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LAND AUCTION

SIMULCAST LIVE AND ONLINE

254.86± Acres, Richardson County, Nebraska

Wednesday, September 10, 2025 | 10:00 AM

Wayside Gathering | 64472 718 Road, Stella Nebraska

Highlights:

- Solid yield history
- Close to markets
- Same operator for over 40 years

For additional information, please contact:



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Bidding starts | Wednesday, September 3, 2025 at 8:00 AM
Bidding closes | Wednesday, September 10, 2025 at close of live event.

To register and bid go to: www.fncbid.com

Property Information

Directions to Property:

From Shubert, Nebraska, travel west one mile to 647 Avenue. From that intersection, travel north one and one-half miles and the farm is on the east side of the road.

Legal Description:

Commencing 79 rods and 8 links west and 80 rods of the Northeast corner (NE/c) of Section 1, Township 3 North Range 15 East of 6th P.M. Richardson County, Nebraska, running thence West 115 rods and 7 1/2 links, thence South 90 rods, thence East 115 rods and 7 1/2 links, to the west line of the land owned by W.E Shook, thence North along said land 90 rods to the place of beginning containing 65 acres more or less;

Commencing 79 rods and 8 links west of the Northeast corner (NE/c) of Section 1, Township 3 North, Range 15 east of 6th P.M. in Richardson County, Nebraska, thence running West 121 rods, more or less, along said section line to the east line of the land owned by Henriettal Lippold, thence South along said land 80 rods, thence East along said land 121 rods, more or less, to the west line of land owned by W.E. Shook, thence North along said Shook land 80 rods to the place of beginning, containing 60.50 acres more or less;

All that part of the West Half of Section 1, Township 3 North Range 15 East of 6th P.M. in Richardson County, Nebraska, described as: Beginning at the Northwest corner (NW/c) of said Section 1, running thence South

on the west line of said section 170 rods, thence East parallel with north line of said section 125 rods, thence North parallel with the west line of said section 90 rods, thence West parallel with the north line of said section 6 rods, thence North parallel with the west line of said section 80 rods to the north line of said section, thence west on the north line of said Section 119 rods to the place of beginning, containing 130 acres more or less.

Property Description:

Highly productive farm with good drainage. The farm has been farmed by the same family for over 40 years. A corn and soybean rotation has been utilized with consistent yield results. The farm is close to Stella which has a Bartlett grain elevator. There is also a large elevator across the Missouri River by Rock Port Missouri.

Farm Data:

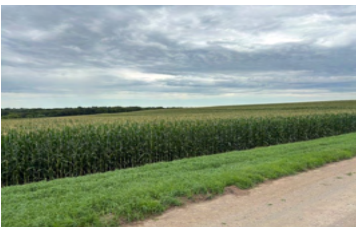
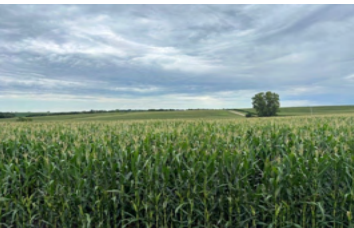
Cropland	204.26 acres
Non-crop	<u>50.60 acres</u>
Total	254.86 acres

FSA Information:

	Base	Yield
Corn	102.00 acres	156 bushels
Soybeans	102.00 acres	43 bushels

2025 Taxes:

\$8,052.90



Aerial Map

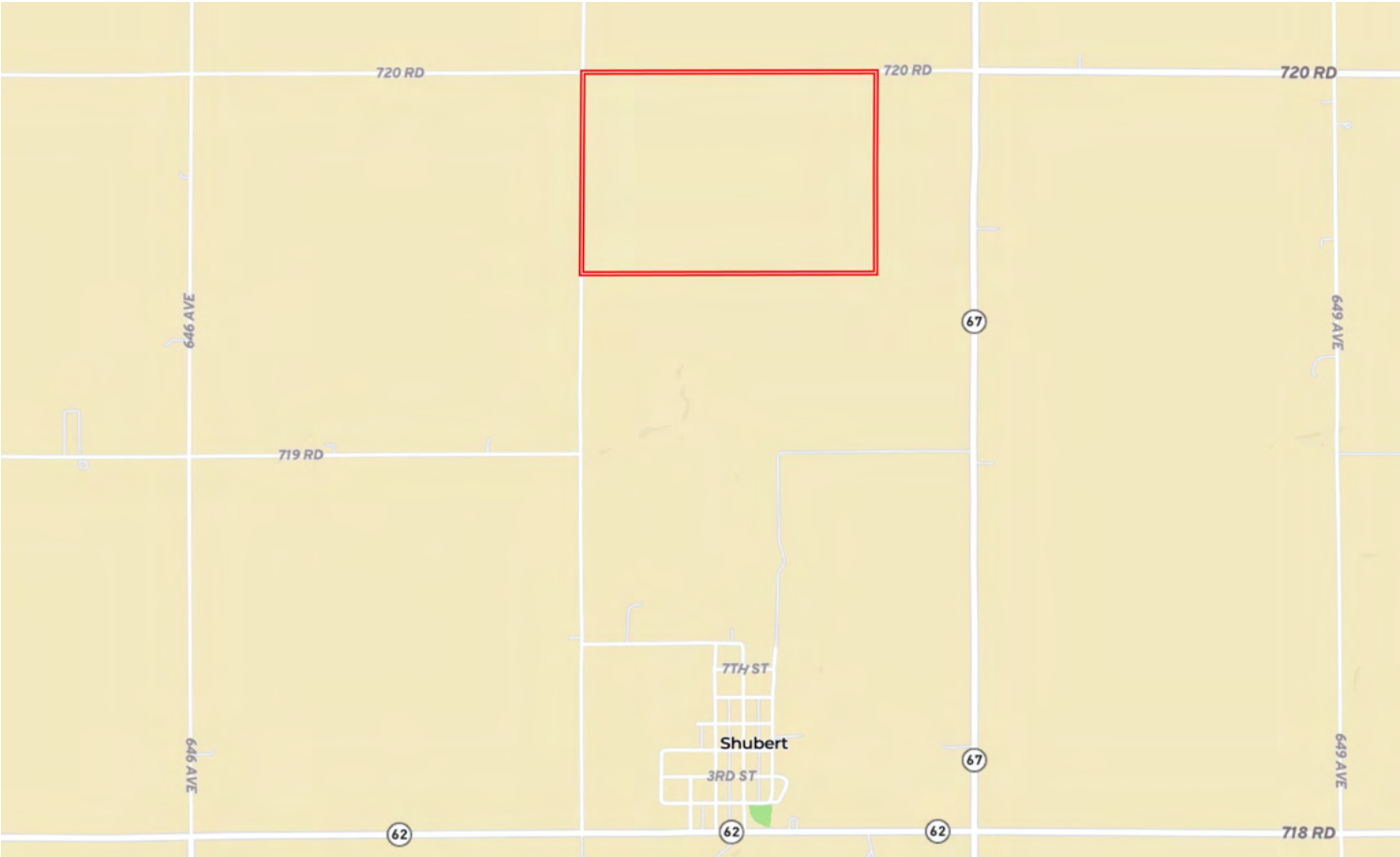


Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8125	Pohocco silty clay loam, 6 to 11 percent slopes, eroded	146.25	57.36	0	67	3e
7153	Kennebec silt loam, rarely flooded	46.58	18.27	0	94	1
7231	Judson silt loam, 2 to 6 percent slopes	35.46	13.91	0	78	2e
8019	Marshall silty clay loam, 2 to 6 percent slopes	21.51	8.44	0	96	2e
7259	Deroin silty clay loam, 6 to 11 percent slopes, severely eroded	5.17	2.03	0	67	4e
TOTALS		254.97(*)	100%	-	75.91	2.43

Property Location Map



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

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 October 15, 2025, or such other date agreed to by the parties. Subject to current lease.

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 Goldsmith Abstract and Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Goldsmith Abstract and Title 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 both the Buyer(s) and the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on October 15, 2025, 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 Goldsmith Abstract and Title.

Sale Method: The real estate will be offered as a total unit. 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. Absentee or telephone bids will be accepted with 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: Lippold Farm LLC

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, September 3, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, September 10, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fncbid.com

All bids on the tract will be visible online, 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.