

FOR SALE BY BIDS

143+/- Acres • Dixon County, Nebraska

Deadline: Tuesday, January 18, 2022 at 5:00 PM

Contact Agent for Details!

Highlights:

- Possession at closing
- CRP payments for five years
- Dry fertilizer already spread for 2022



L-2200133

Property Location: Between Newcastle and Martinsburg on 880.5 Road off of 585 Avenue, Dixon, Nebraska.

Legal Description: 8-30-5 SW1/4 SE1/4 & SE1/4 SW1/4 & TL 2 SEC. 8-30-5 143.13 Acres.



**Farmers
National
Company™**

Serving America's Landowners Since 1929

www.FarmersNational.com/Laurel



For additional information, please contact:

Wendi Schutte
Associate Broker/Branch Manager

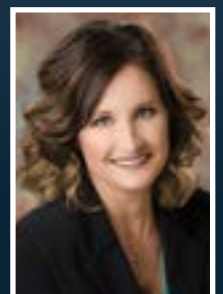
Laurel, Nebraska

Office: (402) 256-9320

Mobile: (402) 518-0115

WSchutte@FarmersNational.com

www.FarmersNational.com/WendiSchutte



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil, Gas, and Renewable Energy Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Property Description: This is a good yielding farm with the benefits of having 48+/- acres in the CRP program until September 30, 2026, along with an Open Hunting Program on CRP (can be cancelled at anytime), combined bringing you over \$300 per acre of additional income!

Along with that, the dry fertilizer has already been applied for the 2022 planting season.

Farm Data:

Cropland	78.27 acres
Non-crop	<u>2.86 acres</u>
CRP	<u>48.87 acres</u>
Total	143 acres

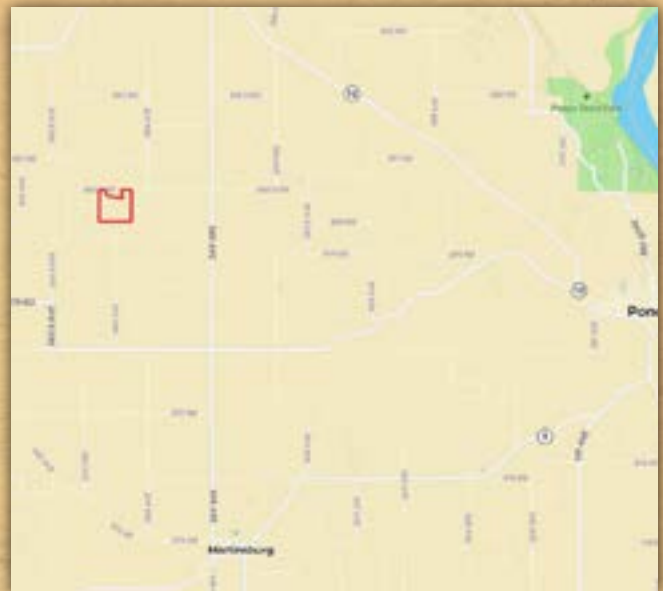
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	23.64 acres	168 Bushels
Soybeans	16.86 acres	49 Bushels

CRP Information: 48.87 acres in CRP at \$291.82 per acre through September 30, 2026. Open Hunting Program \$10.00 per acre, cancel anytime.

2021 Taxes: \$4,220

Location Map



Soil Map



Aerial Photo



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	4.5	3.15	4e
6603	Alcester silty clay loam, 2 to 6 percent slopes	17.9	12.56	2e
6769	Nora-Alcester silt loams, 11 to 17 percent slopes	4.5	3.19	4e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	0.9	0.65	6e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	7.2	5.02	3e
6750	Nora silt loam, 11 to 17 percent slopes, eroded	12.5	8.8	4e
6601	Alcester silty clay loam, 6 to 11 percent slopes	6.8	4.78	3e
6753	Nora silt loam, 2 to 6 percent slopes	6.3	4.44	2e
6300	Aowa silt loam, occasionally flooded	42.1	29.57	2w
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	13.5	9.47	4e
7153	Kennebec silt loam, rarely flooded	17.5	12.31	1
6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.0	3.52	2w
6602	Alcester silt loam, gullied, 11 to 60 percent slopes	3.6	2.54	7e
TOTALS		142.3	100%	2.62

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Bid Sale 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 February 18, 2022, or such other date as agreed to by the parties.

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 Services of the Plains.

Contract and Title: Immediately upon the acceptance of the bid, the high bidder(s) will enter into a real estate contract and deposit with Title Services 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 February 18, 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 Title Services of the Plains.

Bid Procedure: Written bids will be received at the office of Wendi Schutte, **Farmers National Company, 103 West 2nd Street, Laurel, Nebraska 68745 until 5:00 PM on Tuesday, January 18, 2022. Bids should be for the total dollar amount and not per acre. Those submitting the highest written bids will be notified and invited to participate in an oral bidding to be held over the phone on Friday, January 21, 2022 at 10:00 AM.** Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Approval of Bids: Final sale is subject to the Seller's approval or rejection of all bids.

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: Green Valley Inc



Bid Form

143+/- Acres, Dixon County, Nebraska

Legal Description: 8-30-5 SW1/4 SE1/4 & SE1/4 SW1/4 & TL 2 SEC. 8-30-5
143.13 Acres.

I hereby offer \$_____ for the above referenced farmland. Bid is total price NOT per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale or within 24 hours of being notified I am the successful bidder.

Signature

Date

Print Name

Address

City

State

ZIP code

Telephone number

Cell phone number

Email

Return no later than 5:00 PM, Tuesday, January 18, 2022, to:

Farmers National Company
ATTN: Sealed Bid
103 West 2nd, PO Box 368
Laurel, Nebraska 68745

For more information, contact:

Wendi Schutte, Associate Broker

Mobile: 402-518-0115

Office: 402-256-9320

Email: WSchutte@FarmersNational.com

Website: www.FarmersNational.com/Laurel



**Farmers
National
Company™**