



LAND AUCTION

SIMULCAST LIVE AND ONLINE

423.68± Acres, Frontier County, Nebraska

Wednesday, January 14, 2026 | 10:00 AM

Cambridge Community Building | 722 Patterson Street, Cambridge, Nebraska 69022

Highlights:

- Holdrege Silt Loam Soils
- Excellent Hunting Potential
- Good-Laying Terraced Farmland



For additional information, please contact:
Kaleb Huxoll, Agent | (308) 350-0039
KHuxoll@FarmersNational.com

Bidding starts | Wednesday, January 7, 2026 at 10:00 AM
Bidding closes | Wednesday, January 14, 2026 at the end of the live event.

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

Property Information:

Property Location: From the intersection of Highway 18 and Harry Strunk Lake Road, go two miles east on Highway 18. Tract 1 is on the northeast side of the intersection. From the intersection of Highway 18 and Road 408 (Tract 1) go one mile south on Road 408. Turn west for $\frac{1}{2}$ mile on Road 736 (minimum maintenance). Tract 2 is at the dead end of Road 736.

Legal Description:

Tract 1: SW1/4 5-6-25W Frontier County, Nebraska

Tract 2: W1/2 SW1/4 7-6N-25W and NW1/4 18-6N-25W Frontier County, Nebraska

Property Description: This exceptional offering of $423.86\pm$ total acres in Frontier County presents a rare opportunity to acquire a combination of high-quality farmland with desirable Holdrege Silt Loam soils and premium recreational ground with abundant whitetail, muledeer and upland game birds. Whether you're looking to expand your farming portfolio or secure a private hunting retreat, this property delivers on all fronts.

Tract 1:

- $103.56\pm$ acres of terraced farmland
- 101.96 acres of Holdrege Silt Loam soils
- Excellent recreational pockets holding abundant wildlife including deer, pheasant and quail.
- Great access along Highway 18



Tract 2:

- $189.79\pm$ acres of terraced farmland
- 187.75 acres of Holdrege Silt Loam soils
- Hunting Pockets surround the large farm field with excellent opportunity to hunt deer, pheasant and quail.
- Access is through a minimum maintenance road

Farm Data:

Tract 1:

Cropland	103.56 acres
<u>Timber/Pasture</u>	<u>58.24 acres</u>
Total	161.80 acres

Tract 2:

Cropland	189.79 acres
<u>Timber/Pasture</u>	<u>72.09 acres</u>
Total	261.88 acres

FSA Information:

Tracts 1 and 2:

	Base	Yield
Corn	287.10 acres	109 bushels
• Detailed FSA information not available at this time.		
• Total Base acres for Farm 6758		

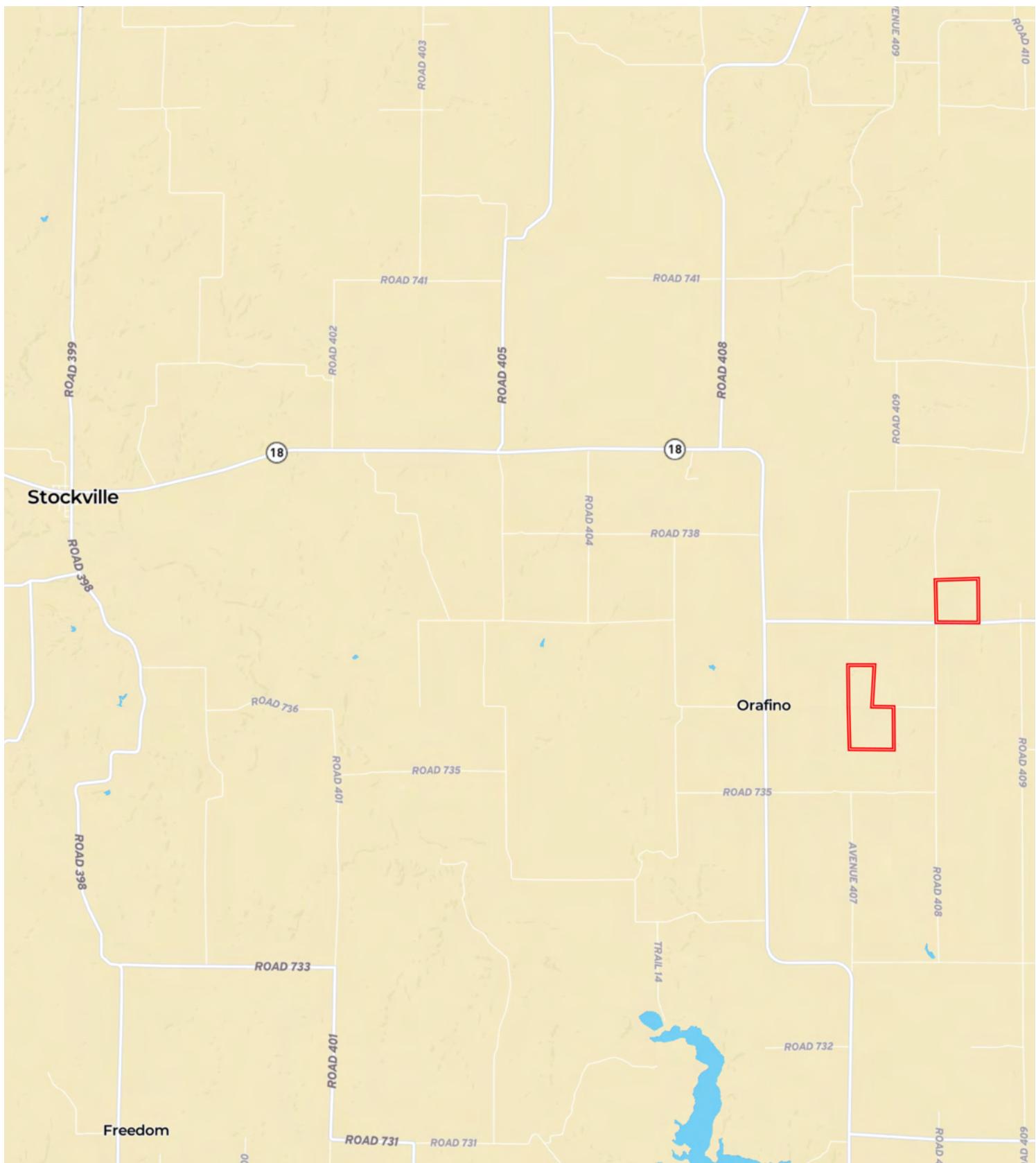
Taxes:

Tract 1: \$1,562.20

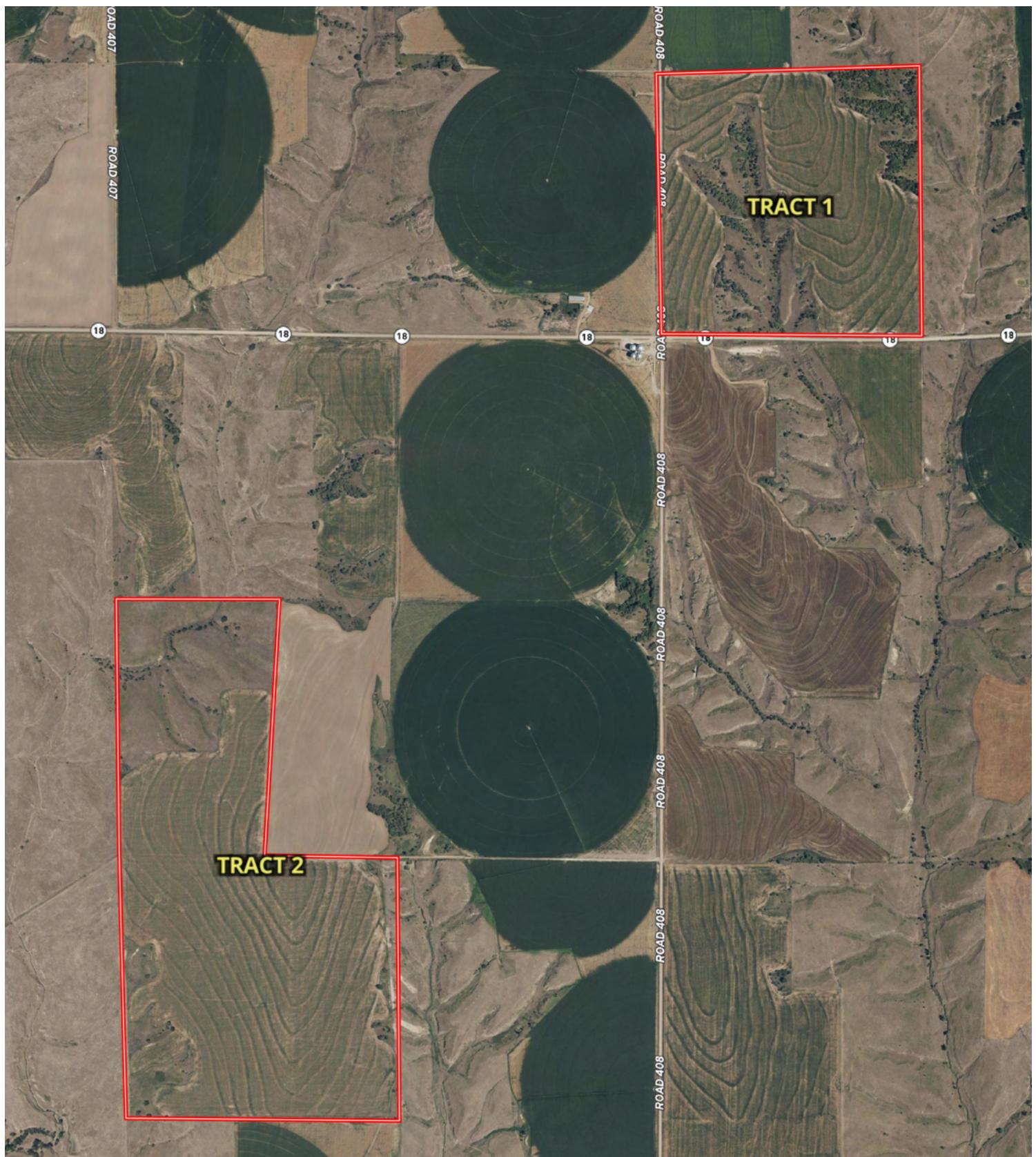
Tract 2: \$2,678.34



Location Map



Aerial Map



Tract 1:

Aerial Map



Soil Map

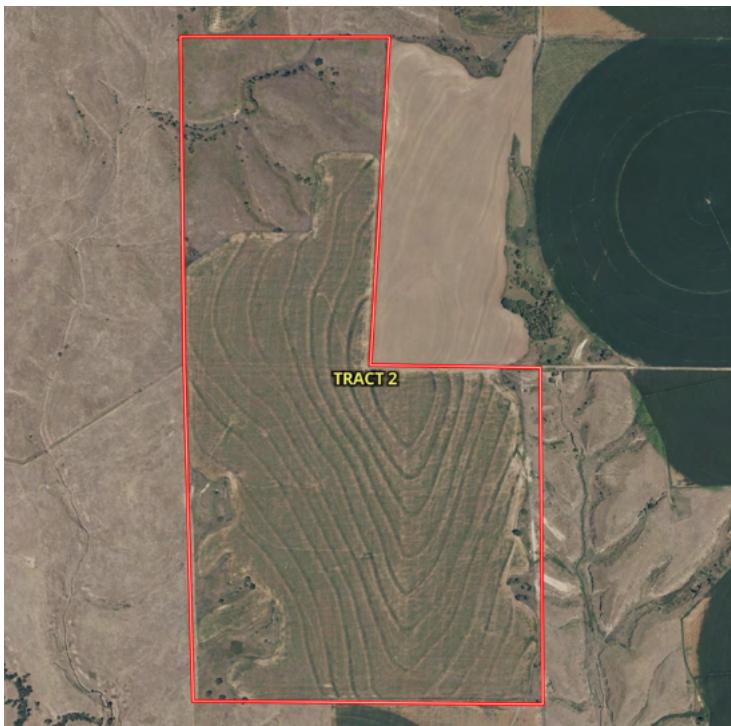


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2529	Coly and Uly silt loams, 11 to 30 percent slopes	59.72	36.94	0	59	6e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	59.03	36.51	0	76	2e
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	38.17	23.61	0	68	3e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	4.76	2.94	0	69	2e
TOTALS		161.6 8(*)	100%	-	67.63	3.71



Tract 2:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	157.8 3	60.35	0	76	2e
2529	Coly and Uly silt loams, 11 to 30 percent slopes	73.87	28.25	0	59	6e
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	29.83	11.41	0	68	3e
TOTALS		261.5 3(*)	100%	-	70.29	3.24



Simulcast Auction Terms

Minerals: All seller owned mineral interest, if any, will convey to buyer.

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 February 16, 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 McCook Abstract.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit the McCook Abstract the required earnest payment. The cost of title insurance and any escrow closing services will be equally paid by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on February 16, 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 McCook Abstract.

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: Jerry L Ward Trust

Auctioneer: Jim Eberle

Online Bidding Procedure: Online bidding begins Wednesday, January 7, 2026, at 10:00 AM. Bidding ends on Wednesday, January 14, 2026, at the close of the live event.

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 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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