



**FARMERS
NATIONAL**
C O M P A N Y

A-22909

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

586.50± Acres

Furnas County, Nebraska

Bidding starts: Thursday, November 12, 2026, at 11:00 AM

Bidding closes: Thursday, November 19, 2026, at 11:00 AM

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

Highlights:

- 68.5 certified irrigated rights in the LRNRD with two irrigation wells
- Diverse farming and cattle opportunity offered in four tracts
- Quality irrigated, dryland and pasture acres with good access



For additional information, please contact:

Kaleb Huxoll, Agent | (308) 350-0039

KHuxoll@FarmersNational.com

Property Information

Directions to Property:

Tracts 1, 2 and 3 are located East of Hendley off Highway 89.

Tract 1: can be visited by turning south on Road 420, go two miles north to Road 712. It lies north and south of Road 712.

Tract 2: can be visited by going south on Road 420 and turning east on Road 711 and driving one-half mile east. Pivot lies on the north side of the road.

Tract 3: is located along the north side of Hwy 89.

Tract 4: is located four miles south on Road 420 then three miles east on Road 707.

Property Location Map



Tract 1

Legal Description:

SW1/4 Section 7; E1/2NW1/4 Section 18 All in Township 2 North, Range 23 West, Furnas County Nebraska.

Property Description: 192.00 Taxable Acres

Tract 1 offers an attractive combination of productive dryland cropland and native pasture. The farm includes 39.31 acres of terraced cropland located on the western portion of the property, with the balance consisting of 144.60 acres of pasture. The pasture is divided by County Road 712, with 85.86 acres on the north side and 59.74 acres on the south side, conveniently connected by a livestock tube beneath the county road. A stock well and tank are located near the gate on the north side of Road 712, providing a reliable water source for livestock.

Farm Data:

Cropland	39.31 acres
Pasture	145.60 acres
Other	7.09 acres
Total	192.00 acres

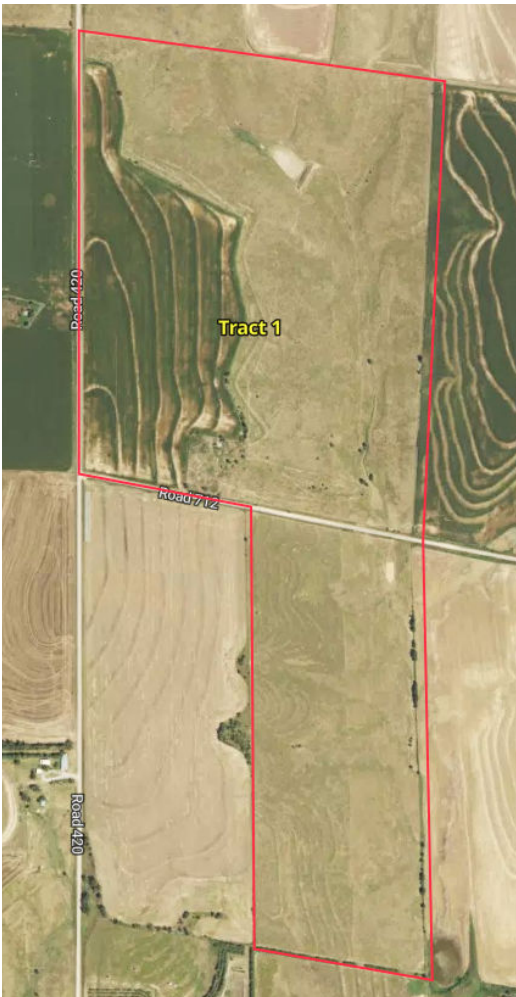
FSA Information:

	Base	Yield
Wheat	35.10 acres	44 bushels
Corn	6.20 acres	117 bushels
Grain Sorghum	35.60 acres	99 bushels

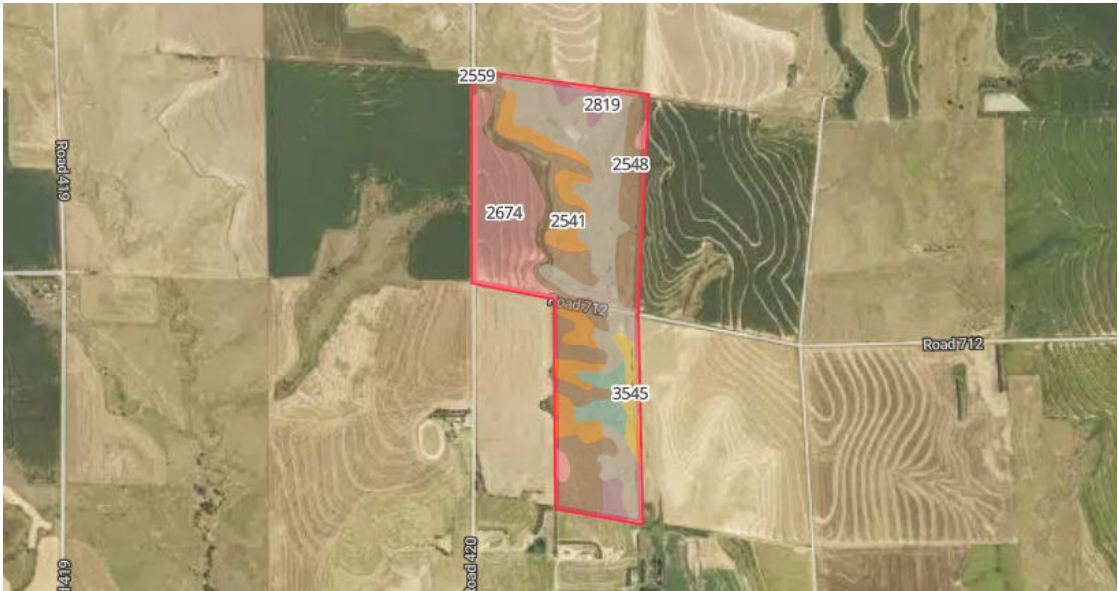
2025 Taxes:

\$1,714.92

Aerial Map



Tract 1



61.7/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	2549	Coly-Nuckolls silt loams, 11 to 30 percent slopes	28.3%	55.3	6e	--	51.7
●	2557	Coly-Uly silt loams, 3 to 11 percent slopes, eroded	22.5%	44	4e	4e	65.2
●	2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	19.2%	37.6	2e	2e	76.2
●	2541	Coly silt loam, 11 to 17 percent slopes, eroded	12.4%	24.3	6e	--	53.2
●	2548	Coly-Nuckolls silt loams, 11 to 17 percent slopes, eroded	7.2%	14	6e	--	55.5
●	3561	Hobbs silt loam, occasionally flooded	3.8%	7.5	2w	2w	81.3
●	2819	Uly silt loam, 3 to 11 percent slopes	3.6%	7	4e	4e	74.5
●	3545	Hobbs silt loam, channeled, frequently flooded	2.9%	5.7	5w	5w	45.9
●	2559	Coly-Uly silt loams, 11 to 30 percent slopes	0.1%	0.2	6e	--	60.8

Tract 2

Legal Description:

PT E1/2SW1/4; SE1/4 Section 18 All in Township 2 North, Range 23 West, Furnas County, Nebraska.

Property Description: 175.00 Taxable Acres

Containing 68.5 certified acres in the Lower Republican NRD, Tract 2 is a highly improved irrigated and dryland farm. This tract features 65.61 certified irrigated acres under a 2004 Reinke center pivot and 80.5 +/- acres of dryland cropland. The pivot is supplied by two propane-powered irrigation wells registered at a combined capacity of approximately 930 GPM. The pivot is nozzled at 750 GPM. Significant improvements include new underground pipeline installation and a new four-stage bowl assembly in the east well completed in 2024. There are 6.44 +/- acres south of Road 711 that include two non-functioning grain bins, a large truck turnaround area, grain bag storage space, mature trees, and approximately two acres of cropland adjoining Tract 3.

Improvements:

2 Irrigation Wells:

East well: Chevy Motor runs on Propane

Registration # G-068205

Registered at 570 GPM

Well depth 96ft

Drilled in 1982

New 4 stage pivot bowl assembly in 2024

West Well: Ford Motor runs on Propane

Registration #G-060769

360 GPM

Well depth 100ft

Drilled in 1978

Pivot information: 2004 Reinke 867ft

5 Tower Pivot nozzled at 750 gpm.

Farm Data:

Cropland	146.14 acres
Non-crop	16.88 acres
Timber	4.44 acres
Other	7.54 acres
Total	175.00 acres

FSA Information:

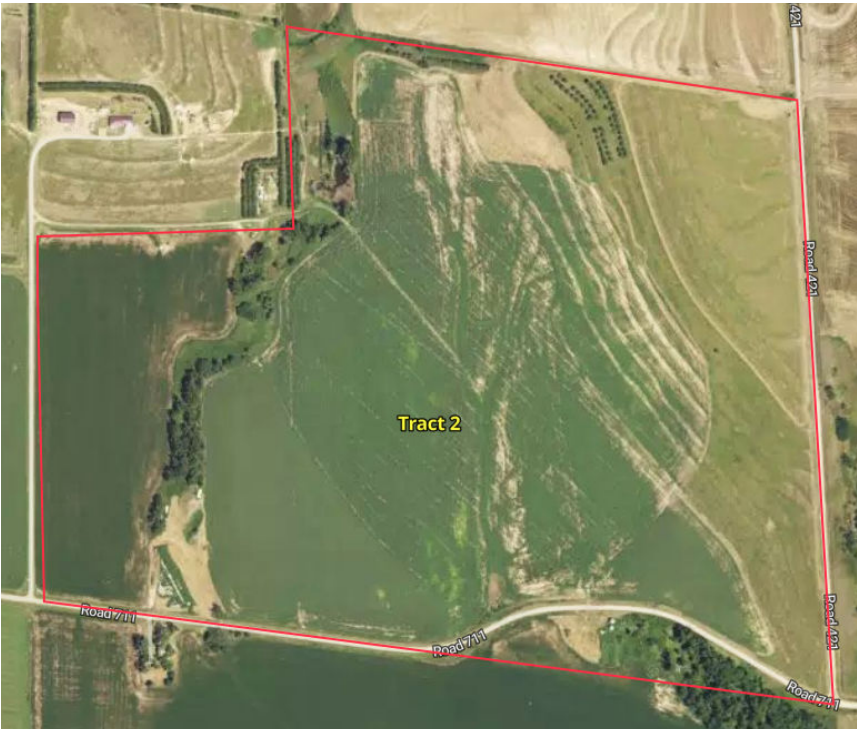
	Base	Yield
Wheat	56.09 acres	44 bushels
Corn	8.24 acres	117 bushels
Grain Sorghum	62.77 acres	99 bushels

Tracts 2 and 3 base acres are combined.

2025 Taxes:

\$3,835.48

Aerial Map



Tract 2



70.1/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	8816	Cozad silt loam, 1 to 3 percent slopes	22.8%	38.7	2e	2e	69.8
●	8870	Hord silt loam, 1 to 3 percent slopes	19.3%	32.7	2e	2e	74.8
●	2557	Coly-Uly silt loams, 3 to 11 percent slopes, eroded	15.9%	27	4e	4e	65.2
●	8866	Hord silt loam, 0 to 1 percent slopes, warm	14.6%	24.7	2c	1	80.8
●	2548	Coly-Nuckolls silt loams, 11 to 17 percent slopes, eroded	7.5%	12.7	6e	--	55.5
●	2819	Uly silt loam, 3 to 11 percent slopes	5.1%	8.7	4e	4e	74.5
●	2559	Coly-Uly silt loams, 11 to 30 percent slopes	4.4%	7.5	6e	--	60.8
●	2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	4.2%	7.2	2e	2e	76.2
●	2549	Coly-Nuckolls silt loams, 11 to 30 percent slopes	3.5%	5.9	6e	--	51.7
●	3561	Hobbs silt loam, occasionally flooded	1.4%	2.4	2w	2w	81.3
●	3563	Hobbs-McCook silt loams, occasionally flooded	1.3%	2.1	2w	2w	62.2

Tract 3

Legal Description:

E1/2NW1/4 N OF RR & 20' OFF S END OF
W1/2NW1/4; PT NE1/4 N OF RR Section 19 All in
Township 2 North, Range 23 West, Furnas County,
Nebraska.

Property Description: 66.50 Taxable Acres

Tract 3 consists of 61.50 acres of productive dryland
cropland and 4.31 acres of trees located along Highway
89. Predominantly composed of highly desirable Hobbs-
McCook Silt Loam soils, this mostly level first-bottom
farm has a proven history of strong crop yields. The
established tree line along the northeast portion of the
tract provides wildlife habitat for deer and turkey.

Farm Data:

Cropland	61.50 acres
Timber	<u>5.00 acres</u>
Total	66.50 acres

FSA Information:

	Base	Yield
Wheat	56.09 acres	44 bushels
Corn	8.24 acres	117 bushels
Grain Sorghum	62.77 acres	99 bushels
Tracts 2 and 3 base acres are combined.		

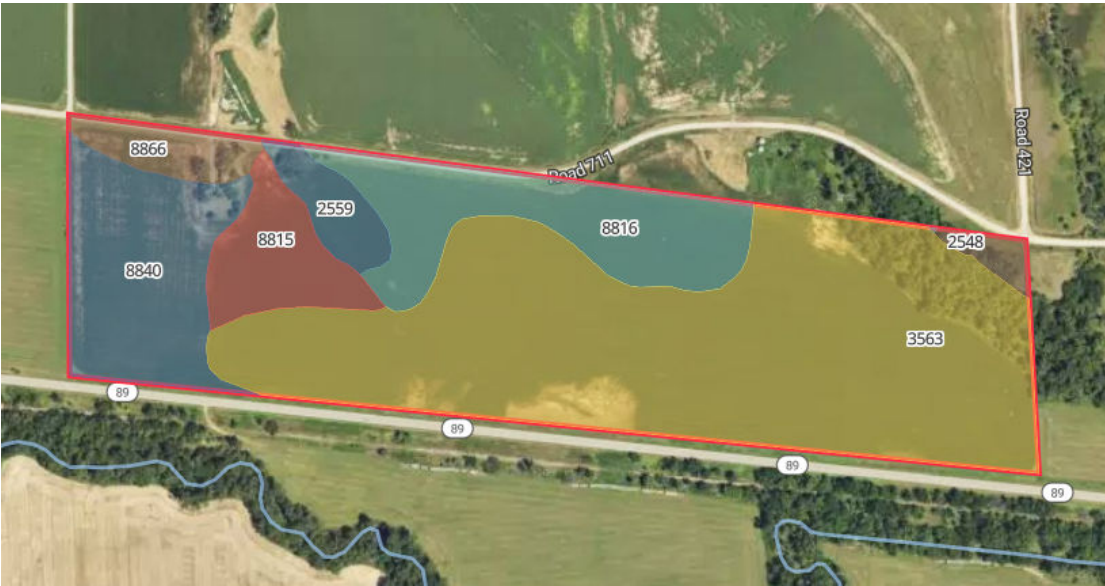
2025 Taxes:

\$1,016.20

Aerial Map



Tract 3



64.6/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	3563	Hobbs-McCook silt loams, occasionally flooded	58.2%	40	2w	2w	62.2
	8816	Cozad silt loam, 1 to 3 percent slopes	13.9%	9.6	2e	2e	69.8
	8840	Hall silt loam, 0 to 1 percent slopes	13.7%	9.4	1	1	69.5
	8815	Cozad silt loam, 0 to 1 percent slopes	6.4%	4.4	2c	1	57.6
	8866	Hord silt loam, 0 to 1 percent slopes, warm	3.3%	2.3	2c	1	80.8
	2559	Coly-Uly silt loams, 11 to 30 percent slopes	3.2%	2.2	6e	--	60.8
	2557	Coly-Uly silt loams, 3 to 11 percent slopes, eroded	0.9%	0.7	4e	4e	65.2
	2548	Coly-Nuckolls silt loams, 11 to 17 percent slopes, eroded	0.3%	0.2	6e	--	55.5
	8870	Hord silt loam, 1 to 3 percent slopes	<0.1%	0	2e	2e	74.8

Tract 4

Legal Description:

NE1/4 Section 9, Township 1 North, Range 23 West, Furnas County, Nebraska.

Property Description: 153.00 Taxable Acres

Tract 4 features a diverse mix of productive cropland and pasture. The property includes 92.97 acres of terraced cropland currently in milo production, 55.10 acres of native pasture. Recent improvements include cedar tree removal completed in the summer of 2026, enhancing grazing efficiency and overall pasture condition. An electric submersible well located in the northwest portion of the pasture provides a dependable livestock water source.

Farm Data:

Cropland	92.97 acres
Pasture	55.10 acres
Other	4.93 acres
Total	153.00 acres

FSA Information:

	Base	Yield
Wheat	32.90 acres	44 bushels
Corn	2.00 acres	117 bushels
Grain Sorghum	33.50 acres	99 bushels

2025 Taxes:

\$1,811.80

Aerial Map



Tract 4



65.9/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	34.6%	54.5	2e	2e	76.2
●	2549	Coly-Nuckolls silt loams, 11 to 30 percent slopes	25.8%	40.6	6e	--	51.7
●	2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and...	15.5%	24.4	3e	3e	68.2
●	2557	Coly-Uly silt loams, 3 to 11 percent slopes, eroded	15.3%	24.2	4e	4e	65.2
●	4151	Holdrege-Coly silt loams, 1 to 3 percent slopes, eroded	5.5%	8.7	2e	2e	64.6
●	4152	Holdrege-Coly silt loams, 3 to 7 percent slopes, eroded	3.1%	4.9	3e	3e	61.7
●	2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	0.2%	0.3	3e	3e	75.2

Online 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 December 21, 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 Phelps County Title.

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

Closing: The sale closing is on December 21, 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 Phelps County Title.

Auction Sales: The real estate will be offered in four individual tracts. All bids are open for advancement starting **Thursday, November 12, 2026, at 11:00 AM until Thursday, November 19, 2026, at 11:00 AM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending on any tract will automatically extend the auction for five minutes from the time the bid is placed for all tracts.

The auto-extend feature remains active until no further bids are placed within the five minutes time frame. All decisions of Farmers National Company 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: Wentling Family Farms

Online Bidding Procedure: The online bidding begins on **Thursday, November 12, 2026, at 11:00 AM until Thursday, November 19, 2026, at 11:00 AM.**

To register and bid on this auction go to: www.fncbid.com

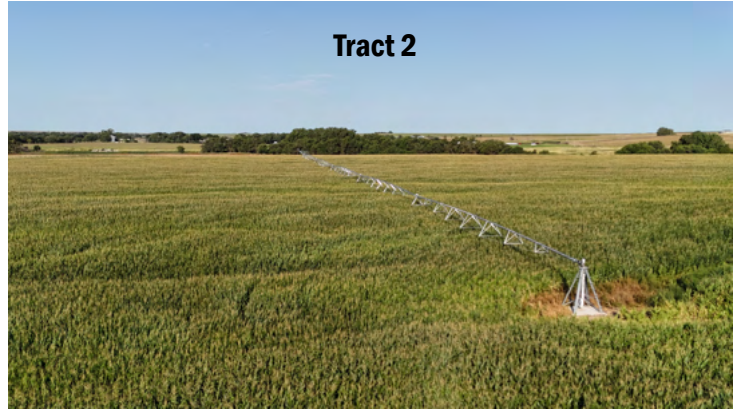
All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

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.

Tract 1



Tract 2



Tract 3



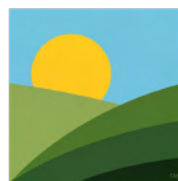
Tract 4



ONLINE AUCTION

586.50± Acres, Furnas County, Nebraska

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