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LAND AUCTION

SIMULCAST LIVE AND ONLINE

343± Acres, Boone County, Nebraska

Wednesday, November 5, 2025 | 1:30 PM

Casey's Building at the Boone County Fairgrounds | 11th Street and Fairview, Albion, Nebraska

Highlights:

- **Quality Irrigated Farmland and Pasture**
- **Strong Yield History**
- **Newer Reinke Pivot**



For additional information, please contact:
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Bidding starts | Wednesday, October 29, 2025 at 8:00 AM
Bidding closes | Wednesday, November 5, 2025 at close of live event.

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

Property Information

Property Description:

Offering an excellent opportunity at a high quality combination irrigated farm and pasture. Containing 227.9 tillable acres under two pivot systems and 92.84 acres of fenced pasture, this tract would be an excellent add to a diversified operation or investor. The current lease expires on 2/28/2026.

The north quarter section pivot is watered by a 10 tower Reinke pivot that was new in 2024. The well is powered by a diesel power unit which conveys with the land. Well registration G-050036 rates the 9 inch well at 1250 GPM.

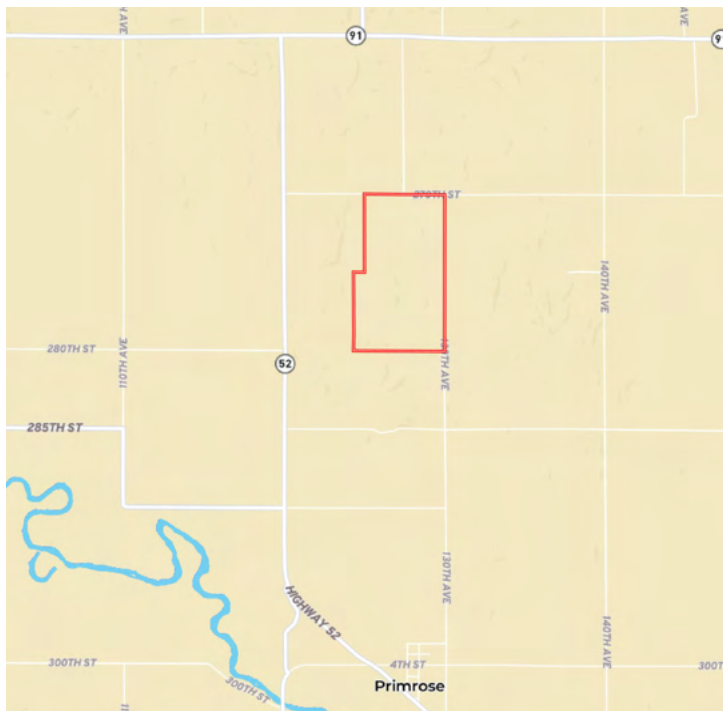
The south pivot is a 9 tower T&L. It is powered by a diesel power unit. Well registration G-037661 rates the 9 inch well at 1250 GPM. All irrigation equipment conveys with the land.

There are 92.18 acres of fenced pasture. Water is supplied via a submersible well, tank, and stock ponds. Fences are in average condition and are mainly 4 wire barbed wire.

Directions to Property:

From the junction of Hwy 91 and Hwy 52 travel 1 mile south on Hwy 52 to 270th St. Turn east and travel 1/2 mile. The farm will be on the south side of the road.

Location Map



Legal Description:

E1/2 Section 33-20N-8N and a tract of land located in the SW1/4 of Section 33, T20N, R8W of the 6th P.M., Boone County, Nebraska, more particularly described as follows: referring to the Southeast corner of said SW1/4; thence N 89°28'25" W, 381.00 ft. on the South line of said SW1/4; thence N 01°14'30" E, 558.65 ft.; thence N 00°11'01" W, 2079.61 ft. to the North line of said SW1/4; thence S 89°24'04" E, 373.00 ft. on the North line of said SW1/4 to- the Northeast corner thereof; thence S 00°03'21" E, 2637.73 ft. on the East line of said SW1/4 to the point of beginning, containing 22.50 acres more or less.

Improvements: 2024 Reinke 10 tower pivot, older T&L pivot, 2 diesel power units, and all other irrigation infrastructure.

Estimated Taxes: \$9,200.00

Farm Data:

Cropland	227.90 acres
Pasture	100.80 acres
Non-crop	1.42 acres
Total	330.12 acres

FSA Information:

Tract: NE1/4

Crops	Base Acres	Yield
Corn	17.70 acres	167 bushels
Oats	28.20 acres	42 bushels

Tract: SE1/4

Crops	Base Acres	Yield
Corn	88.74 acres	142 bushels



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	102.03	29.99	0	64	2e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	76.19	22.39	0	37	6e
6697	Crofton-Nora complex, 17 to 30 percent slopes	57.55	16.91	34	40	6e
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	43.87	12.89	47	65	4e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	43.68	12.84	0	63	3e
6767	Nora silty clay loam, 6 to 11 percent slopes	8.8	2.59	0	75	3e
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	8.14	2.39	48	60	4e
TOTALS		340.26(*)	100%	12.96	54.08	4.03



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 December 5, 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 Boone County Title and Escrow LLC.

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

Closing: The sale closing will be on December 5, 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 Boone County Title and Escrow LLC.

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. 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: E K Nore Farms LLC & The Ann Nore Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, October 29, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, November 5, 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 each 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.

www.FarmersNational.com/

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