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LAND AUCTION

SIMULCAST LIVE AND ONLINE

156.83± Acres, Jefferson County, Nebraska

Tuesday, January 14, 2025 | 10:00 AM

Holiday Inn Express Conference Room | 4005 N 6th Street, Beatrice, Nebraska

Highlights:

- High-quality cropland with CRP
- Located along paved road, just one and one-half miles from Highway 136
- Full possession for 2025!



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

Bidding starts | Friday, January 10, 2025, at 8:00 AM
Bidding closes | Tuesday, January 14, 2025, at close of live event.

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

Property Information

Directions to Property:

The farm is located one mile west of Harbine on Highway 136 and then north one and one-half miles on the 578th Avenue blacktop. It is located on the southwest corner of the 578th Avenue and 717th Road intersection.

Legal Description:

The Northeast Quarter (NE1/4) of Section Twenty (20), Township Three (3) North, Range Four (4) East of the 6th P.M. in Jefferson County, Nebraska.

Property Description:

This nice mix of quality, non-irrigated cropland and CRP is located just one and one-half mile north of Highway 136 along a paved road. The farm is located in the Lower Big Blue NRD and has strong grain markets.

CRP Information:

- 19.92 acres, due to expire September 30, 2030. Annual payment of \$1,797.00
- 9.44 acres, due to expire September 30, 2033. Annual payment of \$1,083.00
- The buyer will assume the CRP contracts from the Sellers at closing. The 2025 fiscal year annual payment will be prorated at closing, and then the Buyer(s) will receive the full payment from the FSA in October of 2025.

FSA Information:

	Base	Yield
Wheat	11.00 acres	33 bushels
Grain Sorghum	71.70 acres	72 bushels
Soybeans	9.41 acres	35 bushels

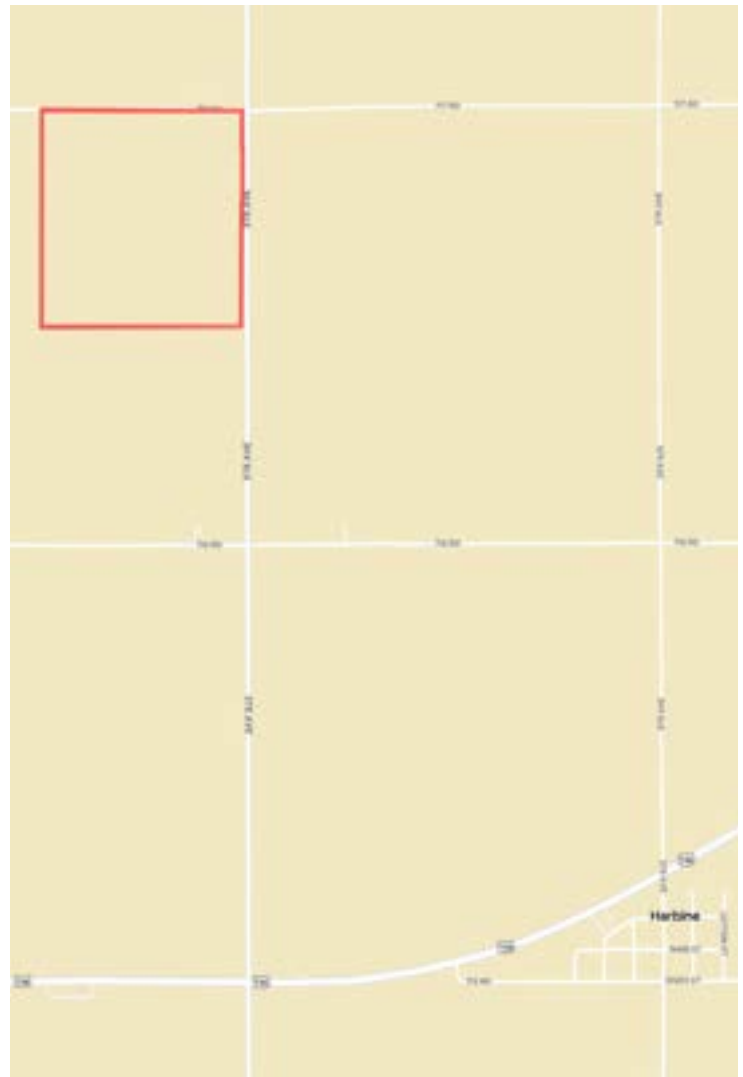
Farm Data:

Cropland	116.83 acres
CRP	29.36 acres
Other	10.64 acres
Total	156.83 acres

Taxes:

- \$3,691.00

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	43.15	27.95	0	48	3e
3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	30.4	19.69	0	53	3e
7750	Nodaway silt loam, occasionally flooded	28.49	18.46	0	94	2w
7228	Burchard clay loam, 6 to 11 percent slopes, eroded	11.56	7.49	0	48	3e
3825	Crete silt loam, 1 to 3 percent slopes	10.99	7.12	0	62	2e
7417	Morrill clay loam, 11 to 30 percent slopes	10.46	6.78	0	42	6e
7432	Morrill soils, 6 to 11 percent slopes, severely eroded	9.69	6.28	0	59	4e
7217	Burchard clay loam, 11 to 30 percent slopes	6.15	3.98	0	39	6e
7226	Burchard clay loam, 2 to 6 percent slopes	3.5	2.27	0	55	3e
TOTALS		154.39(*)	100%	-	58.57	3.13



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 February 13, 2025, or such other date agreed to by the parties.

Earnest Payment: A 20% 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 Cottonwood 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 Cottonwood 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 February 13, 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 Cottonwood 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 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: 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: Darold A. and Gwendolyn A. Rahe

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, January 10, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, January 14, 2025, 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.