



# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**191.46± Acres, Thayer County, Nebraska**

**Thursday, November 14, 2024 | 10:00 AM**

**Byron Community Center | 120 Kansas Street, Byron, Nebraska**

SCAN THE QR CODE  
FOR MORE INFO!



## Highlights:

- High quality irrigated farm
- Possession for the 2025 crop year
- Close to competitive grain markets



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



**Richard Boyles, Agent | (785) 639-6285**  
RBoyles@FarmersNational.com

**Bidding starts | Friday, November 8, 2024, at 8:00 AM**  
**Bidding closes | Thursday, November 14, 2024, at end of live event**

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

## Property Information

**Directions to Property:** The property is located 3.5 miles north of Byron on Road 5200, on the northwest corner of the Road 5200 and Road E intersection.

**Property Description:** The property is an excellent center pivot irrigated farm consisting of 191.46 +/- acres

**Improvements:** Well: 9" well drilled to a depth of 172 feet in 1967. When drilled, it pumped 1,500 gpm at 123 feet. Well registration # G-027345.

**Irrigation Equipment:** The 1990 Reinke 8 tower pivot, 75 HP US electric motor, electric panel, gearhead and pump are included with the sale. The smaller pivot in the northwest corner, the gravity irrigation pipe and chemigation tank are all owned by the current tenant and are not included with the sale.

**Legal Description:** The East Half of the Southeast Quarter (E1/2SE1/4) AND the West Half of the Southeast Quarter (W1/2SE1/4) AND Part of the Southwest Quarter (PT SW1/4) of Section Nine (9), Township One (1) North, Range Four (4) West of the 6th P.M. in Thayer County, Nebraska.

### Farm Data:

Cropland	182.83 acres
Timber	4.82 acres
Other	3.81 acres
Total	191.46 acres

### FSA Information:

	Base	Yield
Corn	176.60 acres	184 bushels
Grain Sorghum	.07 acres	93 bushels

**Taxes:** \$9,704.05

## Location Map





## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3775	Muir silt loam, rarely flooded	54.37	28.43	0	87	1
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	53.45	27.95	0	58	3e
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	32.53	17.01	0	62	4e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	24.89	13.01	0	65	2s
3866	Hastings silt loam, 1 to 3 percent slopes	20.25	10.59	0	68	2e
3545	Hobbs silt loam, channeled, frequently flooded	1.7	0.89	0	39	6w
3839	Geary silty clay loam, 11 to 30 percent slopes	1.64	0.86	0	52	6e
3969	Hastings soils, eroded	1.17	0.61	0	58	4e
3841	Geary silty clay loam, 11 to 30 percent slopes, severely eroded	1.16	0.61	0	51	6e
9999	Water	0.09	0.05	0	-	-
TOTALS		191.25(*)	100%	-	68.6	2.44

# Simulcast Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Real Estate taxes will be prorated to closing.

**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 16, 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 may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Nebraska 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 Nebraska 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 16, 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 Nebraska 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 an 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:** EHK Farms, LLC

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on Friday, November 8, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, November 14, 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.