



**Farmers
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L-2400177

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FOR MORE INFO!**



ONLINE AUCTION

640± Acres, Holt County, Nebraska

Bidding starts | Thursday, March 21, 2024, at 8:00 AM

Bidding closes | Tuesday, March 26, 2024, at 10:30 AM

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

Highlights:

- **Adjacent to paved 870th Road**
- **Three windmills for water**
- **Good carrying capacity**



For additional information, please contact:

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

DHickey@FarmersNational.com

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Property Information

Directions to Property:

From the junction of U.S. Highway 20 & State Highway 11 in Atkinson, Nebraska, travel 6½ miles south along Highway 11, then 4 miles west on paved 870th Road to the southeast corner of the property.

Legal Description:

Southwest Quarter (SW¼) of Section 27; North Half (N½) & Southeast Quarter (SE¼) of Section 34; Township 29 North, Range 15 West of the 6th P.M., Holt County, Nebraska.

Taxes:

- \$6,078.08

Property Description:

Great opportunity to purchase highly accessible pasture located on a paved road, just over 10 miles from Atkinson, Nebraska! This all native pasture offers three windmills, plus numerous small waterholes, and is cross-fenced with high tensile wire that needs maintenance. Two tree plantings offer windbreak protection on the property, and perimeter fences consist of mainly 3 wire with some 4 wire fence. Highly accessible, well-watered pasture that is owner rated for 80 pairs for the summer grazing season. Full possession sells for 2024!

Call the agent for more details!



The map displays the town of Atkinson, Nebraska, with a proposed water main extension project highlighted in red. The project starts in the city center, near the intersection of Highway 20 and Highway 11, and extends westward along 874th Rd and 875th Rd. The map includes major roads like Highway 20 and Highway 11, and labels for the Atkinson-Stuart Country Club and various streets. The project area is outlined in red, showing a path that follows the existing water main and extends to the west.

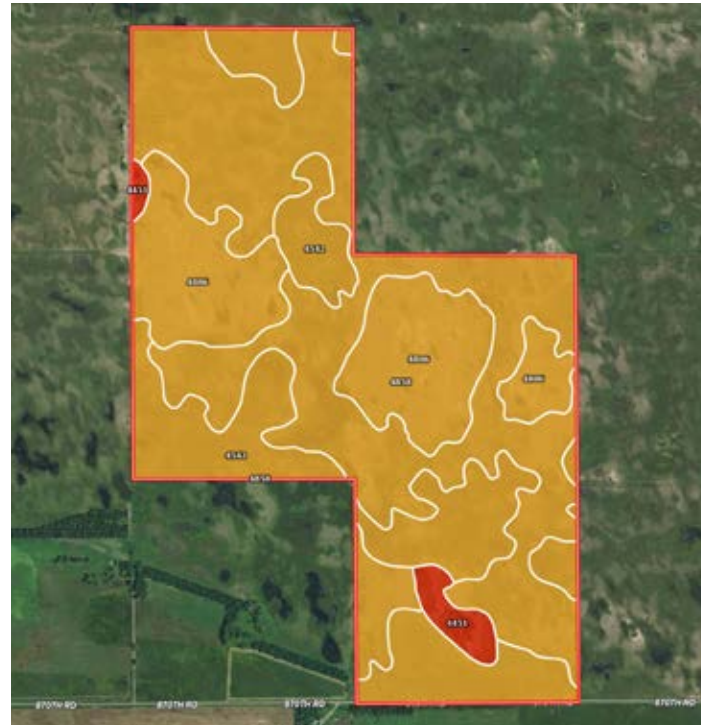


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Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	304.75	47.7	0	21	6e
4542	Els-lpage complex, 0 to 3 percent slopes	179.23	28.05	0	19	6w
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	139.51	21.84	0	17	6e
4451	Valentine severely eroded-Valentine complex, moist 0 to 60 percent slopes	15.38	2.41	0	5	8e
TOTALS		638.87(*)	100%	-	19.18	6.05



Property Photos



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2023 payable in 2024, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on Tuesday, April 23, 2024, 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 will be paid equally by the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on Tuesday, April 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 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 starting Thursday, March 21, 2024, at 8:00 AM, until Tuesday, March 26, 2024, at 10:30 AM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute

time frame. All decisions of Farmers National Company 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Estate of Jayne C. Gotschall

Online Bidding Procedure: This online auction begins on Thursday, March 21, 2024, at 8:00 AM. Bidding closes on Tuesday, March 26, 2024, at 10:30 AM.

To register and bid on this auction go to: www.FNCBid.com

Bidders can also bid in person at the Farmers National Company office located at: 423 East Douglas Street, O'Neill, Nebraska. Farmers National Company personnel will walk through the online bidding process through the main office computer.

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.