

LAND AUCTION

239.54+/- Acres • Saline County, Nebraska
Wednesday, September 22, 2021 • 2:00 PM
Community Center | 147 Main Street, Friend, Nebraska

Highlights:

- Combination pivot irrigated and dry land farm with some hayland and wildlife acres.
- Irrigation well located at pivot stand with underground electrical in place to power 9-tower Reinke center pivot that has given very good service.
- Well-cared for land located close to very good grain markets.



A-13015

Property Location: Two miles south of Friend on County Road 500 to the junction, with County Road F being the northwest corner of the farm.



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For additional information, please contact:

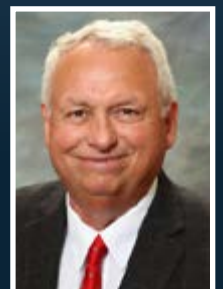
Doyle Onnen, AFM/Agent

York, Nebraska

Direct Line: (402) 362-5892

DOnnen@FarmersNational.com

www.FarmersNational.com/DoyleOnnen



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Property Information

Property Description: Farm is located two miles south of Friend to its northwest corner. Farm has been in a corn/soybean rotation with hay harvested on acres available. Lester building sets in northwest corner of farm, has a west side sliding door for equipment entering and exiting, and small door on west side for people. Building primarily used for storing farm equipment and has dirt floor throughout. No electrical wiring inside of building. Reinke 9-tower center pivot makes a full revolution.

Legal Description: NW1/4 and W1/2 NE1/4 of Section 35, Township 8 North, Range 1 East of the 6th P.M., Saline County, Nebraska.

Farm Data:

Cropland	186.71 acres
Hayland	30.0 acres
Non-crop	22.33 acres
Buildings	<u>.5 acres</u>
Total	239.54 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	121.9 acres	181 bushels
Milo	31.0 acres	84 bushels
Soybeans	33.15 acres	38 bushels

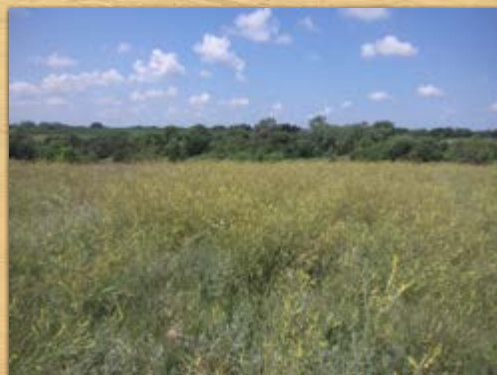
Irrigation: One, 2010 Reinke 9-tower model E2065-G/57 electric center pivot with Senninger number 10 sprinklers mounted on top of pivot pipe, has regulators and booster pump with GPS end gun.

Well Information: Amarillo 100 HP, 6 to 5 ratio, geardrive, Western Land Roller pump Model 6-12-SK M 8.00 bowl assembly, well registration #G-056089, well ID #63706, 1,000 GPM, built April, 1977, 8 inch column, 247 feet of well depth, 75 feet to water and normal pumping depth is 95 feet, bowls set at 130 feet deep.

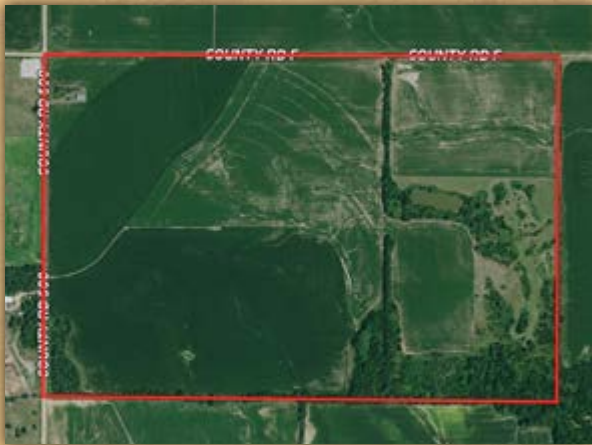
Improvements: Lester steel building in good condition, measuring 60' x 40' and 14' to the eave. Dirt floor throughout.

Farm Income: The Hunting Lease on the farm terminates May 1, 2022 and its cash rent remains all with the landowners and none shared. The Purchaser(s) will abide by the Hunting Lease terms to its expiration date. The landowners are retaining all of their share of the 2021 crops, Government Payments, and all of the 2021 cash rent.

2020 Taxes: \$14,454.02



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7258	Derooin silty clay loam, 6 to 11 percent slopes, eroded	9.9	4.13	4e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	65.4	27.24	3e
3777	Muir silt loam, 3 to 7 percent slopes	1.8	0.75	3e
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	36.0	15.0	4e
3839	Geary silty clay loam, 11 to 30 percent slopes	51.1	21.31	6e
3776	Muir silt loam, 1 to 3 percent slopes	0.1	0.05	2e
3825	Crete silt loam, 1 to 3 percent slopes	6.8	2.84	2e
3866	Hastings silt loam, 1 to 3 percent slopes	68.7	28.63	2e
3545	Hobbs silt loam, channeled, frequently flooded	0.1	0.06	6w
TOTALS		240.0	100%	3.52



AUCTION TERMS

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

Taxes: Real estate taxes for 2021 payable in 2022 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 December 1, 2021 or such other date agreed to by the parties. Subject to current lease.

Landowners to retain their 2021 35% share of the crops, Government Payments, and all of the 2021 cash rent. The Hunting Lease continues on the farm and terminates on May 1, 2022 with all of the hunting lease cash rent remaining with the landowners and none shared. The purchaser(s) shall abide by the Hunting Lease terms to the Hunting Lease expiration date. Farm crop lease will terminate on February 28, 2022.

Earnest Payment: A 15% 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 December 1, 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.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Buyer will pay the survey cost. Final contract prices will not be adjusted to reflect any

difference between the advertised and actual surveyed acres.

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: Druse Family Limited Partnership/s S & S Druse Family LLC GP

Auctioneer: Jim Eberle

Property Location Map

