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# LAND AUCTION

L-2500242

## SIMULCAST LIVE AND ONLINE

### 541± Acres, Douglas County, Nebraska

Tuesday, April 29, 2025 | 10:00 AM

Relevant Community Church | 21220 Elkhorn Drive, Elkhorn, Nebraska

#### Highlights:

- Productive irrigated farmland
- Development potential
- Close to Elkhorn/ Omaha markets

For additional information, please contact:



**Doug Hansen, AFM/Broker**  
(402) 290-9521  
[DHansen@FarmersNational.com](mailto:DHansen@FarmersNational.com)



**Eric Mueller, Auctioneer/Broker**  
Affiliated Farm Management  
(402) 660-1044  
[EMueller@SowerFarmland.com](mailto:EMueller@SowerFarmland.com)



Bidding starts | Tuesday, April 22, 2025 at 8:00 AM  
Bidding closes | Tuesday, April 29, 2025 at close of live event.

To register and bid go to: [www.fncbid.com](http://www.fncbid.com)

## Property Information

### Directions to Property:

Just west of 216th and Blondo Street, Omaha, Nebraska. Farm is located on both sides of Blondo Street, watch for signs that identify each Tract.

### Legal Description:

**Tract 1:** Part of S 1/2 SE 1/4 Sec 11-15-10.  
**Tract 2:** NE 1/4 and part of N1/2 SE 1/4 Sec 14-15-10.  
**Tract 3:** E 1/2 NW 1/4 and pt of SW 1/4 NW 1/4 and pt of N 1/2 NE 1/4 SW 1/4 Sec 14-15-10.  
**Tract 4:** S part of SW 1/4 Sec 11-15-10 lying south of RR ROW and pt E 1/2 SE 1/4 Sec 10-15-10.  
All final legals will be determined by survey as needed to transfer title.

### Property Description:

One of a kind property for the area. High quality irrigated cropland located in the Omaha Metro area. Great location for specialty crop production. Future development potential on Tracts 1 and 2. Modern large Quonset Building built in 2023 suitable for large equipment storage or even to host farmers market type activities. Recreation potential with river frontage and access to the Elkhorn River on tracts 3 and 4.

### Improvements:

Accu-steel Fabric covered building 75 x 205 ft, seven center pivots, two with corner systems, all irrigation wells, well heads, electric motors and pumps included in sale.  
**Tract 1:** 3 tower Valley pivot with corner system, irrigation well G-054567 with electric motor  
**Tract 2:** 75 X 208 ft Accu-steel Fabric covered building with all cement floor. 7 tower Valley pivot, with corner system and well G-054569  
**Tract 3:** 2 - 3 tower Valley pivots, 1 - 6 tower valley 2 wells G-200577 and G-054568  
**Tract 4:** 1- tower Valley and 1- 3 tower Valley pivot, irrigation well G-062103

### Farm Data:

<b>Tract 1:</b>	
Cropland	53.32 acres
Non-crop	4.65 acres
Wetland	<u>4.33 acres</u>
Total	62.30 acres
<b>Tract 2:</b>	
Cropland	201.45 acres
Non-crop	3.93 acres
Buildings	<u>5.00 acres</u>
Total	210.38 acres
<b>Tract 3:</b>	
Cropland	119.78 acres
Non-crop	1.87 acres
Timber	<u>5.78 acres</u>
Total	127.43 acres
<b>Tract 4:</b>	
Cropland	105.30 acres
Non-crop	7.98 acres
Timber	<u>7.91 acres</u>
Total	121.19 acres

### FSA Information:

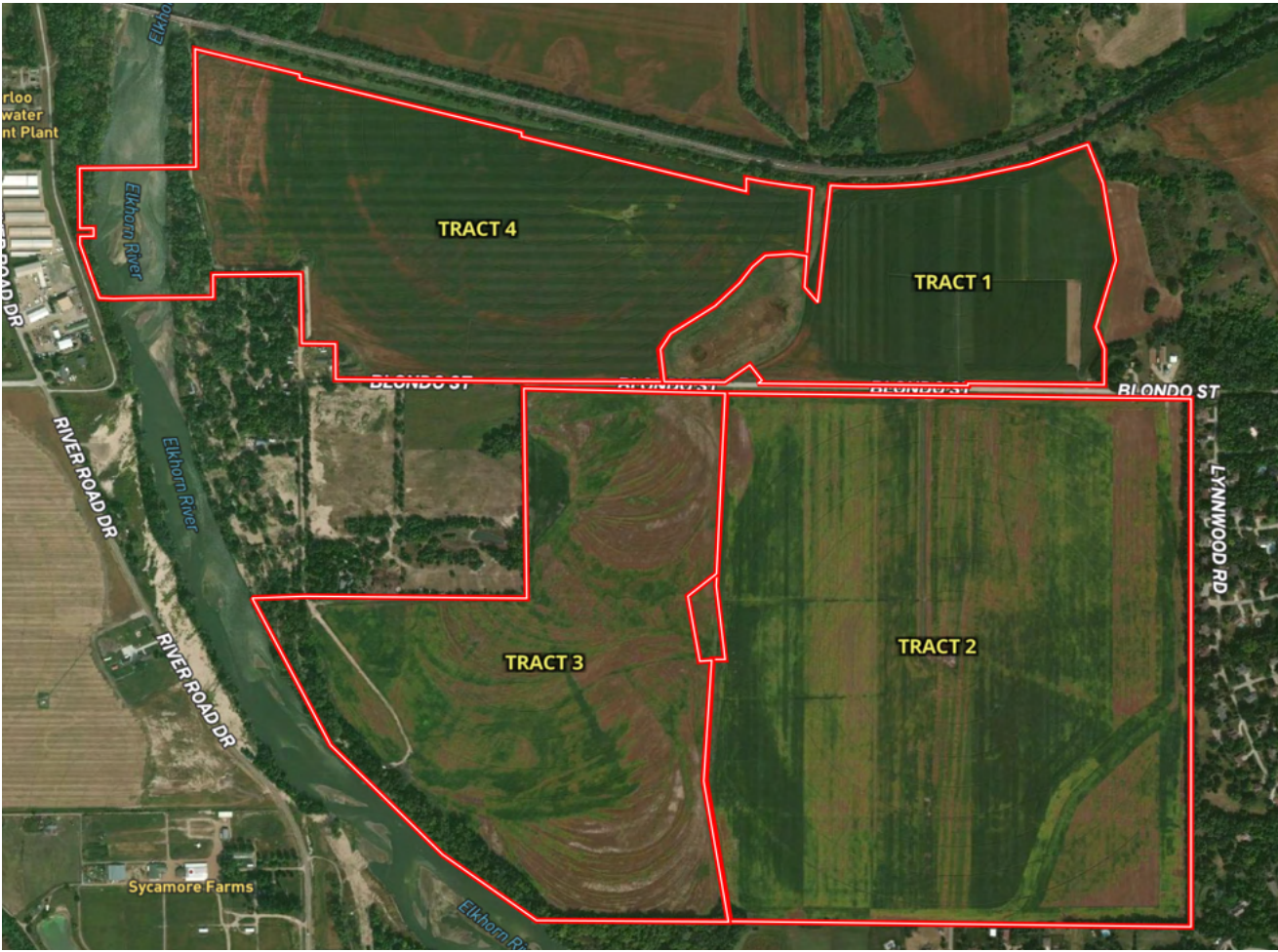
All Tracts	Base	Yield
Corn	441.9 acres	149 bushels
Soybeans	56.5 acres	48 bushels

### 2024 Taxes:

**Tract 1:** \$3,251.00  
**Tract 2:** \$16,436.27  
**Tract 3:** \$5,196.71  
**Tract 4:** \$6,077.32  
**Total all Tracts:** \$30,961.30



Aerial Map



Property Location Map





TRACT 1

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6452	Clamo-Zook-Kezan silty clay loams, occasionally flooded	19.49	31.28	0	71	2w
7234	Judson silty clay loam, 2 to 6 percent slopes	19.08	30.63	0	95	2e
8485	Gilliam-Eudora silt loams, occasionally flooded	11.96	19.2	0	77	2w
8155	Contrary-Monona silty clay loams, 6 to 11 percent slopes	5.06	8.12	0	88	3e
7210	Burchard-Contrary-Steinauer complex, 7 to 16 percent slopes	3.6	5.78	0	67	4e
8442	Cass-Novina complex, occasionally flooded	2.13	3.42	0	73	2w
8012	Ida-Pohocco-Monona silt loams, 11 to 30 percent slopes	0.98	1.57	0	61	6e
TOTALS		62.3(* )	100%	-	80.56	2.26





# TRACT 2

## Soils Map



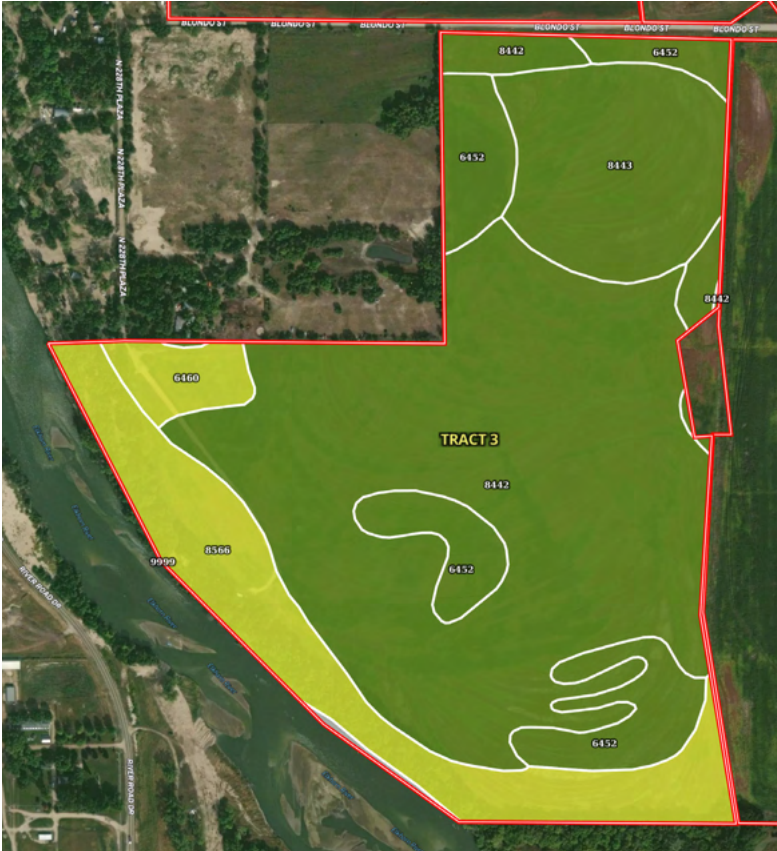
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6452	Clamo-Zook-Kezan silty clay loams, occasionally flooded	71.96	34.2	0	71	2w
7234	Judson silty clay loam, 2 to 6 percent slopes	67.63	32.14	0	95	2e
7050	Kennebec silt loam, occasionally flooded	26.2	12.45	0	97	2w
8442	Cass-Novina complex, occasionally flooded	20.0	9.51	0	73	2w
8485	Gilliam-Eudora silt loams, occasionally flooded	12.14	5.77	0	77	2w
8155	Contrary-Monona silty clay loams, 6 to 11 percent slopes	6.32	3.0	0	88	3e
8566	Platte, Inglewood, and Barney soils, frequently flooded	3.76	1.79	0	37	4w
9700	Udarents-Urban land complex, 1 to 14 percent slopes	0.97	0.46	0	-	-
8443	Cass-Wann fine sandy loams, occasionally flooded	0.61	0.29	0	63	2w
7210	Burchard-Contrary-Steinauer complex, 7 to 16 percent slopes	0.46	0.22	0	67	4e
6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.33	0.16	0	82	2w
TOTALS		210.38(*)	100%	-	82.04	2.07





TRACT 3

Soils Map



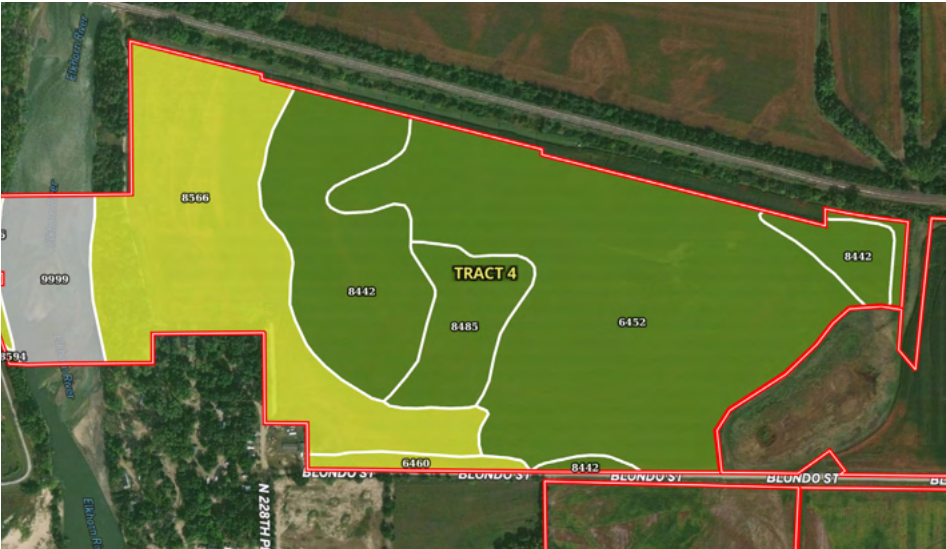
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8442	Cass-Novina complex, occasionally flooded	69.2	54.3	0	73	2w
8566	Platte, Inglewood, and Barney soils, frequently flooded	20.79	16.31	0	37	4w
6452	Clamo-Zook-Kezan silty clay loams, occasionally flooded	17.04	13.37	0	71	2w
8443	Cass-Wann fine sandy loams, occasionally flooded	16.46	12.92	0	63	2w
6460	Inglewood-Novina complex, occasionally flooded	3.52	2.76	0	61	4e
9999	Water	0.42	0.33	0	-	-
TOTALS		127.43(*)	100%	-	64.99	2.38



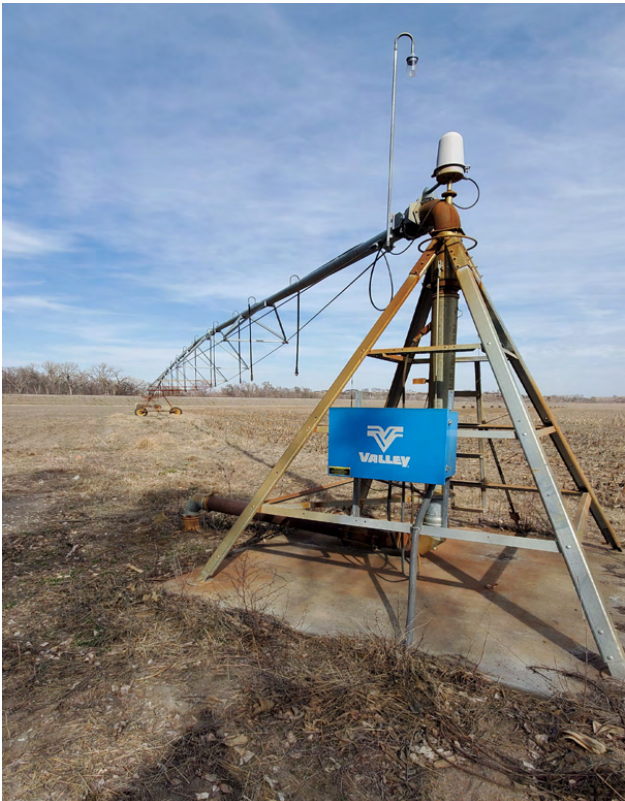


TRACT 4

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6452	Clamo-Zook-Kezan silty clay loams, occasionally flooded	50.16	41.39	0	71	2w
8566	Platte, Inglewood, and Barney soils, frequently flooded	32.56	26.87	0	37	4w
8442	Cass-Novina complex, occasionally flooded	21.43	17.68	0	73	2w
9999	Water	7.96	6.57	0	-	-
8485	Gilliam-Eudora silt loams, occasionally flooded	7.22	5.96	0	77	2w
6460	Inglewood-Novina complex, occasionally flooded	1.77	1.46	0	61	4e
8594	Wann-Caruso-Ingelwood complex, occasionally flooded	0.09	0.07	0	62	2w
TOTALS		121.19(*)	100%	-	57.76	2.61



# 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, Farmers National Company, or Affiliated Farm Management LLC.

**Possession:** Possession will be granted at closing on May 29, 2025, or such other date agreed to by the parties. Buyer to get Tenant's possession upon signing real estate contract and receipt of earnest deposit.

**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 Midwest Title Co.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title 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 title insurance will be equally paid by both the Buyer(s) and the Seller. The cost of any escrow closing services 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 May 29, 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 Midwest Title Co.

**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 Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered in four individual tracts. 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, Affiliated Farm Management LLC, 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, Affiliated Farm Management LLC, 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, Affiliated Farm Management LLC, 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:** Elkhorn Valley Revocable Trust

**Auctioneer:** Eric Mueller

**Online Simultaneous Bidding Procedure:** The online bidding begins on Tuesday, April 22, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, April 29, 2025, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fncbid.com](http://www.fncbid.com)

All bids on the tracts 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.