

# SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

245.23+/- Acres • Merrick County, Nebraska

Tuesday, March 9, 2021 • 10:00 AM

Solt Wager Community Room • 1515 17th Street, Central City, Nebraska

## Highlights:

- Good farm to add to your operation
- Located close to aggressive grain markets
- Exceptional access, close to Highway 30



## ONLINE SIMULCAST BIDDING

Starts Friday, March 5, 2021 at 10:00 AM.

A-19294

Closes Tuesday, March 9, 2021 at close of live event.

To Register and Bid on this Auction, go to: [www.fnccbid.com](http://www.fnccbid.com)

*Important Notice: Farmers National Company and its agents take the responsibility to connect buyers and sellers very seriously. We also understand the prime importance of personal and public safety during the Covid-19 situation. Therefore, please be aware that allowable auction crowd size and procedures may change without notice based on directives by local, state and federal agencies. Please call the agent or check our website: [www.FarmersNational.com](http://www.FarmersNational.com) for any changes.*



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# Property Information

## Property Location:

From Clarks Nebraska, travel five miles north on 25th Road, turn east on Z Road for two miles, turn north on 27th Road for one-quarter of a mile to reach the southwest corner of the farm.

## Legal Description:

NW¼ & N½SW¼ 4-15-4, Merrick County, Nebraska.

## Property Description:

Offering 248+/- assessed acres consisting of quality irrigated cropland with 232.68 certified irrigated acres. Located just northeast of Clarks, Nebraska, on 27th Road, this farm has access to several good grain markets via Highway 30

***Don't miss this opportunity to add to your land holdings!***

## Farm Data:

Cropland	201.98 acres
Hayland	13.02 acres
CRP	29.46 acres
Other	<u>.75 acres</u>
Total	245.23 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	215 acres	145 bushels

## CRP:

29.46 acres currently enrolled with an expiration date of 9-30-2024.

## 2020 Real Estate Taxes:

\$7,950.98

## Irrigation Equipment:

7 Tower Reinke Pivot, 50 HP electric motor

## Well Information:

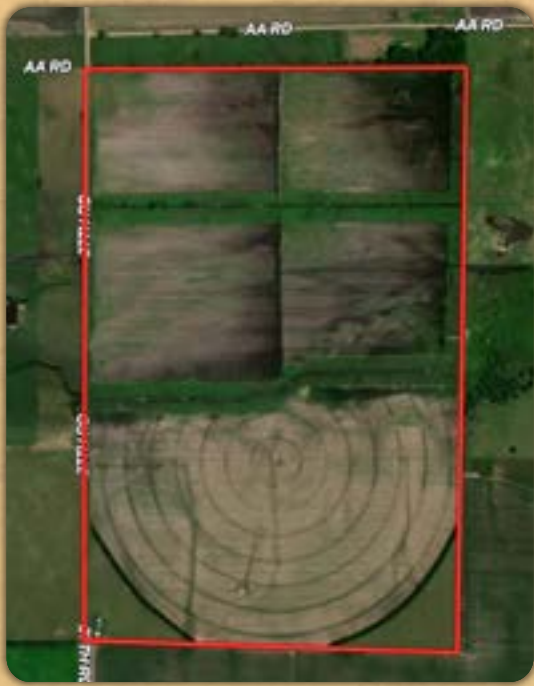
G-028840; G-028841; G-060337; G-060639; G-073888



## Property Location Map



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8463	Gayville-Caruso complex, occasionally flooded	136.7	55.65	4s
3267	O'Neill sandy loam, 0 to 2 percent slopes	38.6	15.71	3e
3268	O'Neill sandy loam, 2 to 6 percent slopes	42.2	17.2	4e
2288	Wann loam, occasionally flooded	9.2	3.75	2w
3529	Gibbon loam, occasionally flooded	18.9	7.69	2w
TOTALS		245.6	100%	3.61



# AUCTION TERMS

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

**Taxes:** Real estate taxes for 2020 payable in 2021 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 9, 2021 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 the closing agent.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent 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 and any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on April 9, 2021 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 the closing agent.

**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. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without 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:** G &K Farms Inc c/o Security National Bank

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Friday, March 5, 2021, at 10:00 AM. Bidding will be simultaneous with the live auction on Tuesday, March 9, 2021, with bidding concluding at the end of the live auction.**

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

All bids on the tracts will be visible on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details. This auction will not be broadcast over the internet.

**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.

