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LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres, Fillmore County, Nebraska

Thursday, March 20, 2025 | 10:00 AM

American Legion | 503 Main Street, Milligan, Nebraska

L-250192

Highlights:

- High-quality irrigated farm with excellent soils
- Close to competitive grain markets
- Century farm!



For additional information, please contact:

Lance Pachta, Broker | (402) 768-3303

LPachta@FarmersNational.com

Bidding starts | Friday, March 14, 2025, at 8:00 AM
Bidding closes | Thursday, March 20, 2025, at close of live event.

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

Property Information

Directions to Property:

The farm is located 0.5 miles west of Ohioa on Highway 74 and 4 miles north on Road 20. The farm is located on the southeast corner of the Road 20 and Road P intersection.

Legal Description:

The North Half of the Northwest Quarter (N1/2NW1/4) of Section Twenty (20), Township Six (6) North, Range One (1) West of the 6th P.M. in Fillmore County, Nebraska; consisting of 80.00+/- acres.

Property Description:

The saying is, you get one chance in your lifetime to buy a farm. Many people never had that chance on this excellent farm in Fillmore County. Settled in 1886 by the Schelbitzki family, and in the family ever since, this is a true century farm! Don't miss your opportunity to own this farm for another century.

This high quality irrigated farm, located between Ohioa and Milligan, consists of 76.46 cropland acres. The farm is under lease for 2025 and is being sold subject to that lease.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	70.70 acres	137 bushels
Soybeans	2.10 acres	43 bushels
Wheat	0.10 acres	38 bushels

Farm Data:

Cropland	76.46 acres
Other	<u>3.54 acres</u>
Total	80.00 acres

Improvements:

Irrigation Equipment: Well, gearhead and pump are included with the sale. The irrigation pivot, power unit and fuel tank are owned by the tenant and are not included with the sale.

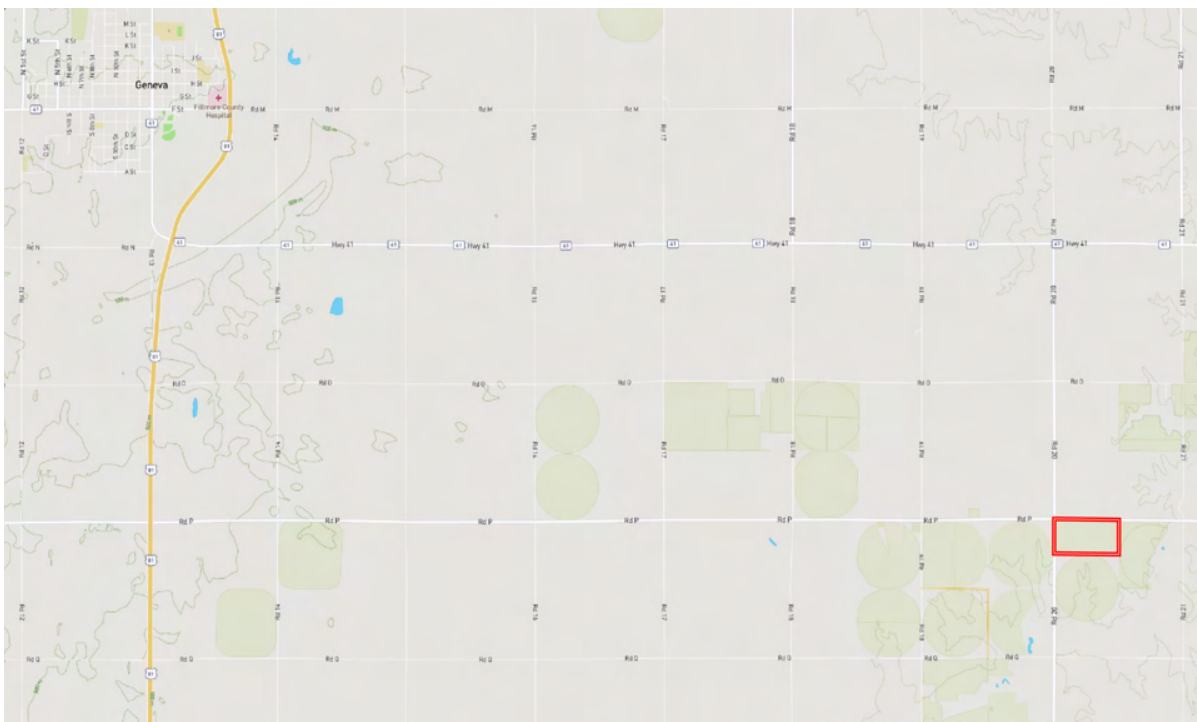
Well Information:

7" well drilled to a depth of 110 feet in 1967. When drilled, it pumped 650 gpm at 106 feet according to the Nebraska Department of Natural Resources.

2024 Taxes:

\$3,027.94

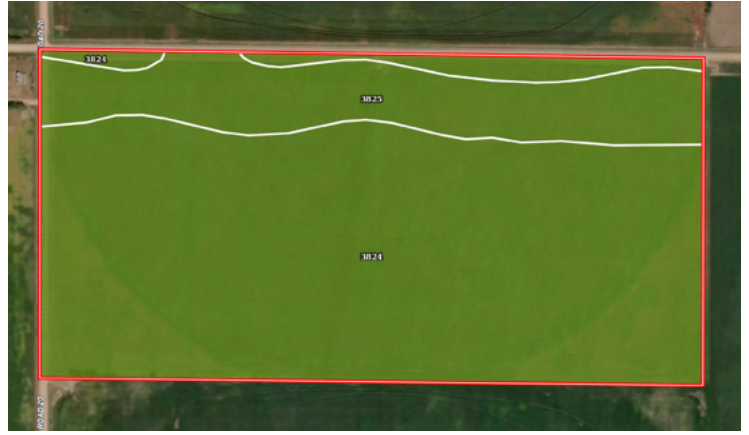
Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3824	Crete silt loam, 0 to 1 percent slopes	64.63	80.33	0	63	2s
3825	Crete silt loam, 1 to 3 percent slopes	15.82	19.66	0	62	2e
TOTALS		80.45(*)	100%	-	62.8	2.0



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 30, 2025, or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 15% 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 April 30, 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: Loretta Meistrell & the Phillips and Sondra Upham Family Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, March 14, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, March 20, 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.