

LAND AUCTION

996+/- Acres • Arthur County, Nebraska
Tuesday, April 20, 2021 • 1:30 PM MT
Arthur County Courthouse Commissioners Room
205 Fir Street (Main Street), Arthur, Nebraska

Highlights:

- Good pasture in strong cattle area
- One contiguous unit
- Good opportunity with this one!



L-2100242

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:

Approximately 15 miles west of Arthur, Nebraska.

Legal Description:

S $\frac{1}{2}$ S $\frac{1}{2}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ 17-19-40 consisting of 240+/- acres; E $\frac{1}{2}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$, less RRW, 18-19-40 consisting of 196+/- acres; N $\frac{1}{2}$ and E $\frac{1}{2}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ 20-19-40, consisting of 560+/- acres, all in Arthur County, Nebraska. Title Insurance to govern final legal description.

Property Description:

There are 996 contiguous acres of Sandhill grass crossed fenced with excellent perimeter fence. Water is provided by three solar powered wells servicing three large tanks, all in excellent condition. While the property is currently all fenced pasture, it does have a historical cropland base at the FSA of 182.43 acres.

Farm Data:

Cropland 182.43 acres

2020 Taxes:

\$4,752.92

Aerial Map



Soil Map



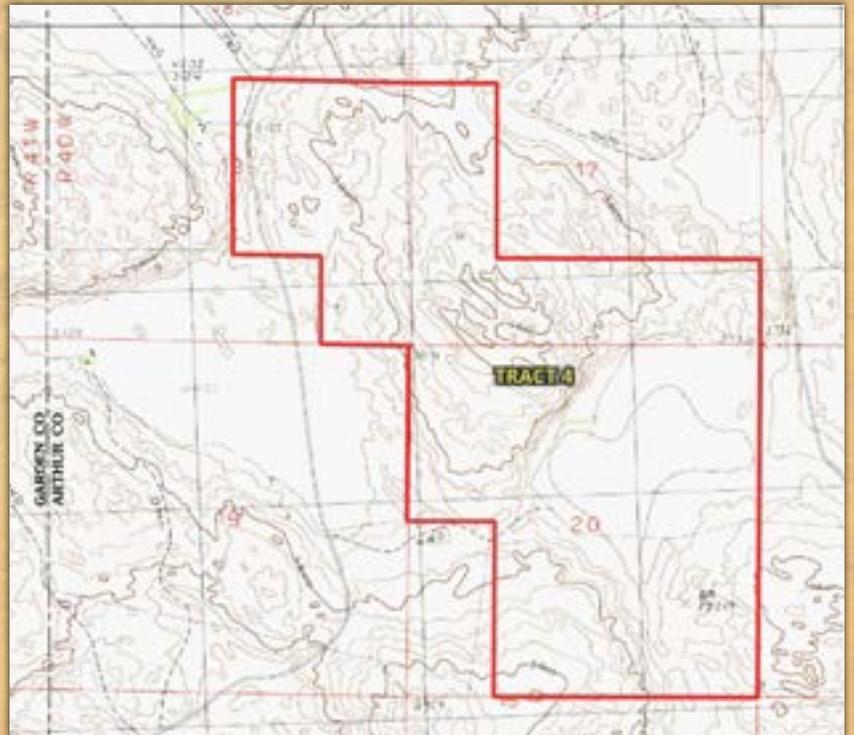
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	52.5	5.28	6e
4861	Valentine-Els complex, 0 to 9 percent slopes	3.2	0.32	6e
4867	Valentine-Libory complex, 0 to 9 percent slopes	43.7	4.4	6e
4818	Valentine loamy fine sand, 3 to 9 percent slopes	77.5	7.8	6e
4242	Ord loam, 0 to 3 percent slopes	38.8	3.91	2w
4791	Valentine fine sand, 3 to 9 percent slopes	12.7	1.28	6e
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes	765.2	77.02	6e
TOTALS		993.6	100%	5.84



Property Location Map



Topography Map



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 May 20, 2021 or such other date agreed to by the parties. Immediate possession will be granted to prepare for cattle to be introduced on May 1.

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 Company 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 Company 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 May 20, 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 Company 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

