FARMERS NATIONAL COMPANY

A-18163



SCAN THE QR CODE FOR MORE INFO!

ONLINE AUCTION

125.82± Acres

Dawson County, Nebraska

Bidding starts: Wednesday, November 25, 2026, at 8:00 AM
Bidding closes: Wednesday, December 2, 2026, at 11:00 AM

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

Highlights:

- Gravity Irrigated farm ground with pivot potential
- Water provided by Thirtymile Canal and Tri-County Canal
- History of excellent corn and soybean production



For additional information, please contact:
Forrest Holoubeck, AFM/Agent
(308) 893-2047or (308) 627-8265
FHoloubeck@FarmersNational.com

Property Information

Directions to Property:
On Highway 47 go four miles south to Road 761 turn east, travel one mile east to Road 412 turn south, travel one mile to Road 760 turn east, travel one-half mile. Entrance to field is on the south side of road across from bin site on north side of road.

Legal Description:
W 1/2 E1/2 less 30 mile canal Sec. 14, Twp 10N, Rge 25W

Property Description:
Located south and east of Gothenburg, Nebraska, high quality gravity irrigated farm with pivot potential. Surface water provided from the Tri-County Canal on the south half of the farm and the Thirtymile Canal on the north half. Current farm lease terminating on 2-28-2027. Irrigation pipe sells with the property. **Don't miss the opportunity to invest in high quality productive land!**

Farm Data:

Cropland	124.60 acres
Non-crop	1.22 acres
Total	125.82 acres

FSA Information:

	Base	Yield
Corn	112.21 acres	174 bushels
Soybeans	14.70 acres	62 bushels

Improvements:
Irrigation pipe to sell with property.

2026 Taxes:
$7,369.94



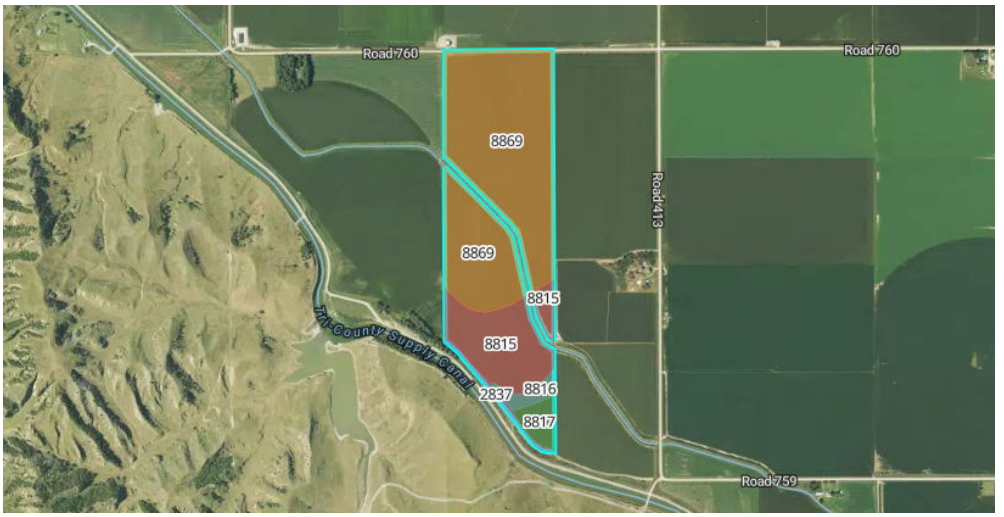




Aerial Map



Soil Map



73.9/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	8869	Hord silt loam, 0 to 1 percent slopes	71.1%	90.1	2c	1	75.4
●	8815	Cozad silt loam, 0 to 1 percent slopes	21.0%	26.6	2c	1	70.4
●	8817	Cozad silt loam, 3 to 6 percent slopes	3.8%	4.8	2c	1	69.5
●	8816	Cozad silt loam, 1 to 3 percent slopes	2.7%	3.4	2e	2e	69.8
●	2837	Uly-Holdrege silt loams, 6 to 11 percent slopes	1.5%	1.9	3e	3e	71.9



Online 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 Company.

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 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 will be equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **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.

Auction Sales: The real estate will be offered as a total unit. All bids are open for advancement starting **Wednesday, November 25, 2026, at 8:00 AM until Wednesday, December 2, 2026, at 11:00 AM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minutes time frame. All decisions of Farmers National Company 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

Online Bidding Procedure: The online bidding begins on **Wednesday, November 25, 2026, at 8:00 AM until Wednesday, December 2, 2026, at 11:00 AM.**

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.