

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

86.38± Acres, Custer County, Nebraska

Tuesday, December 3, 2024 | 1:00 PM

Mason City Community Hall | 463 Main Street, Mason City, Nebraska

Highlights:

- Nice, gravity irrigated farm
- Close to Mason City, Nebraska
- Productive soils



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

Property Information

Directions to Property:

Go one mile north of Mason City on Main Street. Turn southeast for one-quarter of a mile on 786 Drive.

Legal Description:

Part of the S1/2 SW1/4 NW1/4, SE1/4 NW/1/4, SW1/4 NE1/4 32-15-17W

Property Description:

Don't miss this opportunity to purchase a productive gravity irrigated farm for your operation. Located just north of Mason City, the farm features productive soils and 67.3 acres of surface water rights, making it attractive to both producers and investors. All irrigation equipment is owned by the current tenant. The farm lease runs through February 28th, 2025, so this land is open to farm for the 2025 season.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	58.10 acres	166 bushels

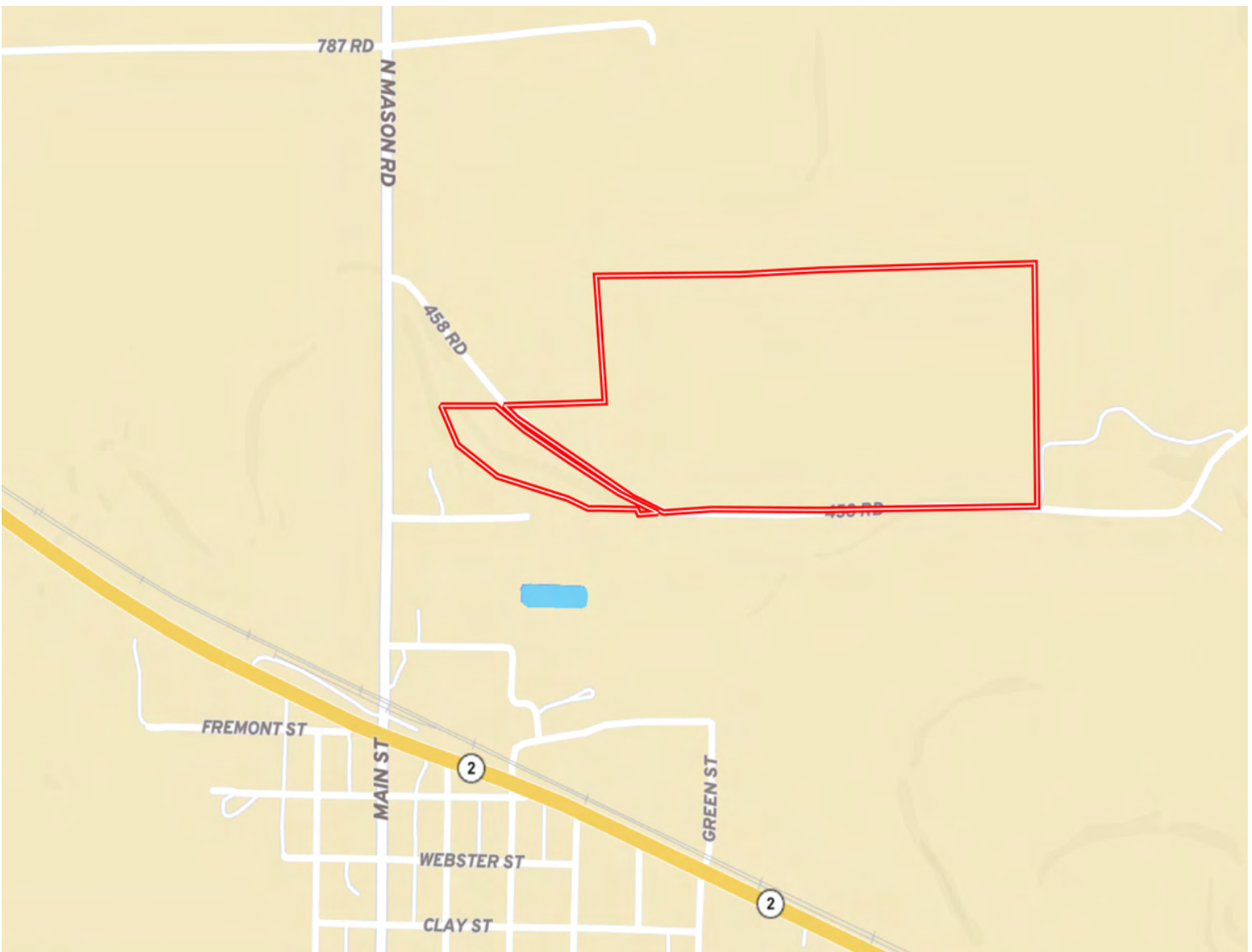
Farm Data:

Cropland	69.52 acres
Non-crop	<u>19.67 acres</u>
Total	86.38 acres

Taxes:

- \$3,374.84

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8870	Hord silt loam, 1 to 3 percent slopes	24.63	28.36	0	75	2e
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	14.89	17.14	0	53	6e
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	12.94	14.9	0	49	6e
8869	Hord silt loam, 0 to 1 percent slopes	11.58	13.33	0	75	2c
3562	Hobbs silt loam, occasionally flooded, cool	8.04	9.26	0	74	2w
2538	Coly silt loam, 6 to 11 percent slopes, eroded	7.99	9.2	0	58	4e
3545	Hobbs silt loam, channeled, frequently flooded	6.79	7.82	0	36	6w
TOTALS		86.86(*)	100%	-	62.66	3.78



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 23, 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 Russell Title and Escrow Co.

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 Co. 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 the title insurance will be paid equally by both the Buyer(s) and Sellers. 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 23, 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 Co.

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. 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: Eugene D. Burns, Janet K. Spencer, and Jolene L. Brandt Estate

Auctioneer: Jim Eberle

