

LAND AUCTION

468.98+/- Acres • Boyd County, Nebraska

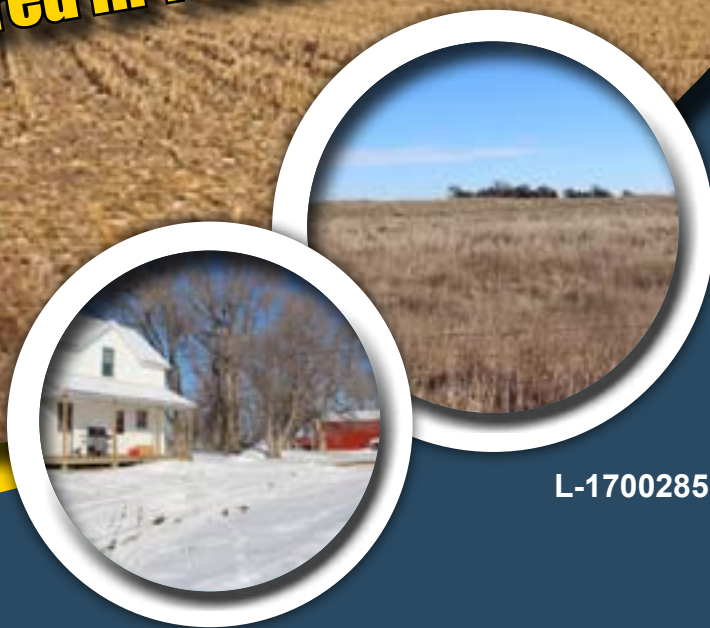
Friday, March 24, 2017 • 1:30 PM

at the Butte Community Center • 519 Thayer Street • Butte, Nebraska

Offered in Three Tracts!

Highlight Features:

- High quality cropland with excellent soils
- Quality pasture and hayland with 15± acres in CRP
- Home and building site with machine shed



L-1700285

Property Location: From Butte, Nebraska, the property is located 2 1/2 miles west on State Highway 12, then 1 mile north on 480th Avenue.

For additional information, please contact:

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Property Information

• Tract 1 •

Property Location: The property is located only three miles from Butte, Nebraska.

Legal Description: Lots 3 and 4, and the East Half of the Southwest Quarter (E½SW¼) of Section 7, Township 34 North, Range 13 West of the 6th P.M., Boyd County, Nebraska. 156.33± acres.

Property Description: 156.33± acres consisting of 101.97 acres of cropland (FSA data), 7.25± acres of building site, and 47.11± acres of pasture. Building site water is furnished by an electric well on Tract #2. Well Usage & Maintenance Agreement and Pipeline Easement shall be granted to the buyer of Tract #1. Property offers a 1,096± sq.ft. 1.5 story home and 1,620± sq.ft. metal building (30' x 54'). One pond northwest of the building site and nice shelterbelts offering good livestock protection. Two (2) grain bins are excluded from the sale on Tract #1. No personal property included. Buyers of Tract #1 and Tract #3 will split fencing cost between Tract #1 and Tract #3.

FSA Information: 101.97 Cropland Acres

	<u>Base</u>	<u>Yield PLC</u>
Corn	46.40 acres	96 bushels
Soybeans	18.70 acres	29 bushels

Farm Data:

Cropland	101.97 acres
Pasture	47.11 acres
Building Site	<u>7.25 acres</u>
Total	156.33 acres

Taxes: \$3,421.14

• Tract 2 •

Property Location: This tract is located only 1/2 mile north of Highway 12 and 2.5 miles from Butte, Nebraska.

Legal Description: Lots 1 and 2 and the East Half of the Northwest Quarter (E½NW¼) of Section 18, Township 34 North, Range 13 West of the 6th P.M., Boyd County, Nebraska. 156.46± acres.

Property Description: 156.46± acres consisting of 69.34 acres of cropland of which 15 acres are enrolled in CRP at \$91.23 per acre or \$1,398.00 annual. 87.12± acres of pasture. One electric well. Well Usage & Maintenance Agreement and Pipeline Easement will be granted from Tract #2 to Tract #1 and Tract #3.

FSA Information: 69.34 Cropland Acres

	<u>Base</u>	<u>Yield PLC</u>
Corn	31.70 acres	96 bushels
Soybeans	12.80 acres	29 bushels

Farm Data:

Cropland	69.34 acres
Pasture	<u>87.12 acres</u>
Total	156.46 acres

Taxes: \$2,807.80

• Tract 3 •

Property Location: Access is furnished by 1/2 mile of section line road.

Legal Description: Lots 1 and 2, and the East Half of the Northwest Quarter (E½NW¼) of Section 7, Township 34 North, Range 13 West of the 6th P.M., Boyd County, Nebraska. 156.19± acres.

Property Description: 156.19± acres consisting of 18.74± acres of cropland with the balance of 137.45± acres in pasture. Water in pasture is furnished from Tract #2 well. Well Usage & Maintenance Agreement will be conveyed to Tract #3 from Tract #2. Livestock water is also provided by a spring in the north end of this tract.

FSA Information: 18.74 Cropland Acres

	<u>Base</u>	<u>Yield PLC</u>
Corn	8.50 acres	96 bushels
Soybeans	3.40 acres	29 bushels

Farm Data:

Cropland	18.74 acres
Pasture	<u>137.45 acres</u>
Total	156.19 acres

Taxes: \$2,161.38

Agent Comments: Well Usage Agreement & Maintenance Agreement shall be executed from the buyer of Tract #2 to the buyers of Tracts #1 and #3. Pipeline Easement shall be granted across Tract #1 and Tract #2 to Tract #1 and Tract #3.

Here is an opportunity to purchase a farm in an area that very seldom has farms offered on the open market by public auction. Land turn over is very rare in this area of Boyd County, Nebraska. The cropland offers primarily Ree silt loam and Onita silt loam soils, which are deep heavy soils that have the ability to hold water. In the local area, dryland corn production could be 150 plus bushel in good years. This area is consistently one of the best yield areas on dryland crop ground in north central Nebraska. Onita silt loam is a Class I irrigated, and Class II dryland soil. This farm offers great soils, plus very good location and access.

Aerial Photo



Tract 3 Aerial Photo



Tract 3 Soil Map



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	SRPG	ACRES
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	Vle	—	9	47.3
9003	Anselmo fine sandy loam, 9 to 15 percent slopes	Vle	Vle	41	38.2
3301	Ree silt loam, 2 to 6 percent slopes	Ille	Ille	61	36.4
3302	Ree silt loam, 6 to 11 percent slopes	IVe	IVe	56	13.4
5220	Onita silt loam, 0 to 1 percent slopes	Iic	I	65	10.9
9006	Anselmo fine sandy loam, 6 to 11 percent slopes	IVe	IVe	46	7.8
6301	Aowa silt loam, channeled, frequently flooded	Vlw	—	44	2.1
8940	Simeon-Valentine complex, 3 to 30 percent slopes, eroded	Vls	—	19	0.4
TOTAL				39.2	156.5



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 May 1, 2017, or such other date as agreed to by the parties. Subject to current lease.

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 Farmers National 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 Farmers National 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 or before May 1, 2017, or such other 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 three individual tracts. 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 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 of all bids.

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 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: Daniel Hostert

Auctioneer: Grant R. Litz

Property Location Map

