

LAND AUCTION

**472.07+/- Acres Offered in Three Tracts
Keith and Perkins Counties, Nebraska**

Thursday, March 25, 2021 • 11:00 AM MT

**Valentino's Conference Room • 55 River Road, Ogallala, Nebraska
(Just North of I-80 Ogallala Exit, Behind the Arby's Restaurant)**

*Stock Photo
Not actual property*

Highlights:

- Opportunity to buy good dry land or irrigated farms
- Good/strong ag area!!
- Irrigation equipment owned by Seller is Included

L-2100241

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.

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Property Information

Property Location:

- **Tract 6:** From Ogallala, Nebraska, four miles south on Highway 61 and two miles east.
- **Tract 9:** From Ogallala, Nebraska, seven miles south on Highway 61, on the west side of the highway.
- **Tract 25:** From Madrid, Nebraska, two miles west on Highway 23 and two and one-half miles south.

Legal Description:

- **Tract 6:** NE $\frac{1}{4}$ 33-13-38, Keith County, Nebraska
- **Tract 9:** NE $\frac{1}{4}$, except tract and highway, 14-12-39, Keith County, Nebraska
- **Tract 25:** SW $\frac{1}{4}$ 30-10-37, Perkins County, Nebraska.

Property Description:

- **Tract 6:** There are 160.19 assessed acres. The FSA cropland acres are 156.88.
- **Tract 9:** There are 149.78 assessed acres. According to the FSA there are 151.9 dry crop acres.
- **Tract 25:** There are an estimated 162.1 assessed acres. Water is provided by an electric well G-020693 @ 750 GPM. There are 127.4 allocated acres in the Upper Republican NRD with a remaining allocation of 33.81 inches. Total use to date is 31.86 inches. The pivot is a 2006 7 tower Valley 7000 nozzled for 750 GPM and covering 130.4 acres.

Farm Data:

- **Tract 6:**
Cropland 156.88 acres
- **Tract 9:**
Cropland 151.49 acres
- **Tract 25:**
Cropland 162.1 acres (estimated)

FSA Information:

	<u>Base</u>	<u>Yield</u>
• Tract 6:		
Wheat	27.33 acres	46 bushels
Corn	72.9 acres	109 bushels
• Tract 9:		
Wheat	12.2 acres	62 bushels
Corn	97.42 acres	128 bushels
Soybeans	10.01 acres	62 bushels
• Tract 25:		
Wheat	12.31 acres	62 bushels
Corn	98.26 acres	128 bushels
Soybeans	10.1 acres	62 bushels

2020 Taxes:

- **Tract 6:** \$2,617.86
- **Tract 9:** \$2,517.24
- **Tract 25:** \$4,709.00 (estimated)

Tract 6 Aerial Map



Tract 6 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1814	Satanta loam, 3 to 6 percent slopes	63.6	39.54	3e
1811	Satanta loam, 1 to 3 percent slopes	50.2	31.22	2e
1824	Satanta-Dix complex, 3 to 9 percent slopes	12.5	7.76	4e
5946	Duroc silt loam, 1 to 3 percent slopes	21.4	13.33	2e
1651	Kuma loam, 1 to 3 percent slopes	13.1	8.15	2e
TOTALS		160.9	100%	2.55

Tract 9 Aerial Map



Tract 9 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1651	Kuma loam, 1 to 3 percent slopes	72.5	47.61	2e
1811	Satanta loam, 1 to 3 percent slopes	45.7	30.05	2e
1661	Lodgepole silt loam, frequently ponded	1.1	0.71	3w
1814	Satanta loam, 3 to 6 percent slopes	12.8	8.4	3e
1818	Satanta very fine sandy loam, 1 to 3 percent slopes	20.1	13.23	2e
TOTALS		152.2	100%	2.09

Tract 25 Aerial Map



Tract 25 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1819	Satanta very fine sandy loam, 3 to 6 percent slopes	56.8	34.31	3e
1876	Woody loamy fine sand, 0 to 3 percent slopes	15.7	9.48	3e
1896	Valent loamy sand, 3 to 9 percent slopes	5.5	3.3	6e
1818	Satanta very fine sandy loam, 1 to 3 percent slopes	36.1	21.8	2e
1875	Woody fine sandy loam, 0 to 3 percent slopes	51.5	31.11	2e
TOTALS		165.6	100%	2.57

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 23, 2021 or such other date agreed to by the parties. Immediate possession will be granted to begin spring field work.

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 three 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. 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

Property Location Map

