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A-20962

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

151± Acres, Howard County, Nebraska

Thursday, November 12, 2026 | 10:00 AM

423 Howard Ave, St. Paul, Nebraska

For additional information, please contact:

Paul Sullivan, Agent | (308) 380-2328

PSullivan@FarmersNational.com

Bidding starts | Thursday, November 5, 2026, at 8:00 AM
Bidding closes | Thursday, November 12, 2026, at 10:00 AM

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

Property Information

Property Description:

This exceptional 151± acre property offers a rare combination of highly productive irrigated cropland, pasture, recreational opportunities, and potential to develop additional cropland in a desirable agricultural area.

The farm features 100.04 acres of quality irrigated cropland served by the Farwell Irrigation District, with 103.3 certified irrigated acres, providing a dependable water source and supporting consistent, high-yield crop production. These productive acres make the property an attractive addition for producers seeking to expand their operation or investors looking for quality agricultural land. Complementing the cropland are 41.49 acres of pasture, offering excellent grazing opportunities while also providing outstanding wildlife habitat, hunting, and recreational appeal. The pasture acreage may also present future potential for conversion to additional cropland, subject to buyer verification and applicable approvals.

The balance of the property includes a building site that provides an opportunity for conversion to additional productive acreage. This flexibility gives future owners multiple options to enhance both income potential and long-term value.

Whether you are looking to expand an existing farming operation, add productive irrigated acres to your investment portfolio, or enjoy the hunting and recreational benefits of pasture ground, this property offers the versatility and potential to meet a wide range of objectives. Don't miss this opportunity to purchase a productive, well-balanced farm with dependable irrigation, recreational appeal, and significant upside potential for years to come.

FSA Information:

	Base	Yield
Corn	50.60 acres	150 bushels
Soybeans	24.20 acres	48 bushels
Wheat	9.40 acres	38 bushels

Farm Data:

Cropland	100.0 acres
Pasture	41.4 acres
Non-crop	<u>9.6 acres</u>
Total	151.0 acres

Taxes:
\$7,107.50

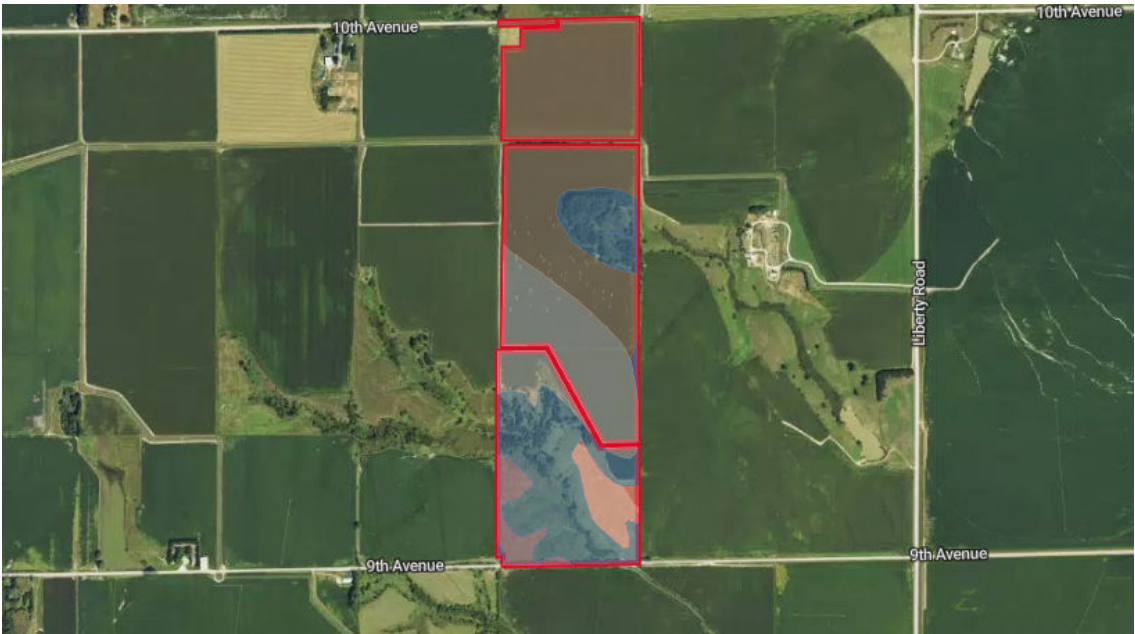
Property Location



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	2666	Holdrege silt loam, 0 to 1 percent slopes, cool	42.4%	62	2e	1
●	2612	Harney silt loam, 0 to 1 percent slopes	21.3%	31.2	2c	1
●	2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	18.5%	27.1	6e	4e
●	2668	Holdrege silt loam, 1 to 3 percent slopes	9.4%	13.8	2e	2e
●	4138	Holdrege silt loam, 7 to 11 percent slopes	4.3%	6.3	4e	4e
●	4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	3.8%	5.5	3e	3e
●	4115	Holdrege variant silty clay loam, 7 to 11 percent slopes, severely eroded	0.3%	0.4	4e	4e



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 on December 14, 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 Dvoracek Title.

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

Closing: The sale closing will be on December 14, 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 Dvoracek Title.

Sale Method: The real estate will be offered in one individual tract. 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(s): Julie Koch and Jeanne Pinkman

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, November 5, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, November 12, 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 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.

