

SIMULCAST PUBLIC AND ONLINE

# LAND AUCTION

1,536+/- Acres • Offered in 11 Tracts

Furnas County, Nebraska

Thursday, December 16, 2021 • 1:30 PM

Ella Missing Center | 411 6th Street, Arapahoe, Nebraska



A-19189, A-19190,  
A-19191

## ONLINE BIDDING

Bidding starts Friday, December 10, 2021 at 8:00 AM

Bidding closes Thursday, December 16 at the conclusion of live event

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



*This unique offering is a blend of top quality dry cropland and income producing CRP along with some of the best hunting land in the area. Hunters will have top quality farm land to pay for their hobby property. Along with great farmland, Farmers will have excellent hunting and recreation possibilities for themselves or their family, or they can actually derive extra income from the non-crop and CRP acres. These are currently drawing income from Nebraska Game and Parks or through the Farmers National Hunting Lease Network. Both leasing options provide strong liability coverage to protect the landowner.*

*The total farm consists of 1,536± assessed acres. This is comprised of 898.10± cultivated acres, 54.82± fenced pasture acres, 253.87± CRP acres, and 329.21± non-crop acres.*

Visit [www.FarmersNational.com](http://www.FarmersNational.com)  
or Contact the Listing Agent  
for Complete Tract Details.



Serving America's Landowners Since 1929

[www.FarmersNational.com](http://www.FarmersNational.com)



For additional information, please contact:

Rick Johnson, AFM/Agent  
McCook, Nebraska  
Office: (308) 345-1240  
Cell: (308) 340-0306

[RJohnson@FarmersNational.com](mailto:RJohnson@FarmersNational.com)  
[www.FarmersNational.com/RickJohnson](http://www.FarmersNational.com/RickJohnson)





### Tract 1 • 240+ Acres

**Legal:** SE4SW4 & S2SE4 14-1-23

**Location:** 6.5 miles south of the junction of Highways 89 and 283 and .25 miles east.

**Farm Data:** 215.75 cropland acres

### Tract 2 • 155+ Acres

**Legal:** SW4 33-2-22

**Location:** From the east edge of Beaver City, three miles south.

**Farm Data:** 141.25 cropland acres, 25.95 CRP acres, expiring 2030

### Tract 3 • 115+ Acres

**Legal:** W2NE4 & SE4NE4 31-2-31

**Location:** Four miles east of Beaver City on Highway 89, two and one-half miles south and one-half mile east.

**Farm Data:** 95.47 cropland acres

### Tract 4 • 153+ Acres

**Legal:** SE4 29-2-21

**Location:** Six miles east of Beaver City on Highway 89 and three miles south.

**Farm Data:** 141.01 cropland acres, 35.98 CRP acres, expiring 2030

### Tract 5 • 122+ Acres

**Legal:** SE4SW4, S2SE4 28-1-22

**Location:** Seven miles east of Beaver City, eight miles south and one-quarter mile east.

**Farm Data:** 120.64 cropland acres, 39.19 CRP acres, expiring 2030

### Tract 6 • 160+ Acres

**Legal:** NE4 29-1-22

**Location:** From the east edge of Beaver City, seven miles south.

**Farm Data:** 108.77 cropland acres, 27.96 CRP acres, expiring 2022

### Tract 7 • 249+ Acres

**Legal:** SE4 21-1-22; N2NE4 28-1-22

**Location:** From the east edge of Beaver City, seven miles south and one-half mile east.

**Farm Data:** 154.08 cropland acres, 58.82 pasture acres

### Tract 8 • 80+ Acres

**Legal:** S2NW4 22-2-21

**Location:** 7 miles east of Beaver City on Highway 89 and 1.25 miles south.

**Farm Data:** 74.72 cropland acres, 23.86 CRP acres, expiring 2030

### Tract 9 • 80+ Acres

**Legal:** N2NW4 31-2-22

**Location:** .5 miles west of Beaver City on Highway 89 and 1.25 miles south.

**Farm Data:** 69.82 cropland acres, 47.63 CRP acres, expiring 2022

### Tract 10 • 73+ Acres

**Legal:** SE4NW4 & NE4SW4 30-2-22

**Location:** One mile west of Beaver City on Highway 89 and two miles south.

**Farm Data:** 53.29 CRP acres, expiring 2030

### Tract 11 • 109+ Acres

**Legal:** SE4NW4 & NE4SW4 30-2-22

**Location:** Five miles south of the junction of Highways 89 and 283.

**Farm Data:** 77.59 cropland acres



## AUCTION TERMS and CONDITIONS

**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 January 24, 2022, or such other date agreed to by the parties. Subject to current lease.

**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 McCook Abstract.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCook Abstract 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 January 24, 2022, 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 McCook Abstract.

**Sale Method:** The real estate will be offered as 11 individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. 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 the 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(s):** R & F Theobald Farms Inc **Auctioneer:** Jim Eberle

### Online Simulcast Bidding Procedure:

The online bidding begins on  
**Friday, December 10, 2021, at 8:00 AM.**  
**Bidding will conclude Thursday, December 16, 2021 at the end of the live auction.**

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

**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.