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L-2500028



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

341± Acres, Holt County, Nebraska

Thursday, March 6, 2025 | 1:30 PM

Knights of Columbus Hall | 408 West Douglas Street, O'Neill, Nebraska

Highlights:

- 2025 Possession
- Abundant irrigation water
- 70,000 bushel grain storage
- High quality soils



For additional information, please contact:

Dave Hickey, Agent | (402) 336-3500 or (402) 340-4436

DHickey@FarmersNational.com

Bidding starts | Saturday, March 1, 2025 at 8:00 AM

Bidding closes | Thursday, March 6, 2025 at end of live event.

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

Directions to Property:

15½ miles north of O'Neill, Nebraska, along U.S. Highway 281, then 2 miles east on 887th Road to the northwest corner of the property.

Property Description:

Available to farm for 2025!

Quality pivot irrigated cropland plus dryland farmground. Located 15 miles north and 2 miles east of O'Neill, this farm features quality soils with nearly 262 acres irrigated. The west pivot is planted to an excellent stand of alfalfa (2021) while the east pivot is in soybean stubble. A multiple well set up with abundant water for two pivots. Grain storage is conveniently located on the farm, with 70,000 bushels of storage between two bins. The bin site offers a grain leg, plus full air floors in the bins. Several tree belts on the property offer livestock protection plus hunting opportunities.

An excellent opportunity to purchase a high quality farm with excellent soils, equipment and access! Call the agent today for more information!

Legal Description:

Northwest Quarter (NW¼); North 350 feet of the Southwest Quarter (SW¼); and Northeast Quarter (NE¼) of Section 9, Township 31 North, Range 11 West of the 6th P.M. Holt County, Nebraska.

FSA Information:

• Tract 13210:

| | <u>Base</u> | <u>PLC Yield</u> |
|---------------|-------------|------------------|
| Corn | 20.60 acres | 163 bushels |
| Grain Sorghum | 4.40 acres | 46 bushels |
| Soybeans | 6.90 acres | 60 bushels |

• Tract 13211:

| | <u>Base</u> | <u>PLC Yield</u> |
|----------|-------------|------------------|
| Corn | 65.10 acres | 163 bushels |
| Soybeans | 71.60 acres | 60 bushels |

Farm Data:

| | |
|----------|--------------------|
| Cropland | 325.30 acres |
| Other | <u>10.70 acres</u> |
| Total | 336.00 acres |

2024 Taxes:

\$7,568.46

Lower Niobrara NRD:

261.79 certified irrigated acres

Irrigation Equipment:

2011 Valley 8 tower 7000 series irrigation system with drops, end gun, and booster pump (10824001)

2011 Valley 6 tower 7000 series irrigation system with overhead sprinklers, end gun, booster pump, and big tires (10824003)

G1: CNH power unit 8.3L (46356349); 200 kw Magna Plus generator (746796-0820); (2) 1,000 gallon fuel tanks

Well G2: Isuzu power unit (6 BG1-331128); 60 kw Lima generator (LM 382458); 60 hp Amarillo gearhead (229038); WLR pump; 1,000 gallon fuel tank

Well T1: 25 hp GE electric motor (02106245); WLR pump

Well T2: 25 hp Emerson electric motor (S03 7477817-003); WLP pump

Well T3: 30 hp Emerson electric motor (S01 7472815-0001); WLR pump

Well T4: 25 hp Emerson electric motor (S06 7486638-0002); WLR pump

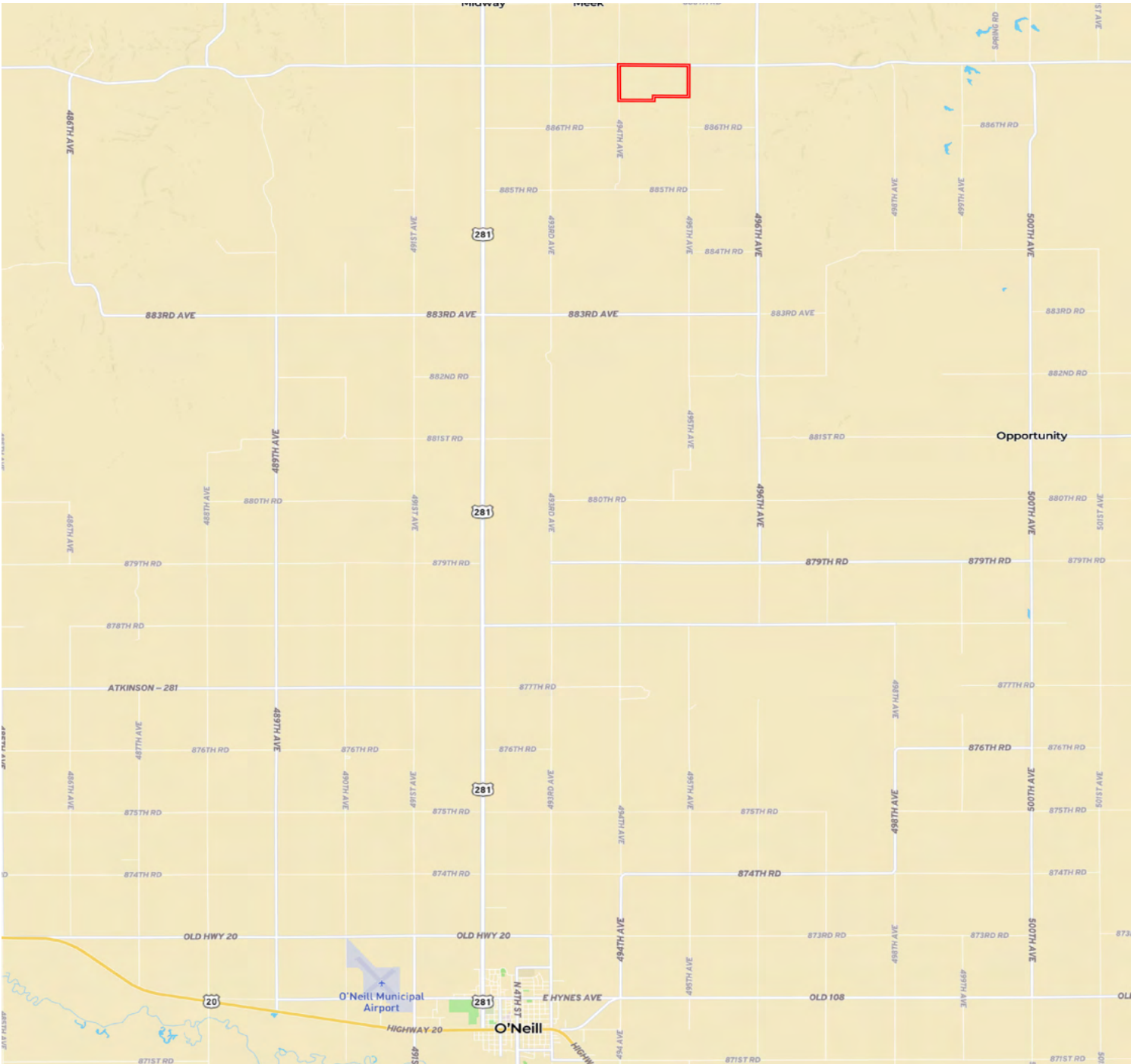
Well T5: 30 hp US electric motor (B08 7745544-0066); WLR pump

Well S1: Submersible pump

Well S2: Submersible pump

Well S3: Submersible pump

Property Location Map



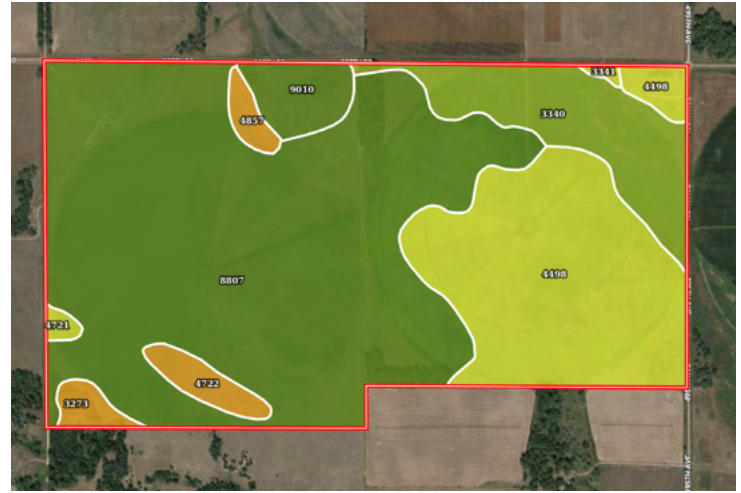
Property Photos



Aerial Map



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|------|-------|------|
| 8807 | Anselmo-Oneill sandy loams, 0 to 3 percent slopes | 201.33 | 58.41 | 0 | 46 | 2e |
| 4498 | Dunday loamy sand, 0 to 3 percent slopes | 81.81 | 23.74 | 0 | 36 | 4e |
| 3340 | Wewela fine sandy loam, 0 to 3 percent slopes | 34.97 | 10.15 | 43 | 37 | 3e |
| 9010 | Anselmo loam, 0 to 1 percent slopes | 10.55 | 3.06 | 0 | 56 | 2c |
| 4722 | Pivot loamy sand, 3 to 9 percent slopes | 6.2 | 1.8 | 0 | 34 | 6e |
| 3273 | Oneill-Meadin fine sandy loams, 6 to 11 percent slopes | 4.04 | 1.17 | 0 | 38 | 6e |
| 4857 | Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes | 3.51 | 1.02 | 0 | 34 | 6e |
| 4721 | Pivot loamy sand, 0 to 3 percent slopes | 1.48 | 0.43 | 0 | 33 | 4e |
| 3341 | Wewela fine sandy loam, 3 to 6 percent slopes | 0.79 | 0.23 | 39 | 36 | 4e |
| TOTALS | | 344.68(*) | 100% | 4.45 | 42.51 | 2.75 |

Well Information:

| Registration # | GPM | Well Depth | Static Level | Pump Level | Col. Diameter | Year Drilled |
|----------------|-----|------------|--------------|------------|---------------|--------------|
| G-158276 | 350 | 79 | 13 | 36 | 6 | 2010 |
| G-159604 | 175 | 58 | 4.5 | 30 | 4 | 2011 |
| G-159605 | 175 | 58 | 4 | 38 | 4 | 2011 |
| G-159606 | 375 | 90 | 3 | 43 | 6 | 2011 |
| G-159607 | 175 | 89 | 5 | 59 | 4 | 2011 |
| G-159608 | 350 | 90 | 13 | 52 | 6 | 2011 |
| G-101704 | 250 | 93 | 11 | 50 | 6 | 2011 |
| G-161705 | 250 | 100 | 13 | 54 | 6 | 2011 |
| G-162432 | 250 | 99 | 13 | 37 | 6 | 2012 |

Information obtained from State Dept. of Water Resources



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 April 4, 2025, or such other date agreed to by the parties.

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 McCarthy Abstract Title & Escrow Company of O'Neill.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCarthy Abstract Title & Escrow Company of O'Neill, the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance and any escrow closing services will be equally paid by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on April 4, 2025, 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 McCarthy Abstract Title & Escrow Company of O'Neill.

Sale Method: The real estate will be offered as a total unit. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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: James S. & Jane M. Brion

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Saturday, March 1, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 1:30 PM on Thursday, March 6, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fncbid.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 on-line 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.

