

LAND AUCTION

320+/- Acres, Holt County, Nebraska
Friday, October 28 • 1:30 PM

at the Atkinson Community Center, 206 West 5th Street, Atkinson, Nebraska



L-1600814

HIGHLIGHT FEATURES

- Excellent quality irrigated cropland
- Good soils and strong water
- Close to grain markets, feed lots, and an ethanol plant.

Property Location: Six miles east of Atkinson, Nebraska, along 877th Road, then one mile north on 482nd Avenue to the southeast corner of the property.

Legal Description: East Half (E1/2) of Section 20, Township 30 North, Range 13 West of the 6th PM Holt County, Nebraska.

Property Description: Excellent quality pivot irrigated half-section with 267.93 NRD certified irrigated acres. Good soils plus strong water make this a very attractive farm for the producer or investor. Irrigation equipment includes one Valley 7 tower system, one late model 7 tower T-L system, with all electric wells and power.

Farm Data:

Cropland	293.34 acres
Hayland	18.37 acres
Other	<u>8.29 acres</u>
Total	320.0 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	261.0 acres	176 bushels
Soybeans	7.7 acres	42 bushels

Taxes: \$10,850.90



WELL INFORMATION

	GPM	Well Depth	Static Level	Pump Level	Col. Diam.	Year Drilled
NE¼, 20-30-13	990	262	27	219	9	1973
NE¼, 20-30-13	1000	270	--	140	9	1966
SE¼, 20-30-13	850	341	55	142	8	1991
SE¼, 20-30-13	30	120	55	72	1.25	2003

(Information obtained from State Dept. of Water Resources)



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For additional information, please contact:

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AERIAL AND SOIL MAPS



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	SRPG	ACRES
3260	O'Neill fine sandy loam, 0 to 2 percent slopes	IIIe	IIIe	38	99.5
4512	Dunn loamy sand, 0 to 3 percent slopes	IVe	IIIe	50	75.7
3252	Meadin sandy loam, 0 to 2 percent slopes	VIe	IVs	30	68.9
4499	Dunday loamy sand, 3 to 6 percent slopes	IVe	IVe	29	49.5
4791	Valentine fine sand, 3 to 9 percent slopes	VIe	IVe	22	13.1
3255	Meadin sandy loam, 2 to 30 percent slopes	VIe	---	21	12.0
TOTAL				36.4	318.6

AUCTION TERMS

Mineral Rights

All mineral interests owned by the seller, if any, will be conveyed to the buyer(s).

Taxes

Real estate taxes for 2016 payable in 2017 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 November 29, 2016, subject to the current lease.

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 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 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 November 29, 2016. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National Company.

Sale Method

The real estate will be offered in one unit for bidding. 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

Charles Wilhelmj Trust and the Estate of Mary Jo Wilhelmj

Auctioneer

Jim Eberle

