

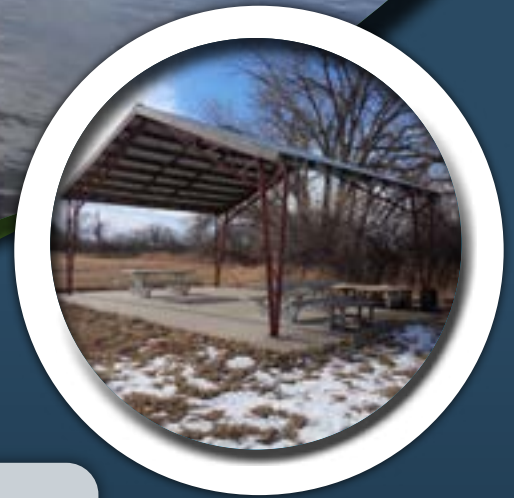
# ONLINE AUCTION

**40+/- Acres, Holt County, Nebraska**

*Online Bidding begins February 11, 2022*

*Bidding ends February 23, 2022*

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



## Highlights:

- Elkhorn River frontage of your very own!
- Secluded getaway for you, your family and friends, and local enough to be just minutes away from town.
- Your recreation spot for camping, fishing, kayaking, hunting, hiking, swimming, and much more. Make this place yours!!



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L-2200145

For additional information, please contact:

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O'Neill, Nebraska

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**Property Location:** 3½ miles southeast of O’Neill, Nebraska, along Highway 275, then ¼ mile north.

**Legal Description:** Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section 3, Township 28 North, Range 11 West of the 6th P.M., Holt County, Nebraska.

**Property Description:** 40+/- acres of easy access recreation land with Elkhorn River frontage close to town. Includes picnic shelter with concrete pad, fire ring, and pumpjack for water. Downstream a 1/4 mile from Dry Creek Wildlife Management Area. Here is the place you’ve been looking for to make your own secluded getaway!

**2021 Taxes:** \$345.66 (estimated)





### Mineral Rights

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 auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by McCarthy Abstract Company of O'Neill, Nebraska, in their trust account.

### Contract and Title

Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with McCarthy Abstract Company of O'Neill, Nebraska 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 paid equally by the seller and buyer. Sale is not contingent upon buyer(s) financing.

### Closing

The sale closing is on March 23, 2022, or such date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of McCarthy Abstract Company of O'Neill, Nebraska.

### Sale Method

The real estate will be offered in one tract or as a total unit. 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 the 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 the agent 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

Overland Trails Council, LLC, Boy Scouts of America

**Online Bidding Procedure:** The online bidding begins on Friday, February 11, 2022, at 8:00 AM.

**Bidding closes on Wednesday, February 23, 2022, at 2:00 PM.**

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

All bids on the tracts will be visible on-line, but the identity of bidders are 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.