

ONLINE AUCTION

80.61+/- Acres • Washington County, Nebraska



L-2200060

Bidding begins on Monday, November 29, 2021, at 8:00 AM and ends on Wednesday, December 1, 2021, at 1:00 PM CST

To Register and Bid on this Auction, go to: www.fncbid.com

Highlights:

- Excellent producing soils, gently rolling topography, well cared for
- Located just southwest of Herman, Nebraska
- Open tenancy - full possession for 2022

For additional information, please contact:

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Co-listed with

Eric Mueller, Agent/Auctioneer
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Property Information

Property Location:

From Highway 75 and CR4 (north end of Herman) go west 1.25 miles to Hill Creek Road, then southwest to CR 19, then south to CR 6. The farm lies on the northwest corner of CR 19 and CR 6. Watch for signs on the farm.

Legal Description:

E1/2 NE1/4 in Sec 3-TWP 19-Range 10 Washington County, Nebraska.

Property Description:

Offering an excellent quality 80.61+/- acre Washington County dryland farm! Located just southwest of Herman, Nebraska, this farm offers good producing soils, gently rolling topography with sound conservation and farming practices in place. Turn-key farm. Open tenancy - Full possession for 2022! Contact agents for further information.

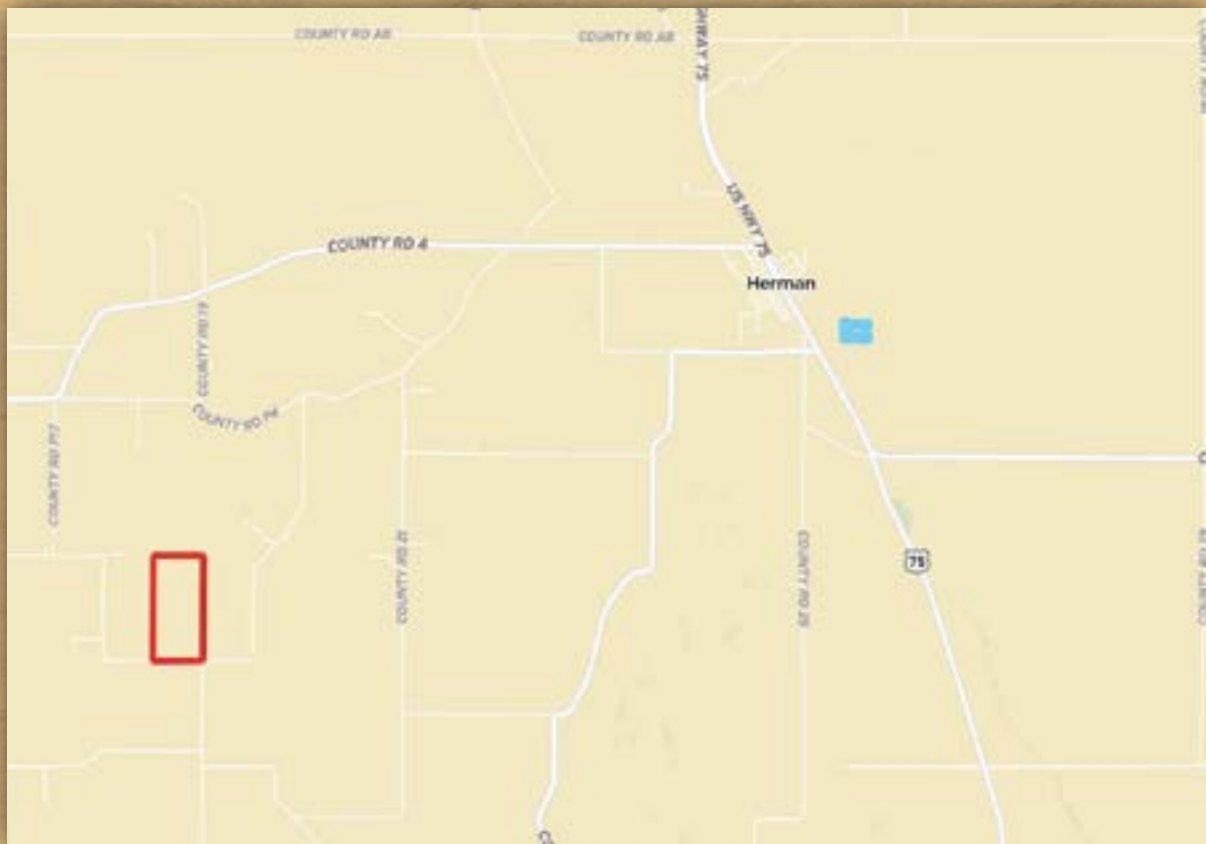
Farm Data:

76.53 total cropland acres

4.08 non-crop acres

FSA Information:	Base	Yield
Corn	38.4 acres	119 bushels
Soybeans	38 acres	34 bushels

Location Map



Aerial and Soil Maps

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8136	Pohocco-Ida complex, 11 to 17 percent slopes, eroded	45.7	56.41	4e
8008	Ida silt loam, 17 to 30 percent slopes, eroded	7.4	9.1	6e
7234	Judson silty clay loam, 2 to 6 percent slopes	7.5	9.26	2e
8010	Ida silt loam, 6 to 11 percent slopes, eroded	0.3	0.4	3e
8142	Pohocco-Monona complex, 11 to 17 percent slopes, eroded	0.3	0.33	4e
8076	Monona silt loam, 1 to 6 percent slopes, eroded	19.9	24.49	2e
TOTALS		81.1	100%	3.5

ONLINE AUCTION TERMS

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

Taxes: Seller will pay those real estate tax installments due and payable through December 31, 2021.

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, Farmers National Company, or Affiliated Farm Management LLC.

Possession: Possession will be granted at closing on December 29, 2021, 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 Midwest Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title Company, 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 will be equally paid by the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 29, 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 Midwest Title Company.

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 Seller and Buyer(s) will each pay one-half of 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 as one unit. The real estate will sell in the manner resulting in the highest total price. 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 Affiliated Farm Management and their 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 by Affiliated Farm Management will take precedence over any previous printed materials or oral statements. Farmers National Company, Affiliated Farm Management LLC, 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: Ryan Nelson, Jill Sass, Amy Sather

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 29, 2021, at 8:00 AM CST until Wednesday, December 1, 2021, at 1:00 PM CST. subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minutes time frame. If a bid is accepted and a sales contract is executed by the seller and buyer, upon request, the agent will provide a copy of the bid sheet for that tract with any of the active bidders specific to that tract. All decisions of Farmers National Company are final.

To register and bid on this auction go to:
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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.