FARMERS NATIONAL COMPANY

A-18965



SCAN THE QR CODE FOR MORE INFO!

LAND AUCTION

SIMULCAST LIVE AND ONLINE

239.24± Acres, Fillmore and Clay Counties, Nebraska

Thursday, December 10, 2026 | 10:00 AM
Sutton Community Senior Center | 200 S Saunders Avenue, Sutton, Nebraska

Highlights:

- Offered in two individual tracts
- Tract 1: High-Quality non-irrigated cropland, with excellent production history, south of Sutton
- Tract 2: Good mix of productive non-irrigated cropland, grass and timber, northeast of Sutton



For additional information, please contact:
Lance Pachta, AFM, Agent | (402) 768-3303
LPachta@FarmersNational.com

Bidding starts | Friday, December 4, 2026 at 8:00 AM
Bidding closes | Thursday, December 10, 2026 at close of live event.

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

Property Information

Property Description: Tract 1 consists of 81.04 acres, with 78.06 cropland acres. This high-quality non-irrigated farm features productive soils and a good history of production. With nearly all of the tract in crop production, it offers an excellent opportunity for operators looking to expand or investors seeking a quality income-producing farm.

Tract 2 consists of 158.20 total acres, including 107.71 cropland acres. The balance of the acreage is made up of grass, trees and wildlife habitat, creating an attractive mix of productive farmland and recreational potential. This tract offers quality non-irrigated cropland along with excellent hunting and outdoor opportunities, making it a well-rounded land investment.

Directions to Property:
Tract 1 - Located 3 miles south of Sutton on S. Saunders Avenue (blacktop), then 1 mile east on Road 315. The tract is situated at the northeast corner of the intersection of Road 315 and Road Y.
Tract 2 - Located 2 miles east of Sutton on Highway 6, then 4 miles north on Road 2. The tract is situated at the northeast corner of the intersection of Road 2 and Road B.

Legal Description:
Tract 1 - The South Half of the Southwest Quarter (S1/2SW1/4) of Section 24, Township 7 North, Range 5 West of the 6th P.M. in Clay County, NE (Consisting of 81.04 +/- acres).
Tract 2 - The Southwest Quarter (SW1/4) of Section 5, Township 8 North, Range 4 West of the 6th P.M. in Fillmore County, NE (consisting of 158.20+/- acres).



Farm Data:

Tract 1 -

Cropland	78.06 acres
Non-crop	2.98 acres
Total	81.04 acres

Tract 2 -

Cropland	107.71 acres
Non-crop	2.94 acres
Grass/Timber	47.55 acres
Total	158.20 acres

FSA Information:

Tract 1 -

Crop	Base	Yield
Corn	58.50 acres	122 bushels
Grain Sorghum	19.50 acres	110 bushels

Tract 2 -

Crop	Base	Yield
Corn	77.34 acres	122 bushels
Grain Sorghum	18.20 acres	71 bushels
Soybeans	12.16 acres	44 bushels

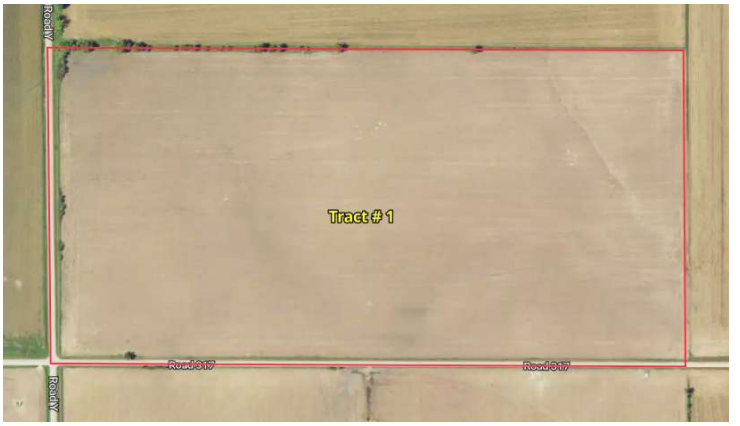
2025 Taxes:
Tract 1 - $1,693.62
Tract 2 - $3,015.44

Location Map

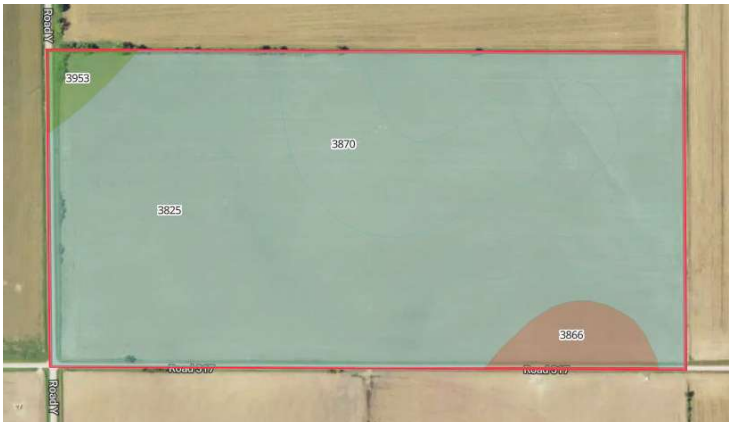


Tract 1:

Aerial Map



Soil Map



62.4/100 NCCPI

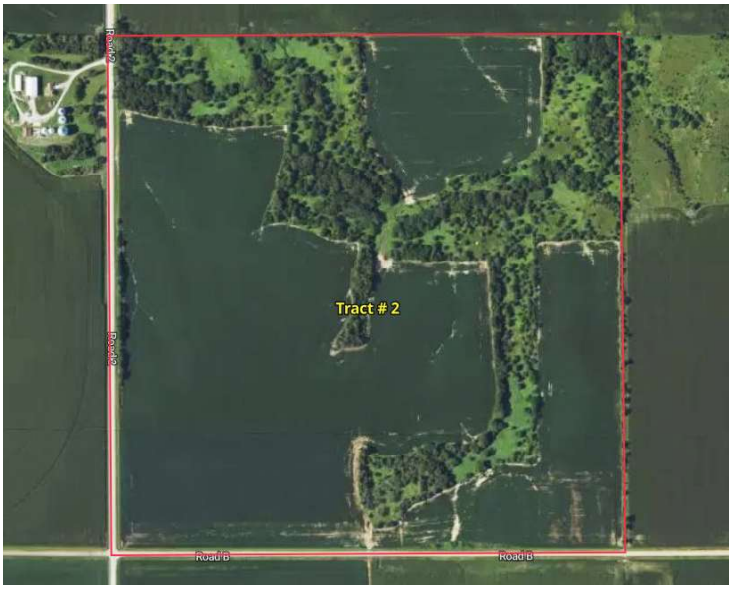
	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	3825	Crete silt loam, 1 to 3 percent slopes	76.3%	61.9	2e	2e	62.9
●	3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	17.5%	14.2	3e	3e	57.9
●	3866	Hastings silt loam, 1 to 3 percent slopes	4.2%	3.4	2e	2e	67.6
●	3953	Fillmore silt loam, drained, 0 to 1 percent slopes	2.0%	1.6	2w	2w	69.8



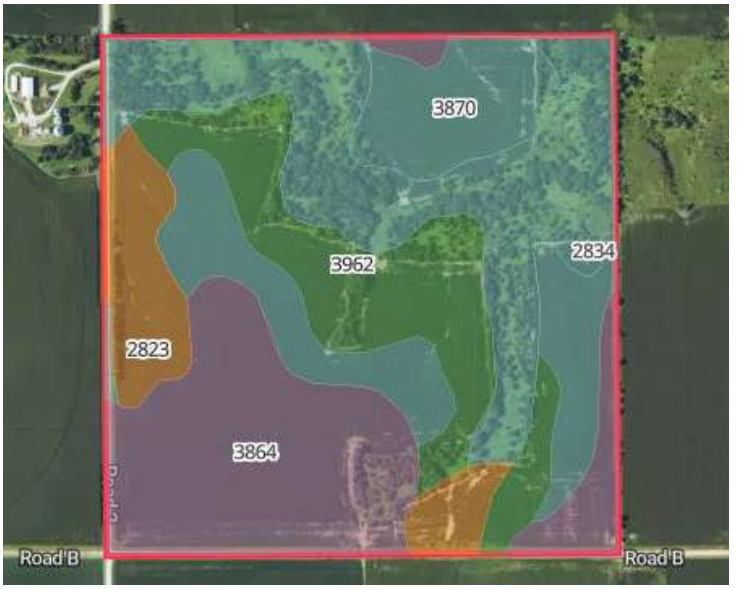


Tract 2:

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	3864	Hastings silt loam, 0 to 1 percent slopes	26.5%	42.6	1	1	68.9
	2834	Uly-Hobbs silt loams, 0 to 30 percent slopes	25.2%	40.6	6e	e	53.4
	3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	21.6%	34.8	3e	3e	57.9
	3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	17.9%	28.8	4e	4e	56.8
	2823	Uly silt loam, 11 to 17 percent slopes, eroded	8.8%	14.2	6e	--	65.4





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 13, 2027, or such other date agreed to by the parties.

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 Cottonwood 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 Cottonwood Title Company the required earnest payment. The cost of title insurance will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on January 13, 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 Cottonwood Title Company.

Sale Method: The real estate will be offered in two 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: Griess Family Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, December 4, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, December 10, 2026, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: 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 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.

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