

# SIMULCAST AUCTION

**56.75+/- Acres • Dakota County, Nebraska**

**Friday, February 25, 2022 • 2:00 PM**

**Waterbury Community Center, 305 Garrett, Waterbury, NE 68785**

## Highlights:

- Nice laying ground
- Well producing soil
- Nice piece for beginning farmer



L-2200169

## ONLINE SIMULCAST BIDDING

**Starts Monday, February 21, 2022, at 8:00 AM.**

**Closes Friday, February 25, 2022 at close of live event.**

**To Register and Bid on this Auction, go to:**

**[www.fncbid.com](http://www.fncbid.com)**



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For additional information, please contact:

**Wendi Schutte**  
**Associate Broker**

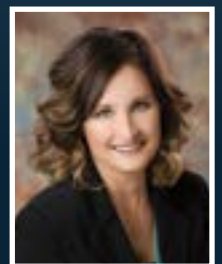
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# Property Information

## Property Location:

Take dirt road (591 Avenue) south out of Waterbury to first dirt road on the east (large grain bin there to mark the corner). Go east three miles until the road curves south, the property is one-half mile further south on the west side of the road.

## Legal Description:

PART SE1/4 SW1/4 LYING NORTH OF RAILROAD R.O.W. & PART SW1/4 SE1/4 LYING NORTH OF RR R.O.W. 35-29-6 55 ACRES ~AND~ PART NE1/4 NE1/4 LYING NORTH OF RR R.O.W. 2-28-6 1.75 ACRES

## Farm Data:

54.85 total cropland acres

1.90 other (road/ditch)

FSA Information:	Base	PLC Yield
Corn	27.6 acres	153 bushels
Soybeans	27.2 acres	41 bushels

**2021 Taxes:** Tract 1 - \$2,988.64  
Tract 2 - \$101.42



## Location Map



# Property Aerial and Soil Map

## Aerial Photo



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CP	NCCPI	CAP
6603	Alcester silty clay loam, 2 to 6 percent slopes	30.75	56.82	91	76	2a
6300	Aowa silt loam, occasionally flooded	16.36	30.23	0	73	2w
6687	Crofton silt loam, 8 to 11 percent slopes, eroded	4.39	8.11	0	69	4a
6813	Moody silty clay loam, 8 to 11 percent slopes	2.27	4.19	0	75	3a
6660	Crofton silt loam, 8 to 17 percent slopes, eroded	0.35	0.66	0	58	4a
<b>TOTALS</b>		<b>54.12(</b>	<b>100%</b>	<b>51.7</b>	<b>74.37</b>	<b>2.22</b>

# 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 25, 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 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 25, 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:** John & Kathleen Hansen

**Auctioneers:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Monday, February 21, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Friday, February 25, 2022, with bidding concluding at the end of the live auction.**

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

