

LAND AUCTION

209.73+/- Acres • Lincoln County, Nebraska

Wednesday, March 24, 2021 • 1:30 PM CST

Ramada Sandhills Conference Center • I-80 Exit, North Platte, Nebraska



L-2100240

HIGHLIGHTS:

- Commercial development potential
- Located on hard surfaced Newberry Road
- Utilities on or near the property
- River frontage offers great recreational opportunities
- Currently in alfalfa
- Two irrigation wells - all irrigation equipment owned by the Seller is included

Property Location: Excellent location just north of the I-80 and East North Platte, Nebraska exit.

Legal Description: Pt SW $\frac{1}{4}$ 2-13-3 and Pt NW $\frac{1}{4}$ 11-13-30, Lincoln County, Nebraska.

Property Description: There are 209.73 assessed acres and according to the FSA 198.54 farmland acres. Currently there are 176.65 cropland acres in established alfalfa and grass to be hayed. There are 180.21 irrigated acres certified in the Twin Platte NRD. Irrigation water is provided by two registered wells G-036785 @ 3006 GPM and G-085549 @ 1500 GPM.

Farm Data:

Cropland 176.65 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	2.4 acres	35 bushels
Corn	160.2 acres	152 bushels

2020 Taxes: \$13,095.04

For additional information, please contact:

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Aerial Map**Soil Map**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8554	Silver Creek silt loam, occasionally flooded	0.2	0.1	3w
6337	Lawet silt loam, drained, occasionally flooded	175.4	84.02	3w
6328	Lawet fine sandy loam, drained, occasionally flooded	10.7	5.14	3w
8495	Gothenburg soils, frequently flooded	8.1	3.86	7w
1007	Bankard loamy fine sand, loamy subsoil variant	13.7	6.55	4e
1020	Caruso loam	0.4	0.21	2c
9999	Water	0.2	0.11	-
TOTALS		208.7	100%	3.21

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 for any changes.

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: Landlord possession will be granted at closing on April 23, 2021 or such other date agreed to by the parties. Full possession subject to 2021 farming lease. Buyer to assume the terms and condition of this lease. **(Full possession subject to this lease).** Contact agents for details.

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 Title Service of the Plains.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Title Service of the Plains 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 23, 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 Title Service of the Plains.

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: Svoboda Family

Auctioneer: Jim Eberle