

SIMULCAST AUCTION

160+/- Acres • Dixon County, Nebraska

Wednesday, February 2, 2022 • 10:30 AM

Wakefield Civic Center, 407 E 7th St, Wakefield, NE 68784
Meeting Room B

Highlights:

- Possession March 2022
- Machine shed on site



L-2200137

ONLINE SIMULCAST BIDDING

Starts Monday, January 31, 2022, at 8:00 AM.

Closes Wednesday, February 2, 2022 at close of live event.

To Register and Bid on this Auction, go to:

www.fncbid.com



Serving America's Landowners Since 1929

www.FarmersNational.com/Laurel



For additional information, please contact:

Wendi Schutte
Associate Broker

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 Location:

Located to the northeast of Wakefield, Nebraska. From Wakefield, go north on Highway 9/ Highway 35 to 861 Road, then go east on 861 Road for 2 1/2 miles.

From Emerson, go west on Highway 9/Highway 35 to 586 Avenue, go north on 586 Avenue for one mile. Located on the Corner of 586 Avenue & 861 Road.

Legal Description:

14 27 5 SW1/4 SEC. 14-27-5 160 ACRES

Farm Data:

122.25 total cropland acres

5.07 non-crop acres

28.44 grassland/pasture acres

4.24 acreage building site

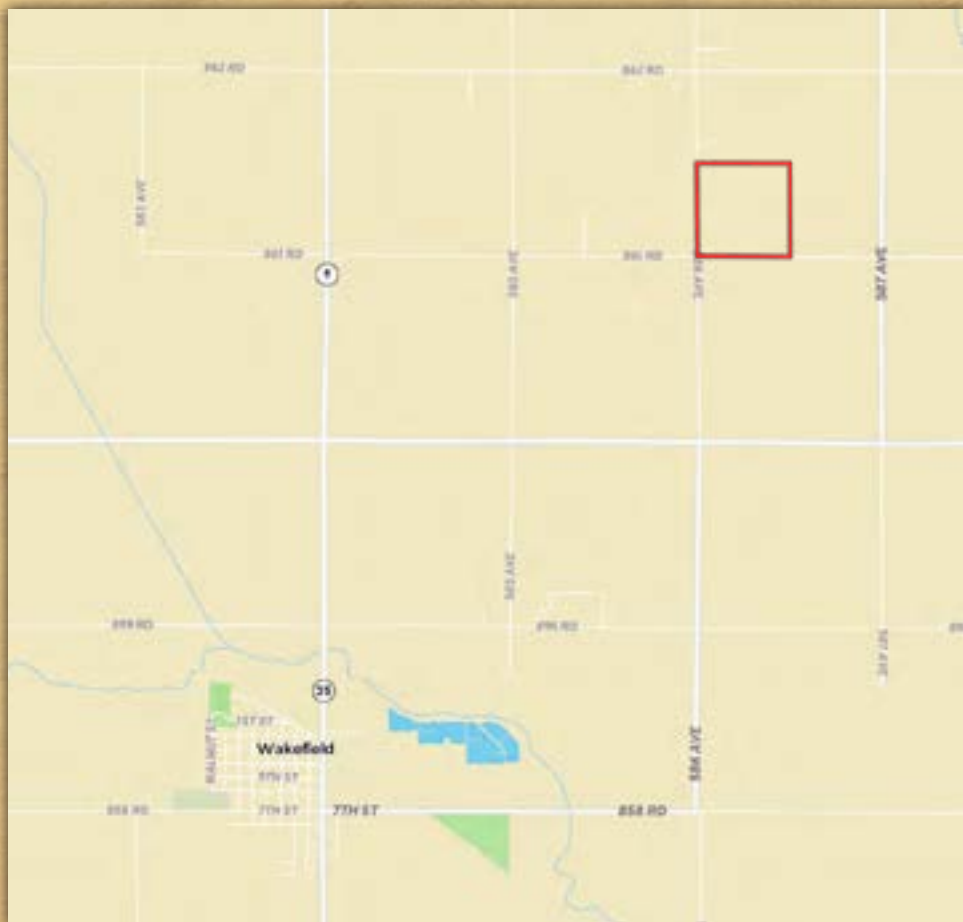
No windmill contracts

FSA Information:	Base	PLC Yield
Corn	61.3 acres	154 bushels
Soybeans	61.3 acres	44 bushels

2021 Taxes: \$8,464.94

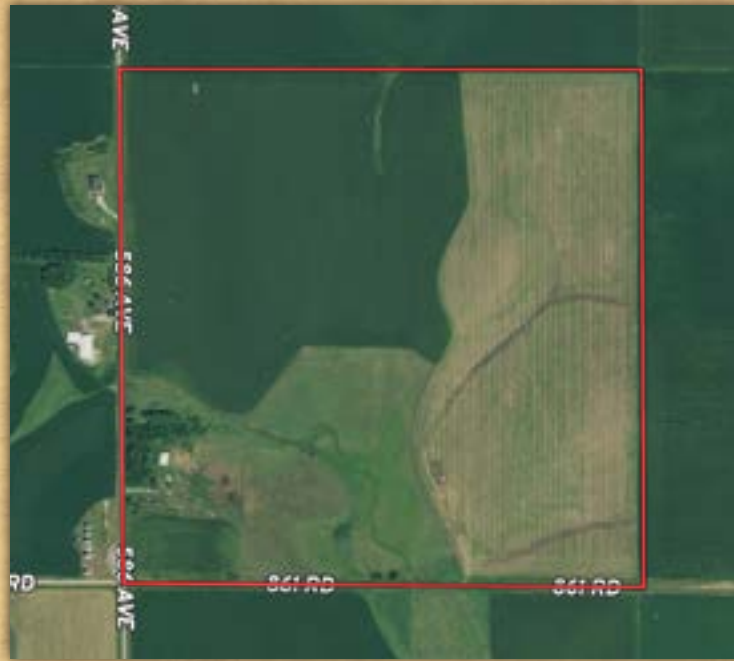


Location Map



Property Aerial and Soil Map

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6813	Moody silty clay loam, 6 to 11 percent slopes	49.36	30.85	0	75	3e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	28.73	17.95	0	69	4e
3518	Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	26.12	16.32	0	80	2w
6400	Calco silt loam, overwash, occasionally flooded	23.56	14.72	0	80	2w
6603	Alcester silty clay loam, 2 to 6 percent slopes	11.98	7.49	91	76	2e
6750	Nora silt loam, 11 to 17 percent slopes, eroded	7.38	4.61	48	64	4e
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	6.13	3.83	0	64	3e
6811	Moody silty clay loam, 2 to 6 percent slopes	5.73	3.58	67	76	2e
6685	Crofton silt loam, 2 to 6 percent slopes, eroded	1.01	0.63	0	71	3e
TOTALS		160.0 2(*)	100%	11.43	74.62	2.8

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 March 1, 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 Title Services 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 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 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 March 1, 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.

Sale Method: The real estate will be offered in one 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: Rollan Hingst Farm

Auctioneers: Jim Eberle, Marshall Hansen

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, January 31, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, February 2, 2022, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
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.

