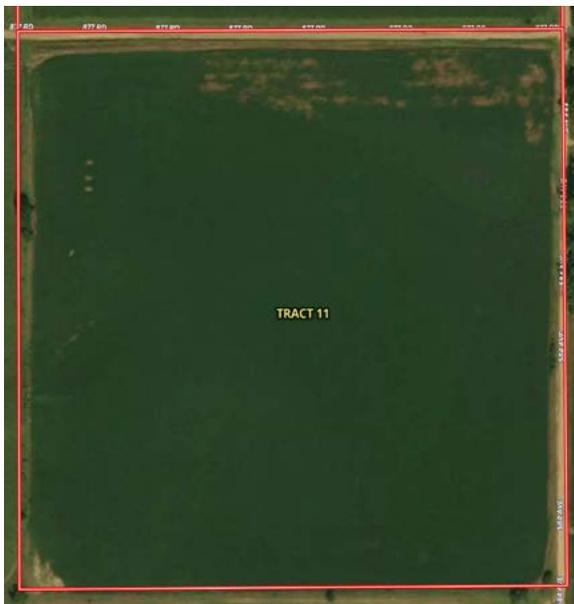
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6603	Alcester silty clay loam, 2 to 6 percent slopes	31.27	38.95	91	76	2e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	21.3	26.53	0	56	4e
6300	Aowa silt loam, 0 to 3 percent slopes, occasionally flooded	8.97	11.17	0	77	2w
6767	Nora silty clay loam, 6 to 11 percent slopes	7.89	9.83	0	75	3e
6753	Nora silt loam, 2 to 6 percent slopes	4.54	5.65	52	76	2e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	3.34	4.16	0	37	6e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	1.26	1.57	0	67	4e
6754	Nora silt loam, 2 to 6 percent slopes, eroded	1.18	1.47	50	69	2e
6749	Nora silt loam, 11 to 17 percent slopes	0.54	0.67	0	73	4e
TOTALS		80.29( *)	100%	39.12	68.82	2.84

# Tract 10 Maps



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6767	Nora silty clay loam, 6 to 11 percent slopes	19.96	49.27	0	75	3e
6753	Nora silt loam, 2 to 6 percent slopes	15.12	37.32	52	76	2e
6603	Alcester silty clay loam, 2 to 6 percent slopes	3.35	8.27	91	76	2e
6754	Nora silt loam, 2 to 6 percent slopes, eroded	2.08	5.13	50	69	2e
TOTALS		40.51(*)	100%	29.5	75.15	2.49

# Tract 11 Maps



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6750	Nora silt loam, 11 to 17 percent slopes, eroded	13.57	33.45	48	63	4e
6767	Nora silty clay loam, 6 to 11 percent slopes	11.54	28.44	0	75	3e
6753	Nora silt loam, 2 to 6 percent slopes	10.73	26.45	52	76	2e
6603	Alcester silty clay loam, 2 to 6 percent slopes	3.89	9.59	91	76	2e
6754	Nora silt loam, 2 to 6 percent slopes, eroded	0.84	2.07	50	69	2e
TOTALS		40.57(*)	100%	39.57	71.22	2.95

# Tract 12 Maps



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7153	Kennebec silt loam, 0 to 3 percent slopes, rarely flooded	54.84	48.11	0	96	1
6300	Aowa silt loam, 0 to 3 percent slopes, occasionally flooded	21.48	18.84	0	77	2w
6603	Alcester silty clay loam, 2 to 6 percent slopes	20.65	18.11	91	76	2e
6767	Nora silty clay loam, 6 to 11 percent slopes	11.02	9.67	0	75	3e
9999	Water	3.84	3.37	0	-	-
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	2.15	1.89	0	56	4e
6602	Alcester silt loam, gullied, 11 to 60 percent slopes	0.03	0.03	0	41	7e
TOTALS		114.0 1(*)	100%	16.48	82.77	1.64



# 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 November 18, 2024, 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 can be a personal check or 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 November 18, 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.

**Sale Method:** The real estate will be offered in 12 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.

**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:** Harold Grosvenor Family

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, October 7, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:30 AM on Thursday, October 17, 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.

**Additional Comments:** Sellers are willing to extend closing for USDA FSA Beginner Farmer Program/Loan.

# GROSVENOR LAND AUCTION

**1,312± Acres**  
**Dixon County, Nebraska**



[WWW.FARMERSNATIONAL.COM/LAUREL](http://WWW.FARMERSNATIONAL.COM/LAUREL)

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