

**Farmers
National
Company™**

www.FarmersNational.com

A-22257

**SCAN THE QR CODE
FOR MORE INFO!**



FOR SALE BY BIDS

94.30± Acres, Dodge County, Nebraska

BIDS DUE: Wednesday, January 28, 2026, by 1:00 PM

Contact Agent for Additional Details!

Highlights:

- **Excellent Access!**
- **Full Possession in 2026!**
- **Close Proximity to Local Elevators!**



For additional information, please contact:

Amanda Clausen, Agent, AFM, CCA

(402) 380-6076

AClausen@FarmersNational.com

Property Information

Directions to Property:

From the intersection of Highway 30 and Highway 79, go east on Highway 30 one-half mile. Farm is located south of Highway 30 between County Road 8 and County Road 9.

Legal Description:

S1/2SE1/4 and S1/2SW1/4 of Section 32, Township 18N, Range 6E of Dodge County, Nebraska. 94.30+/- acres.
Parcel ID: 270141097.

Property Description:

Located northeast of North Bend right off Highway 30, this productive tract has great access! Excellent opportunity for a beginning farmer or a good addition to a current farming operation or land portfolio!

Farm Data:

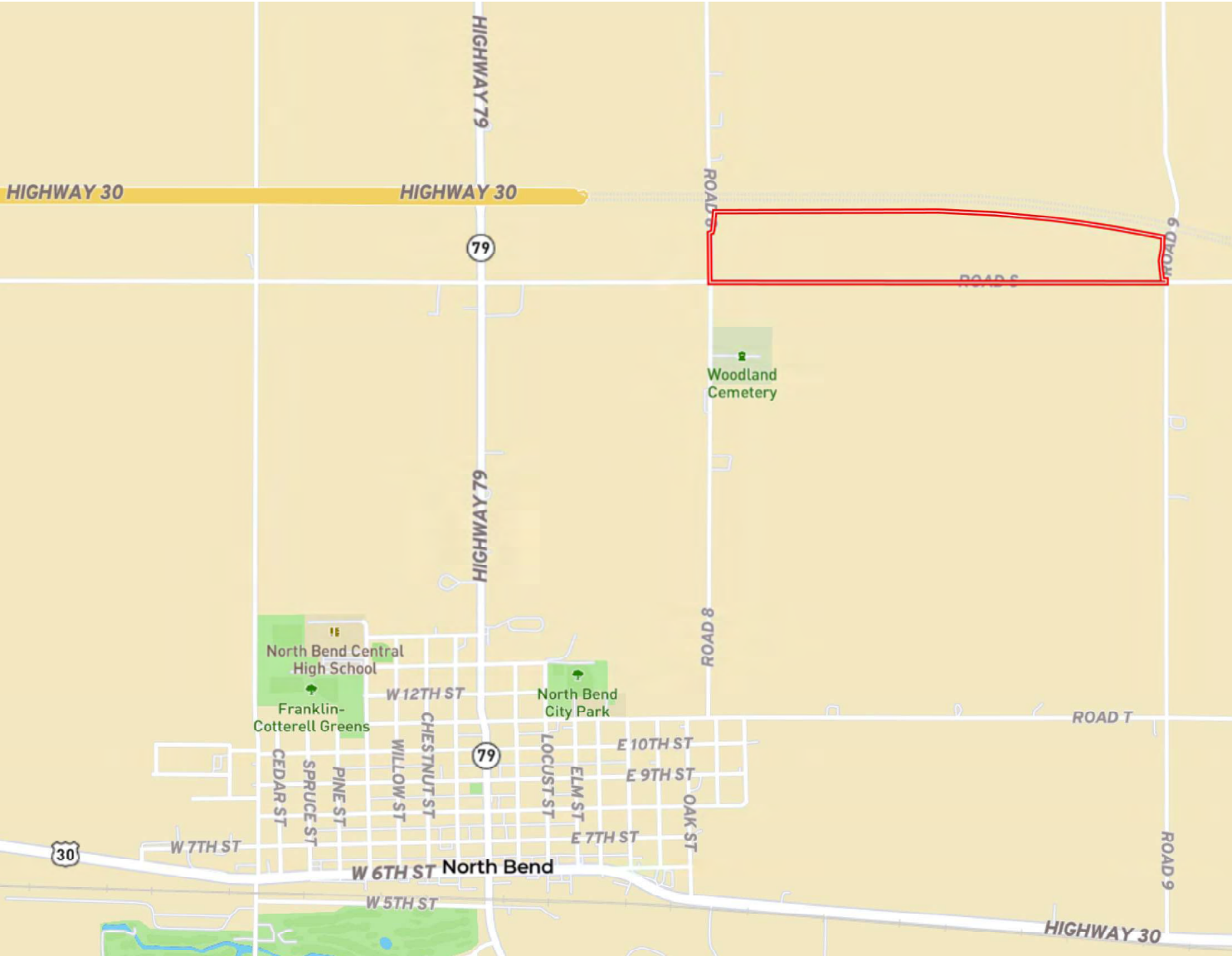
Cropland	88.60 acres
Non-crop	<u>5.70 acres</u>
Total	94.30 acres

FSA Information:

	Base	Yield
Corn	45.64 acres	170 bushels
Soybeans	30.19 acres	54 bushels
Oats	3.61 acres	47 bushels

2025 Taxes: \$4,755.40

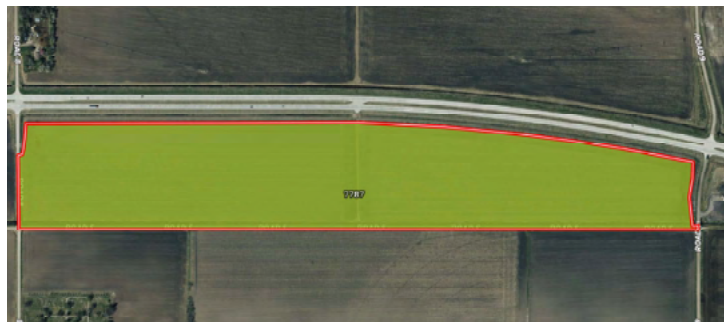
Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7787	Luton silty clay, occasionally flooded	94.47	100	0	55	3w
TOTALS		94.47(*)	100%	-	55.0	3



For Sale By Bid 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 March 2, 2026, or such other date agreed to by the parties. Subject to current lease. Current Farmers National Company lease expires February 28, 2026.

Earnest Payment: A 10% earnest money payment is required at the close 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 Midwest Title Inc.

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

Closing: The sale closing will be on March 2, 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 Midwest Title Inc.

For Sale by Bids: Written bids will be received at the office of Amanda Clausen, PO Box 157 Dodge, Nebraska 68633 or emailed to: AClausen@farmersnational.com, up to January 28, 2026 at 1:00 PM.

Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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 Sellers make 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 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: Albright LLC



www.FarmersNational.com

**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities**