

# LAND AUCTION

**504.98+/- Acres • Holt County, Nebraska**

**Thursday, March 23, 2017, at 1:30 PM**

*at the Chambers Community Center, 107 East Main Street, Chambers, Nebraska*

L-1700283

- Located 20 miles southwest of Chambers or 25 miles north of Burwell.
- Quality pasture adjacent to Nebraska Highway 11!
- Offered in three tracts for bidding.
- Possession for the 2017 grazing season.



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For additional information, please contact:

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# Property Information

## Location:

From Chambers, Nebraska, go 12 miles west along Highway 95 and eight miles south on Highway 11. From Burwell, Nebraska, go 25 miles north along Highway 11. From Atkinson, Nebraska, go 32 miles south along Highway 11.

## Legal Description:

**Tract 1:** Southwest Quarter of the Northeast Quarter (SW 1/4 NE1/4), East Half of the Southeast Quarter (E1/2 SE1/4), and Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 21 less ROW, Township 25 North, Range 15 West of the 6th PM, Holt County, Nebraska. 159.41+/- acres.

**Tract 2:** Southwest Quarter (SW1/4) and Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 22 less ROW, Township 25 North, Range 15 West of the 6th PM, Holt County, Nebraska. 196+/- acres.

**Tract 3:** Northeast Quarter (NE1/4) of Section 28 less ROW, Township 25 North, Range 15 West of the 6th PM, Holt County, Nebraska. 149.57+/- acres.

## Property Description:

A rare opportunity to purchase quality pasture in southwestern Holt County. Offered in three tracts for bidding; purchase one tract or all three tracts. This property offers Highway 11 access and is centrally located between Chambers, Burwell, and Atkinson. Good pasture with strong carrying capacity, and many acres suitable for haying. For personal showing, please call the agent. ***Make plans to be in Chambers, Nebraska, on March 23rd!***

**Tract 1:** 159.41+/- acres of high quality pasture. Many acres suitable for haying. Lower bench pasture that has been running 35 pairs. Loads of grass on this tract. Watered by pipeline and hydrant.

**Note:** A Shared Use Agreement will be drawn up for the electric submersible well and pipeline, in the event Tract 1 and Tract 2 are purchased by separate buyers.

**Tract 2:** 196.0+/- acres of pasture. Mostly low undulating pasture leading up to sandhills at the north end. Winter protection at the building site. Electric submersible well at the building site, plus a nice barn with large overhead door. Lots of grass with some acres suitable for haying.

**Note:** A Shared Use Agreement will be drawn up for the electric submersible well and pipeline, in the event Tract 1 and Tract 2 are purchased by separate buyers.

**Tract 3:** 149.57+/- acres of quality summer pasture. Windmill watered (windmill, tower, & tank tenant owned). Undulating pasture with acres suitable for hay production. Nice smaller unit adjacent to the highway.

**Taxes:** **Tract 1:** \$2,011.46, **Tract 2:** \$2,019.06, **Tract 3:** \$1,366.78

## Aerial Photo of Property



## Pasture

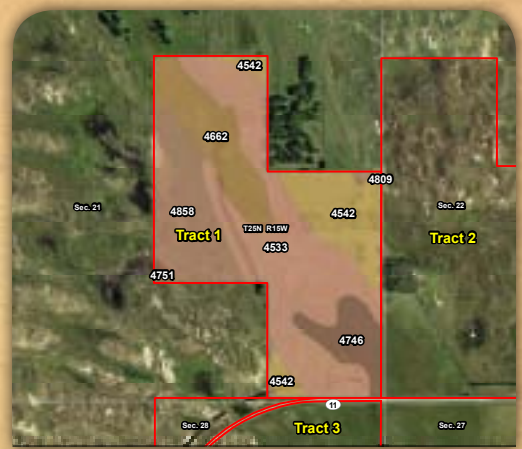


## Barn on Tract 2

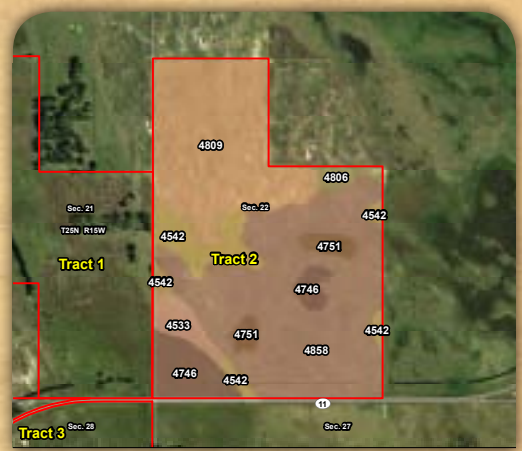




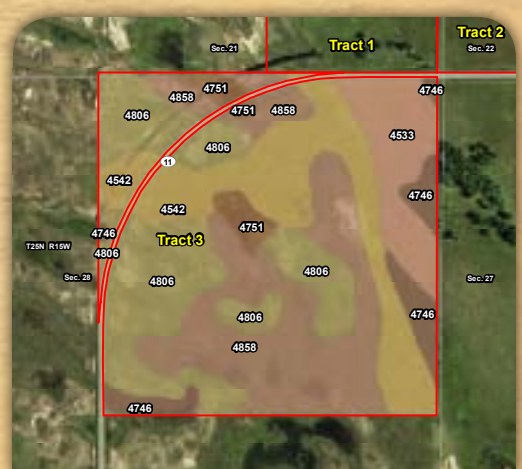
# Location and Soils Maps



MAP SYMBOL	NAME	NON IRR	IRR	SRPG	ACRES
4533	Els loamy sand, 0 to 3 percent slopes	IWv	---	26	64.5
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	Vle	IVe	24	31.2
4542	Els-ispag complex, 0 to 3 percent slopes	VWv	IVWv	26	26.1
4662	Loup fine sandy loam, 0 to 1 percent slopes	VW	---	29	22.6
4746	Tryon loamy fine sand, 0 to 3 percent slopes	VW	---	28	12.2
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	VW	---	19	1.0
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes, moist	Vle	---	9	0.1
<b>TOTAL</b>				<b>26.1</b>	<b>157.8</b>



MAP SYMBOL	NAME	NON IRR	IRR	SRPG	ACRES
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	Vle	IVe	24	89.9
4809	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes, moist	Vle	---	9	61.9
4542	Els-ispag complex, 0 to 3 percent slopes	VWv	IVWv	26	17.5
4746	Tryon loamy fine sand, 0 to 3 percent slopes	VW	---	28	16.0
4533	Els loamy sand, 0 to 3 percent slopes	IWv	---	26	6.7
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	VW	---	19	5.7
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	Vle	---	17	3.7
<b>TOTAL</b>				<b>19.7</b>	<b>201.3</b>



MAP SYMBOL	NAME	NON IRR	IRR	SRPG	ACRES
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	Vle	---	17	45.3
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	Vle	IVe	24	45.3
4542	Els-ispag complex, 0 to 3 percent slopes	VWv	IVWv	26	33.8
4533	Els loamy sand, 0 to 3 percent slopes	IWv	---	26	15.7
4746	Tryon loamy fine sand, 0 to 3 percent slopes	VW	---	28	9.3
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	VW	---	19	5.3
<b>TOTAL</b>				<b>22.7</b>	<b>154.7</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 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 April 25, 2017, or such other date as 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 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 seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance and escrow closing services will be shared equally by the seller and buyer(s). Sale is not contingent upon buyer(s) financing.

**Closing:** The sale closing is on April 25, 2017, or such other date as 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 three tracts for bidding. All bids are open for advancement until the auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the auctioneer. No absentee or telephone bids will be accepted without prior approval of the auctioneer or seller. All decisions of the auctioneer are final.

**Agency:** Farmers National Company and its representatives are acting as agents of the seller.

**Approval of Bids:** Final sale is subject to the seller's approval or rejection of all bids.

**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 the auctioneer 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:** David C Moser

