FARMERS NATIONAL COMPANY

A-17923



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

478.3± Acres, Webster County, Nebraska

Wednesday, December 2, 2026 | 1:00 PM
Webster County Fairgrounds | 459 North Crescent Street, Bladen, Nebraska 68928

Highlights:

- Diverse property offering irrigated, dryland, and pasture ground
- Offered in four tracts
- Two high capacity wells located on site
- History of great corn and soybean production

For additional information, please contact:



Laif Hultine, Agent
(402) 984-0380
LHultine@FarmersNational.com

Forrest Holoubeck, AFM/Agent
(308) 627-8265
FHoloubeck@FarmersNational.com



Bidding starts | Wednesday, November 25, 2026 at 8:00 AM
Bidding closes | Wednesday, December 2, 2026 at the close of the live event.

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

Located Southwest of Bladen, Nebraska, this property offers two irrigated quarters, a dryland 80, and a pasture 80. This property will be sold in four separate tracts with no combinations offered. Do not miss the opportunity to invest in productive and diverse land!

Both irrigated tracts are located in the Little Blue NRD, which is subject to a water allocation of 65" of water over five years. The current tenant does own both pivots, all power units, stock tanks, and corrals. All tracts are under written lease with an expiration date of 2/28/2027. Full possession for the 2027 growing season!

Tracts 2, 3, and 4 are subject to survey if purchased by separate buyers. Final purchase price will be adjusted to surveyed acres.

Please join us at the Webster County Fairgrounds on Wednesday, December 2nd at 1:00 P.M. for this outstanding land auction. These four tracts create a unique opportunity to purchase a diversified property that will complement any current farm operation or investment portfolio.

Aerial Map



Property Information

Property Location:

From Bladen, take Road Y a mile west. Turn south onto Road 700 and take Road 700 south one mile. The northeast corner of Tract 4 begins at the southwest corner of Road 700 and Road X. The property then follows the south side of Road X for a mile and a half.

Legal Description:

Tract 1: NE 1/4 23-4N-12W
Tract 2: W 1/2 NW 1/4 24-4N-12W (Subject to Survey)
Tract 3: E 1/2 NW 1/4 24-4N-12W (Subject to Survey)
Tract 4: NE 1/4 24-4N-12W (Subject to Survey)

Property Description:

Tract 1

The furthest west parcel, consisting of 159.5+/- acres with a history of strong corn and soybean production. This tract features 136.17 certified irrigated acres supported by a strong well (G-110027) located on site with a pump rate of 800 GPM. This tract would be a great addition to any current operation. The pivot and power unit are property of the current tenant.

Tract 2

Consisting of 79.7 +/- acres of dryland and timber that can complement any existing operation or serve as a standalone investment. 75.71 acres are tillable according to FSA records. There are existing grass waterways and a pocket of timber which add a recreational aspect to the property.

If this tract is purchased separately from Tracts 3 and 4, a survey will be required prior to closing. The cost of the survey will be paid by the Seller. Final purchase price will be adjusted to the final surveyed acreage amount times the bid price per acre.

Tract 3

Consisting of 79.7 +/- acres of well-maintained pastureland. The tract provides an opportunity for cattle producers to expand their grazing resources while benefiting from the proximity of the farm's other agricultural assets. Whether used for a direct livestock operation or used as supplemental income to a current crop producer, this tract can add diversity and flexibility to any operation. The water tank and corral system is property of the current tenant.

The pasture acres are enrolled in Grassland CRP. There are 76.37 acres enrolled with an annual payment of $2,291.00. The Grassland CRP contract runs through 9/30/2038. The 2026 Grassland CRP Payment will be retained by the Seller. The 2027 Grassland CRP Payment will go to the Buyer.

If this tract is purchased separately from Tracts 2 and 4, a survey will be required prior to closing. The cost of the survey will be paid by the Seller. Final purchase price will be adjusted to the final surveyed acreage amount times the bid price per acre.

Tract 4

Featuring 159.4 +/- acres with a strong record of corn and soybean production. Consisting of 135 certified irrigated acres supported by a strong irrigation well (G-095229) rated for 800 gpm, this tract offers many of the qualities producers seek in irrigated farmland. The combination of dependable water and proven yields provides an excellent foundation for continued agricultural success. The pivot and power unit are property of the current tenant.

If this tract is purchased separately from Tracts 2 and 3, a survey will be required prior to closing. The cost of the survey will be paid by the Seller. Final purchase price will be adjusted to the final surveyed acreage amount times the bid price per acre.

Farm Data:

Tract 1:	
Cropland	153.17 acres
Non-crop	6.33 acres
Total	159.50 acres
Tract 2:	
Cropland	75.71 acres
Non-crop	3.99 acres
Total	79.70 acres
Tract 3:	
Pasture	79.70 acres
Tract 4:	
Cropland	155.80 acres
Non-crop	3.60 acres
Total	159.50 acres

FSA Information:

Tract 1, 2, 3 and 4

	Base	PLC Yield
Corn	232.82 acres	175 bushels
Soybeans	30.91 acres	35 bushels
Wheat	72.37 acres	55 bushels
Grain Sorghum	45.30 acres	88 bushels

All tracts base acres and PLC yield are combined at FSA. Will need to be reconstituted at FSA if sold separately.

Well Information:

Tract 1: #G-110027 - 800 GPM, 200' Well Depth, 140' Pump Depth, 8" Column Diameter, Drilled in 2001
Tract 4: #G-095229 - 800 GPM, 186' Well Depth, 160' Pump Depth, 8" Column Diameter, Drilled in 1997

2026 Taxes:

Tract 1: $4,573.14
Tract 2, 3, and 4: $6,475.32

Tract 1:

Soil Map



66.2/100 NCCPI

Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	45.4%	73	3e	3e	61.3
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	17.3%	27.7	3e	3e	75.2
3864	Hastings silt loam, 0 to 1 percent slopes	12.1%	19.4	1	1	68.9
3553	Hobbs silt loam, frequently flooded	11.5%	18.5	6w	--	53.6
2668	Holdrege silt loam, 1 to 3 percent slopes	6.6%	10.6	2e	2e	79
3561	Hobbs silt loam, occasionally flooded	6.4%	10.2	2w	2w	81.3
4148	Holdrege silty clay loam, 7 to 11 percent slopes, severely eroded	0.4%	0.7	4e	4e	58.1
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	0.3%	0.5	2e	2e	68.7



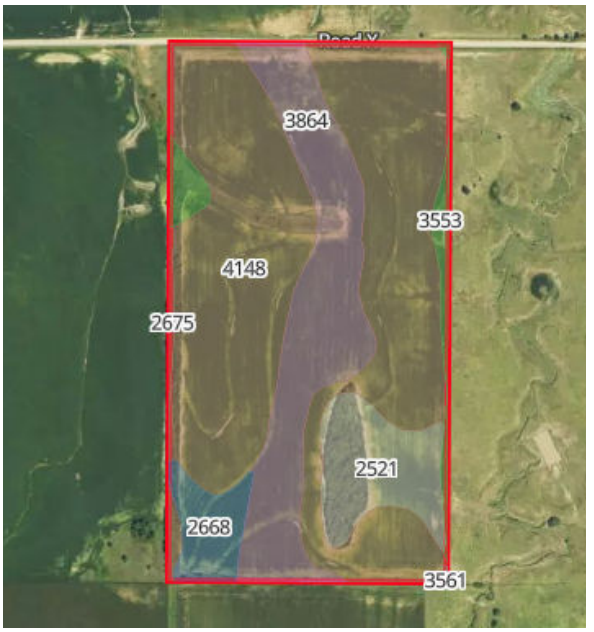






Tract 2:

Soil Map



61.1 /100 NCCPI

Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
4148	Holdrege silty clay loam, 7 to 11 percent slopes, severely eroded	61.2%	51.4	4e	4e	58.1
3864	Hastings silt loam, 0 to 1 percent slopes	21.1%	17.7	1	1	68.9
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	8.8%	7.4	6e	--	55.7
2668	Holdrege silt loam, 1 to 3 percent slopes	4.4%	3.7	2e	2e	79
3553	Hobbs silt loam, frequently flooded	3.3%	2.8	6w	--	53.6
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	1.2%	1	3e	3e	75.2
3561	Hobbs silt loam, occasionally flooded	<0.1%	0	2w	2w	81.3









Tract 3:

Soil Map



56.6/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	3553	Hobbs silt loam, frequently flooded	54.8%	42.3	6w	--	53.6
●	4148	Holdrege silty clay loam, 7 to 11 percent slopes, severely eroded	31.7%	24.5	4e	4e	58.1
●	3864	Hastings silt loam, 0 to 1 percent slopes	8.2%	6.4	1	1	68.9
●	2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	4.5%	3.5	6e	--	55.7
●	3561	Hobbs silt loam, occasionally flooded	0.7%	0.6	2w	2w	81.3









Tract 4:

Soil Map



66.4/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	3864	Hastings silt loam, 0 to 1 percent slopes	38.8%	62.7	1	1	68.9
	4148	Holdrege silty clay loam, 7 to 11 percent slopes, severely eroded	38.3%	61.9	4e	4e	58.1
	3561	Hobbs silt loam, occasionally flooded	14.7%	23.7	2w	2w	81.3
	2524	Coly silt loam, 3 to 11 percent slopes	4.6%	7.5	4e	4e	69.8
	4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	3.6%	5.8	3e	3e	61.3









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 2026 payable in 2027 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 15, 2027 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 Nebraska Title.

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

Closing: The sale closing is on January 15, 2027 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 Nebraska Title Company.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in four individual tracts. 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: Williams - Hiemstra NE, LLC

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on **Wednesday, November 25, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 1:00 PM on Wednesday, December 2, 2026,** 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 tracts 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 on-line 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.