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LAND AUCTION

SIMULCAST LIVE AND ONLINE

758.38± Acres, Custer County, Nebraska

Friday, November 15, 2024 | 1:00 PM

Callaway Community Center | 203 West Kimball Street, Callaway, Nebraska

Highlights:

- **Quality irrigated farms with excellent access**
- **Hardland pasture with good fences**
- **Excellent acreage right off Highway 40**



For additional information, please contact:
Jim Eberle, Agent | (308) 870-1785
JEberle@FarmersNational.com



Bidding starts | Monday, November 11, 2024 at 8:00 AM

Bidding closes | Friday, November 15, 2024 at end of live event

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

Property Information

Directions to Property:

Tract 1: From the intersection of Highway 40 and Spur 21B south of Callaway, go 5.5 miles west. Property will be on the north side of the highway.

Tracts 2 and 3: From the intersection of Highway 40 and Spur 21B south of Callaway, go 4.5 miles west. Property will be on the south side of the highway.

Tract 4: From the intersection of Highway 40 and Spur 21B south of Callaway, go 1.25 miles west, turn south on Cozad Road. for 7.1 miles, turn west on Cottonwood Creek Road for one mile, turn west on 785 Drive for 1 mile, turn south on 421 Drive for one mile, and turn west on 420 Road for one mile. Property will be on the west side of the road.

Legal Descriptions:

Tract 1: 438.24+/- acres, W1/2, E1/2 NW14 11-15-24, E1/2 NE1/4 11-15-24, and W1/2 W1/2 NW ¼ 12-15-24

Tract 2: 154.14+/- acres (subject to survey), Pt. NE1/4 13-15-24

Tract 3: 6+/- acres (subject to survey), Pt. NE1/4 13-15-24, Acreage

Tract 4: 160+/- acres, SE1/4 13-14-24

Property Description:

Tract 1: W1/2, E1/2 NW14 11-15-24, E1/2 NE1/4 11-15-24, and W1/2 W1/2 NW ¼ 12-15-24
438.24+/- acres of pivot irrigated farmland, dryland, and pasture offered in this tract. Grain bin on site. Pivot is a 2004 Valley 6 tower. Well registration data shows 750 gpm on well registration number G-027125. There is an electric motor supplying this well. The pasture has a submersible well supplying two tanks. There is another submersible well at the grain bin for winter water. FSA records show 89.4 acres under the pivot, 35.15 acres of dryland crop ground, and 284.74 acres of fenced pasture. This property has highway and gravel road access on 3 sides.

Tract 2: Pt. NE1/4 13-15-24

154.14+/- acres (subject to survey) of pivot irrigated, gravity irrigated, dryland, and pasture offered in this tract. The acreage will be surveyed off and offered as Tract 3. Exact acre amounts for Tract 2 and Tract 3 will be available by the start of the auction. The pivot is a 1981 Reinke 7 tower. The pivot and gravity irrigation are supplied by well registration number G-003987 which is rated at 1200 gpm. The pasture has historically been used during winter grazing. There are 63.5 FSA acres under the pivot, 25.13 FSA acres of gravity irrigation, 16.24 dryland acres, and 46.32 acres of pasture. The dryland acres amounts may change with the completion of the survey. Note: The diesel power unit and fuel tank are property of the current tenant.

Tract 3: Pt. NE1/4 13-15-24 (acreage)

6+/- acres (subject to survey). Three bedroom, two bathroom home with unattached, oversize two car garage. Newer roof, siding, and gutters on this beautiful home. There is a slant sided quonset with a concrete floor on site. There is an older barn and grain bins on this acreage. Exact acre amounts for Tract 2 and Tract 3 will be available by the start of the auction and are subject to survey. Please reference the separate, more detailed flier regarding this tract.

Tract 4: SE1/4 13-14-24

160+/- acres of fenced pasture. There is a submersible well feeding one stock tank in the center of the property. There are 3 and 4 wire barbed wire fences on 3 sides with the east side containing smooth wire electric fence. 95.7 acres have been previously farmed and are now in pasture. There are historic base acres and PLC yields on this farm.

Improvements:

Tract 1: 2004 Valley 6 tower pivot, electric well, and grain bin.

Tract 2: 1981 Reinke 7 tower pivot and irrigation pipe

Tract 3: Home and outbuildings

Taxes:

Tract 1: \$6,252.28

Tract 2 and 3: \$5,769.70

Tract 4: \$1,712.04

Farm Data:

Tract 1:

Cropland	122.98 acres
Pasture	284.74 acres
Non-crop	30.53 acres
Total	438.25 acres

Tract 2:

Cropland	104.87 acres
Pasture	46.32 acres
Total	151.19 acres

Tract 3:

Buildings	3.77 acres
Total	3.77 acres

Tract 4:

Pasture	160 acres
Total	160 acres

FSA Information:

Tract 1: Dryland

	Base	Yield
Corn	16.35 acres	110 bushels
Wheat	16.35 acres	39 bushels

Tract 1: Irrigated

	Base	Yield
Corn	45.27 acres	166 bushels
Soybeans	16.9 acres	53 bushels
Wheat	0.87 acres	41 bushels

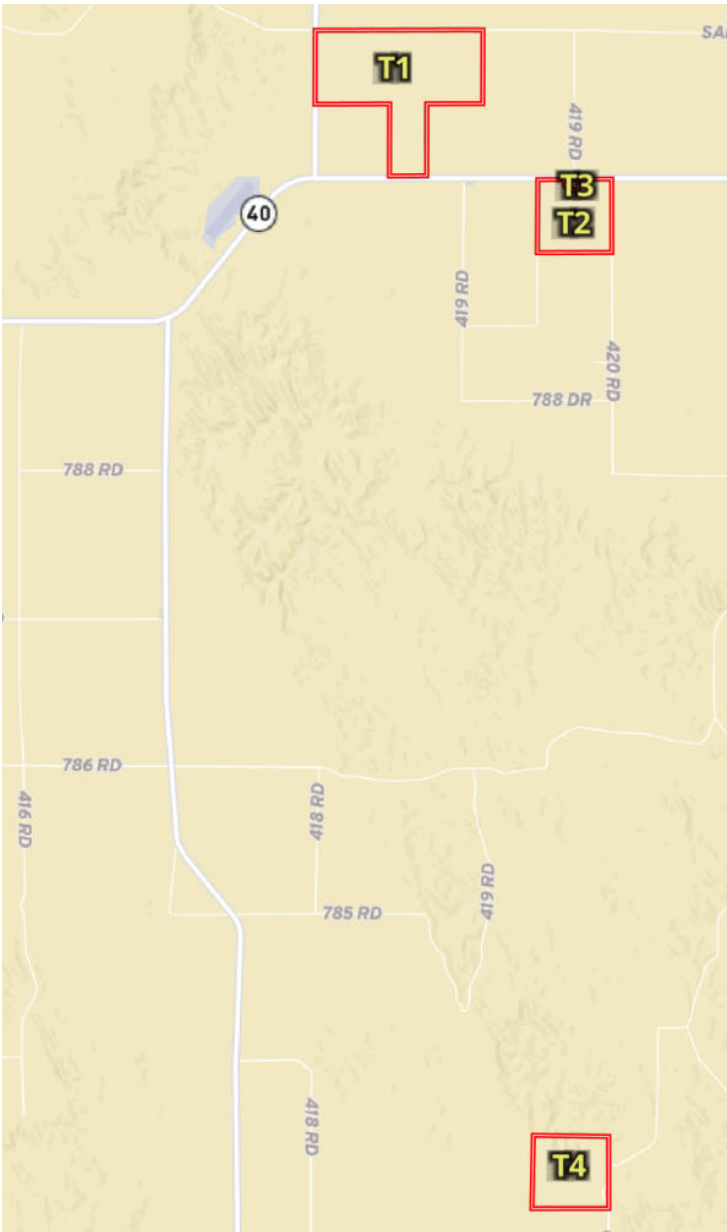
Tract 2:

	Base	Yield
Corn	53.1 acres	166 bushels
Soybeans	19.83 acres	53 bushels
Wheat	1.03 acres	41 bushels

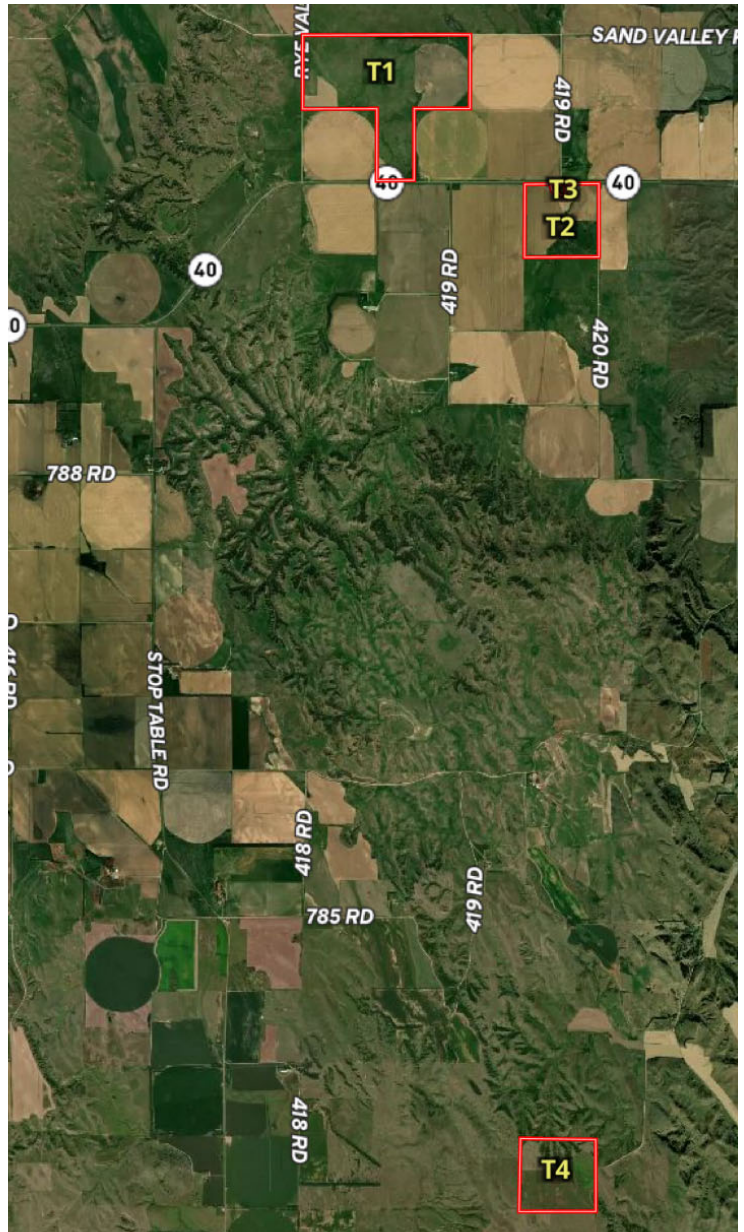
Tract 4:

	Base	Yield
Wheat	19.3 acres	39 bushels
Corn	60.8 acres	107 bushels

Location Map

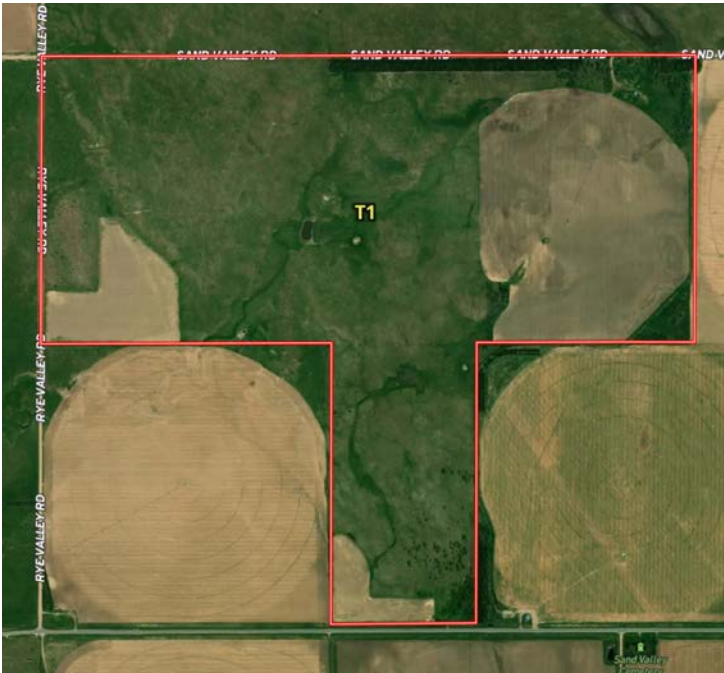


Aerial Map



Tract 1:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4818	Valentine loamy fine sand, 3 to 9 percent slopes	157.09	35.82	21	30	6e
4834	Valentine loamy fine sand, rolling, 9 to 24 percent slopes	113.25	25.82	0	28	6e
3710	Cass fine sandy loam, rarely flooded	78.4	17.88	0	48	2e
9081	Rusco silty clay loam, 0 to 1 percent slopes	26.28	5.99	0	31	2w
8816	Cozad silt loam, 1 to 3 percent slopes	19.86	4.53	0	70	2e
2597	Hersh fine sandy loam, 6 to 11 percent slopes	12.2	2.78	0	48	4e
2611	Hersh-Valentine complex, 11 to 30 percent slopes	11.78	2.69	0	28	6e
9039	Gates very fine sandy loam, 11 to 17 percent slopes	7.25	1.65	0	46	6e
2595	Hersh fine sandy loam, 0 to 3 percent slopes	7	1.6	0	50	3e
8815	Cozad silt loam, 0 to 1 percent slopes	2.29	0.52	0	70	2c
3912	Scott silty clay loam, frequently ponded	2.02	0.46	0	26	4w
4485	Dunday loamy fine sand, 0 to 3 percent slopes	1.15	0.26	0	37	4e
TOTALS		438.57	100%	7.52	35.81	4.73



Tract 2:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8815	Cozad silt loam, 0 to 1 percent slopes	45.5	29.49	0	70	2c
2611	Hersh-Valentine complex, 11 to 30 percent slopes	31.6	20.48	0	28	6e
3710	Cass fine sandy loam, rarely flooded	23.86	15.46	0	48	2e
2597	Hersh fine sandy loam, 6 to 11 percent slopes	20.71	13.42	0	48	4e
2595	Hersh fine sandy loam, 0 to 3 percent slopes	16.85	10.92	0	50	3e
4814	Valentine loamy fine sand, 0 to 3 percent slopes	9.72	6.3	25	30	4e
4818	Valentine loamy fine sand, 3 to 9 percent slopes	6.07	3.93	21	30	6e
TOTALS		154.3 1(*)	100%	2.4	48.77	3.48



Tract 3:

Aerial Map

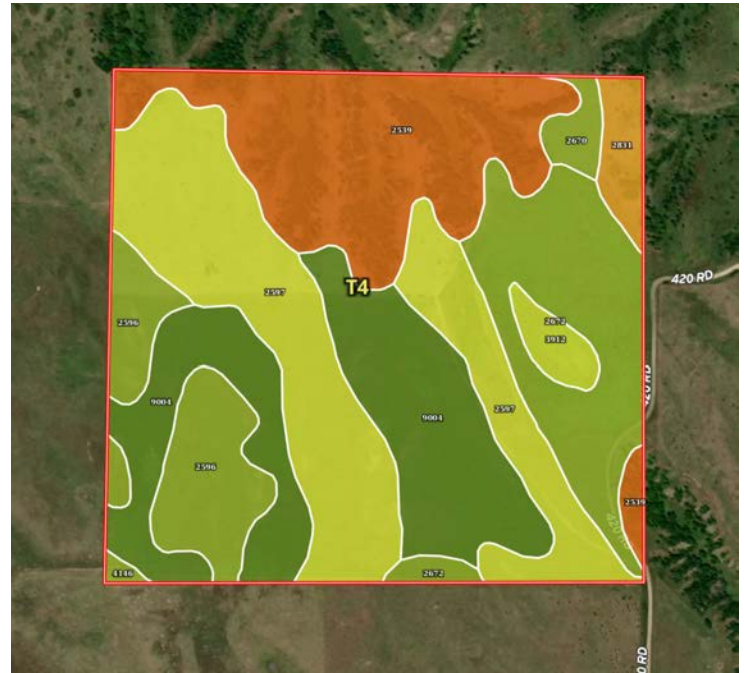


Tract 4:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2597	Hersh fine sandy loam, 6 to 11 percent slopes	43.4	26.91	0	48	4e
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	35.97	22.3	0	42	2e
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	33.34	20.67	0	24	7e
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	23.75	14.72	0	63	3e
2596	Hersh fine sandy loam, 3 to 6 percent slopes	15.28	9.47	0	49	3e
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	3.85	2.39	0	49	6e
3912	Scott silty clay loam, frequently ponded	2.75	1.7	0	26	4w
2670	Holdrege silt loam, 3 to 7 percent slopes	2.47	1.53	0	73	3e
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	0.51	0.32	0	62	3e
TOTALS		161.3 2(*)	100%	-	44.09	3.96



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 December 16, 2024, or such other date agreed to by the parties. Subject to 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 Russell Title and Escrow.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Russell Title and Escrow the required earnest payment. 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 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 Russell Title and Escrow.

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 all of the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered as four 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: The Marjorie M. Schneider Family Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 11, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 12:00 PM on Friday, November 15, 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.