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A-23141



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# LAND AUCTION

## SIMULCAST LIVE AND ONLINE

**161.22± Acres, Hamilton County, Nebraska**

**Tuesday, February 24, 2026 | 10:00 AM**

**York Country Club | 1016 W. Elm Street, York, Nebraska**

### Highlights:

- Excellent gravity irrigated farm, with pivot development potential!
- Excellent location close to paved road!
- Farm sells with open tenancy for the 2026 crop year!



**For additional information, please contact:**

**Paul Hubert, Agent | (402) 710-9976**

**PHubert@FarmersNational.com**

**Bidding starts | Monday, February 16, 2026, at 8:00 AM**  
**Bidding closes | Tuesday, February 24, 2026, at close of live event.**

To register and bid go to: [www.FNCBid.com](http://www.FNCBid.com)

## Property Information

**Property Description:** Great opportunity to purchase high quality irrigated farm ground south of Hampton!

**Directions to Property:** From Interstate 80 and Hampton Interchange, drive north one mile to E 10 Road. Drive west a half mile. Farm is on the south side of the road.

**Legal Description:**  
NW 1/4, 21-10-5, Hamilton County, Nebraska

**Improvements:**  
Well G-015169, when drilled in 1954 to a depth of 180 feet, it pumped 1000 GPM, according to Nebraska DNR. Fairbanks Morse Pump and Amarillo Gear Drive with SN S60A-227157 sell with the farm.  
No irrigation pipe or irrigation motor sell with the farm.

**Buildings:**

- House and outbuildings
- Poor condition

**Farm Data:**

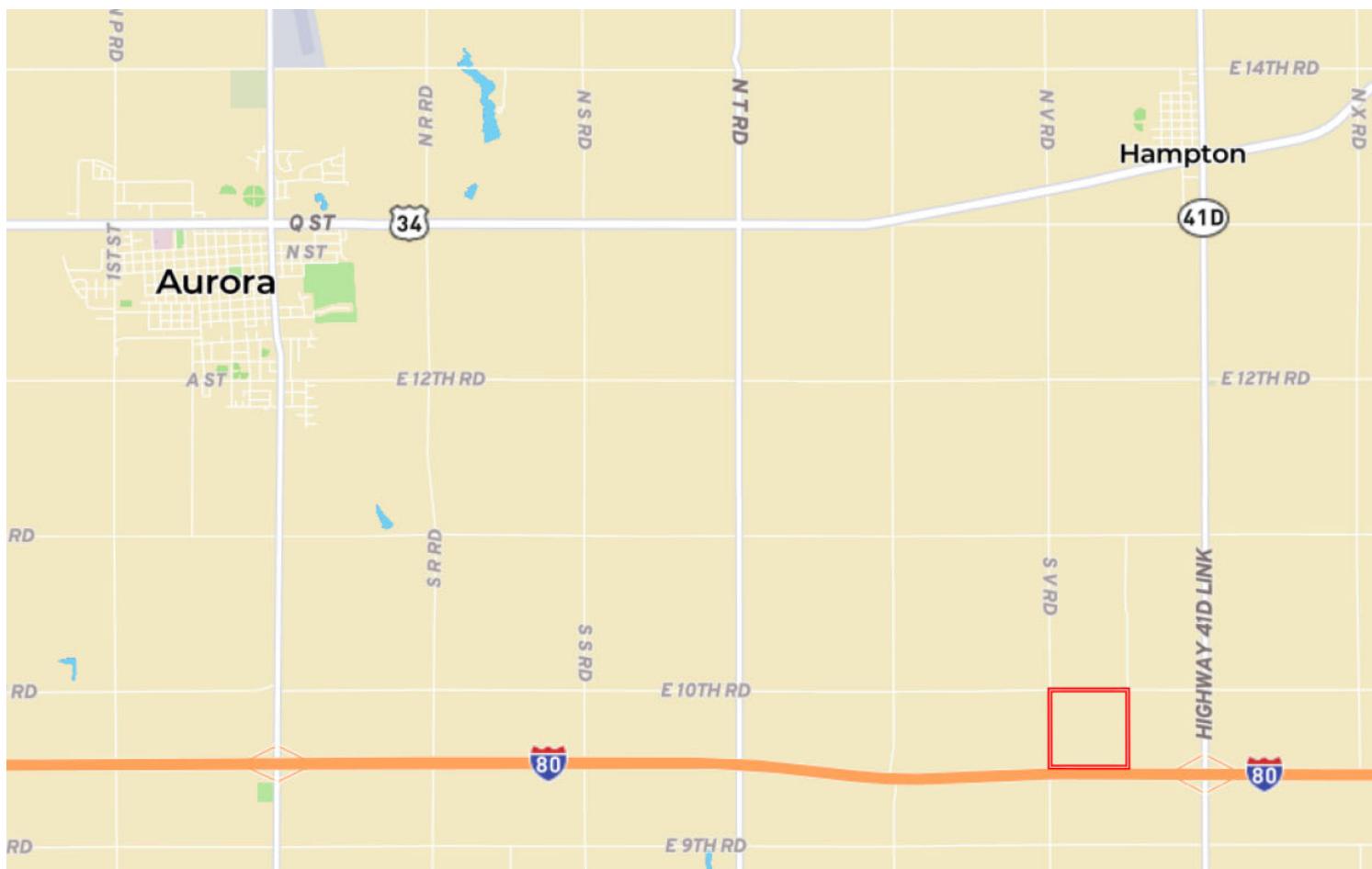
Cropland	132.50 acres
Non-crop	8.07 acres
Grass	15.96 acres
<u>Buildings</u>	<u>4.69 acres</u>
Total	161.22 acres

**FSA Information:**

Crop	Base	Yield
Corn	146.1 acres	184 bushels

**Taxes:** \$7,279.78

## Property Location Map



### Aerial Map



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	102.37	64.46	0	69	1
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	39.78	25.05	0	57	4e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	10.89	6.86	0	58	3e
3820	Butler silt loam, 0 to 1 percent slopes	5.59	3.52	0	70	2w
3866	Hastings silt loam, 1 to 3 percent slopes	0.18	0.11	0	68	2e
TOTALS		158.81(*)	100%	-	65.27	1.92



# 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 March 26, 2026, or such other date agreed to by the parties.

**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 York County Title Company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with York County Title Company 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 the Seller. 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 will be on March 26, 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 York County Title Company.

**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. 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 from Farmers National Company and Seller. All decisions of the Auctioneer are final.

**Approval of Bids:** This is an absolute auction and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

**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 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 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:** Marilyn Lehman & Trey Hicks

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, February 16, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, February 24, 2026, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.FNCBid.com](http://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.

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