



**Farmers
National
Company™**

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A-10806

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FOR MORE INFO!**



LAND AUCTION

SIMULCAST LIVE AND ONLINE

158.8± Acres, Butler County, Nebraska

Thursday, November 20, 2025 | 10:00 AM

Rising City Community Hall | 600 Main Street, Rising City, Nebraska

Highlights:

- **Prime turnkey pivot irrigated farm**
- **Class 1 and 2 silt loam soils**
- **98% tillable!**



For additional information, please contact:

Jeremy Schreiber, AFM/Agent | (402) 276-3076

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Bidding starts | Saturday, November 15, 2025 at 8:00 AM

Bidding closes | Thursday, November 20, 2025 at close of live event.

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

Property Information

Directions to Property:

From Rising City, two miles west on Highway 92, then two miles south on Road C.

Property Description:

Now is your chance to purchase an exceptional irrigated farm with highly productive Hastings silt loam soils! This property features a full circle pivot, electric irrigation well, and is centrally located between ethanol and crush plants.

Legal Description:

NE1/4 29-14N-1E of the 6th P.M.

Farm Data:

Cropland	155.63 acres
Non-crop	<u>3.17 acres</u>
Total	158.8 acres

FSA Information:

Information not available at this time.

Improvements:

2011 Zimmatic 7 tower pivot, 75hp US Electric motor, and 8" irrigation pump

2024 Taxes:

\$7,785.66

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	114.8	72.07	0	69	1
3820	Butler silt loam, 0 to 1 percent slopes	22.13	13.89	0	70	2w
3866	Hastings silt loam, 1 to 3 percent slopes	12.69	7.97	0	68	2e
3952	Fillmore silt loam, frequently ponded	9.31	5.84	0	45	3w
3910	Scott silt loam, frequently ponded	0.37	0.23	0	27	4w
TOTALS		159.3(*)	100%	-	67.56	1.34



Simulcast Auction Terms

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

Taxes: Real estate taxes for 2025 payable in 2026 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 January 8, 2026 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 Tri-County Title & Escrow Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Tri-County Title & Escrow Company the required earnest payment. The cost of title insurance will be equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on January 8, 2026, 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 Tri-County Title & Escrow Company.

Auction Sales: The real estate will be offered in one individual 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. Absentee or telephone bids will be accepted with prior approval from 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: Stephanie Pugh and the Estate of Joan Bade

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Saturday, November 15, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM, on Thursday, November 20, 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.