

LAND AUCTION

156.37+/- Acres, Holt County, Nebraska

Thursday, November 17, 2016 • 2:30 PM

Knights of Columbus Hall, 410 W Douglas Street, O'Neill, Nebraska

HIGHLIGHT FEATURES

- Great location with US Highway 281 access.
- Located only 3 1/2 miles straight south of O'Neill, Nebraska
- Hay or convert to pasture
- Great place to start an acreage near town!



Property Information

Property Location: From O'Neill, Nebraska, go 3 1/2 miles south along US Highway 281 to the northeast corner of the property.

Legal Description: Southeast Quarter (SE1/4) of Section 13, Township 28 North, Range 12 West of the 6th PM, Holt County, Nebraska.

Property Description: Good mix of upland and sub-irrigated hay meadow located only three and a half (3½) miles south of O'Neill, Nebraska, with US Highway 281 access. This property will offer the new owner the opportunity to add a great location to their operation, whether they plan on continuing to hay, convert to pasture, or even if you're looking for that place to build outside of town. Locations like this don't come available often!

Taxes: \$ 1,998.64



Location Map



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Company™**

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For additional information, please contact:

For additional details, call today:

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O'Neill, Nebraska
(402) 336-3500 or (402) 920-3065
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Aerial Map



Soil Map



MAP		NON IRR	IRR		
SYMBOL	NAME	LCC	LCC	SRPG	ACRES
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	IVw	IVw	28	107.2
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	IVw	IVw	28	38.8
4650	lpage loamy fine sand, 0 to 3 percent slopes	IVe	IVe	23	10.2
TOTAL				27.7	156.2

AUCTION TERMS

Mineral Rights

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

Taxes

Real estate taxes for 2016 payable in 2017 will be paid by the sellers. 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 or before December 15, 2016, or such date as agreed to by the parties.

Earnest Payment

A 15% 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 with McCarthy Abstract Company the required earnest payment. The sellers 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 sellers and buyer. Sale is not contingent upon buyer(s) financing.

Closing

The sale closing is on or before December 15, 2016, 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 Farmers National Company.

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 the sellers. 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 sellers.

Announcements

Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the sellers make 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 sellers 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

Mary L Clausen, Judy M O'Malley, and Donald S Peters

Auctioneer

Grant Litz

