



SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

159.42± Acres, Merrick County, Nebraska

Wednesday, November 13, 2024 | 3:00 PM

Solt Wagner Community Event Center | 1515 17th Street, Central City, Nebraska

Highlights:

- Quality, pivot-irrigated farm
- Located in productive neighborhood with good access to markets
- Excellent access off Highway 14

For additional information, please contact:

**Gary Anderson, Agent | (308) 233-4471
GeAnderson@FarmersNational.com**

**Paul Sullivan, Agent | (308) 380-2328
PSullivan@FarmersNational.com**

Bidding starts | Wednesday, November 6, 2024, at 8:00 AM
Bidding closes | Wednesday, November 13, 2024, at close of live event.

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

Property Information

Directions to Property:

Travel five miles north of Central City, Nebraska, on Highway 14. Then, go one mile east on Highway 92 and one mile north on Highway 14.

Legal Description:

NW 1/4 Section 11 T 14 N, R 6 W of the 6th P.M. Merrick County, Nebraska

Property Description:

Productive, pivot-irrigated farm with 150.04 irrigated acres. Located in the CPNRD phase III water quality area. Good yield history. Open for 2025 season. Close to grain markets. A great addition to any operation.

Improvements:

2003 Reinke 7 tower electric pivot with Senniger sprinkler package. 30 Hp US Motors hollow shaft electric motor, Flowserve eight-inch pump. Well identification number: G-099903 (see well registration data).

FSA Information:

	Base	Yield
Corn	112.20 acres	133 bushels
Soybeans	36.60 acres	44 bushels

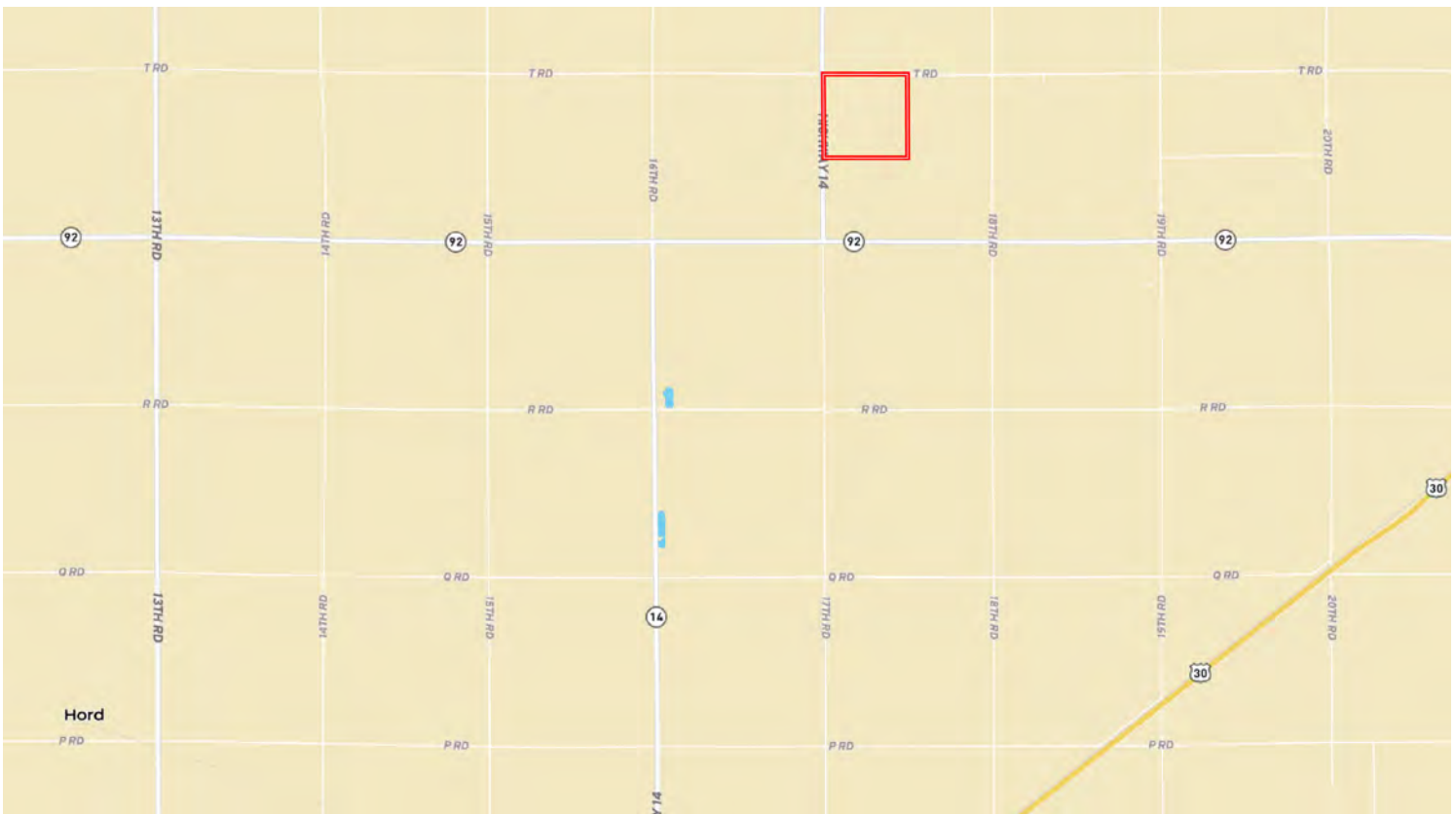
Farm Data:

Cropland	156.76 acres
Road	<u>2.66 acres</u>
Total	159.42 acres

Taxes:

- \$7,171.82

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1022	Caruso-Gayville complex, 0 to 1 percent slopes	42.81	26.87	0	51	2w
3529	Gibbon loam, occasionally flooded	38.17	23.96	0	68	2w
8531	Novina sandy loam, rarely flooded	35.71	22.42	0	59	2w
6529	Janude sandy loam, very rarely flooded	20.31	12.75	0	60	2e
8463	Gayville-Caruso complex, occasionally flooded	11.92	7.48	0	41	4s
8456	Fonner sandy loam, rarely flooded	9.59	6.02	0	47	3w
6352	Leshara silt loam, occasionally flooded	0.8	0.5	0	64	2w
TOTALS		159.3 1(*)	100%	-	57.09	2.21



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 13, 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 (Kearney).

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 the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and 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 13, 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.

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) will pay 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: Absolute Auction with a published minimum bid of \$4,000.00/acre.

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: David W. Hamilton, Et al

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, November 6, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 3:00 PM on Wednesday, November 13, 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.