

LAND AUCTION

SIMULCAST LIVE AND ONLINE

140.53+/- Acres • Phelps County, Nebraska

Wednesday, February 16, 2022 • 11:00 AM

Phelps County Ag Center | 1308 2nd Avenue, Holdrege, Nebraska

Highlights:

- Close to major grain markets
- Good water with productive soils
- Very appealing to investors and farmers alike!



A-19495

ONLINE SIMULCAST BIDDING

Starts Wednesday, February 9, 2022, at 9:00 AM.

Closes Wednesday, February 16, 2022, at close of live event.

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



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For additional information, please contact:

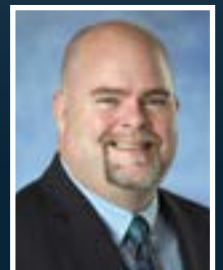
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Property Information

Location:

From Atlanta, go west two miles on 727 Road to G Road then one mile north to 728 Road on the west side of the road.

Legal Description:

PT SE1/4 Sec. 19, Twp 5N, Rge 19W of the 6th P.M.; PT N1/2NE1/4 Sec. 30, Twp 5N, Rge 19W of the 6th P.M., Phelps County, Nebraska.

Property Description:

Well located gravity irrigated quarter with great access to grain markets including feed yards and multiple elevators. There are a total of 114.49 of certified irrigated acres in the Lower Republican NRD. 76.77 certified irrigated acres in Section 19 and 37.72 certified irrigated acres in Section 30.

2021 Taxes:

\$5,059.84

Farm Data:

Cropland	132.40 acres
Non-crop	<u>8.13 acres</u>
Total	140.53 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	126.1 acres	186 bushels
Soybeans	1.9 acres	58 bushels

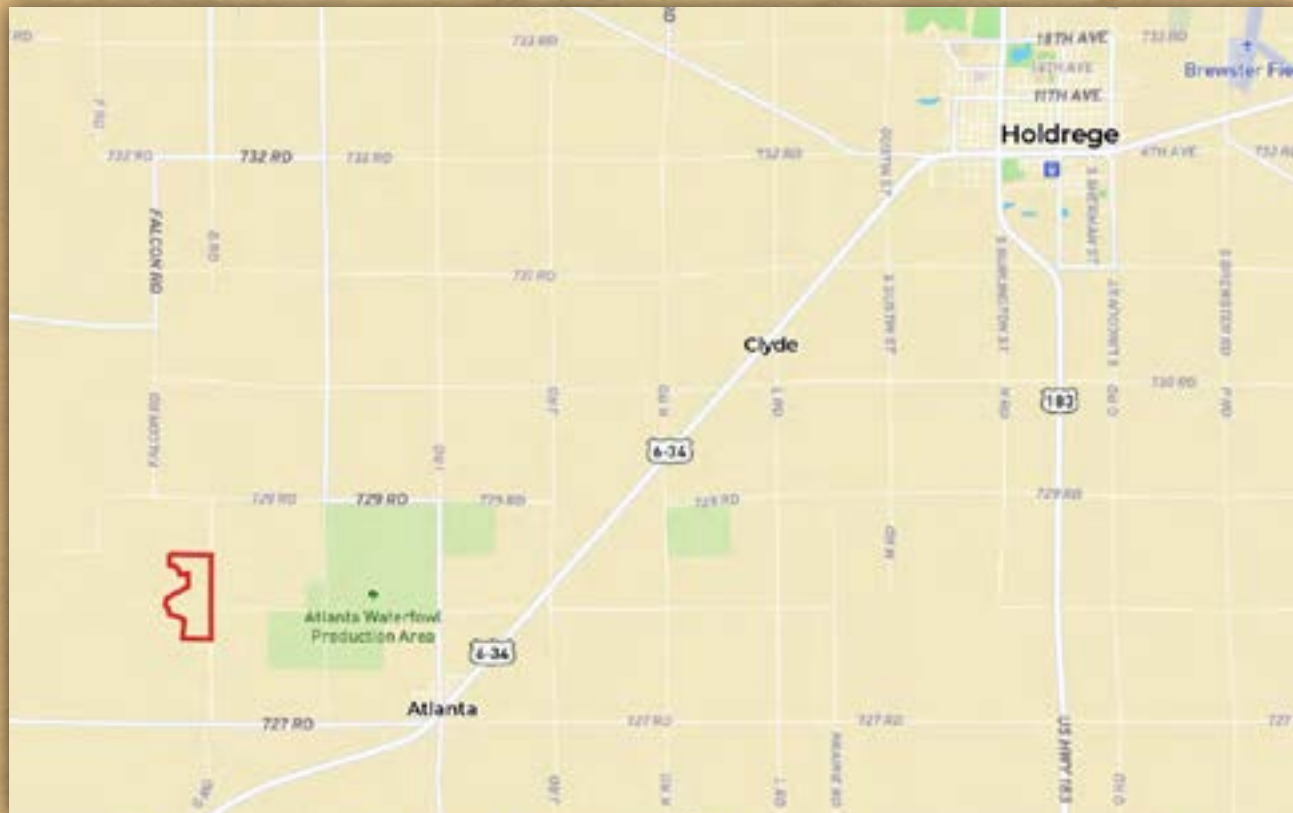
Irrigation Equipment:

Pump and gear head only and pipe.

Well Information:

G-028049, registration 9/18/1967, 2000 gpm, 187 ft static water level, 235 ft pumping level and 292 ft well depth.

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2667	Holdrege silt loam, 0 to 1 percent slopes	133.8 2	95.3	0	81	2e
2560	Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes	4.95	3.53	0	29	7e
3820	Butler silt loam, 0 to 1 percent slopes	0.94	0.67	0	63	2w
2533	Coly silt loam, 11 to 30 percent slopes	0.38	0.27	0	61	6e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	0.34	0.24	0	70	2e
TOTALS		140.4 2(*)	100%	-	78.97	2.19



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 23, 2022 or such other date 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 Phelps County 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 Phelps County 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 March 23, 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 Phelps County Title Company.

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: Arlin Nisley Trust

Auctioneer: Jim Eberle

Online Simulcast Bidding Procedure: The online bidding begins on **Wednesday, February 9, 2022, at 9:00 AM. Bidding will be simultaneous with the live auction on Wednesday, February 16, 2022, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
www.fnccbid.com

All bids on the tract 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.

