

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

156.567± Acres, Phelps County, Nebraska

Bidding starts | Wednesday, November 4, 2026 at 8:00 AM

Bidding closes | Wednesday, November 11, 2026 at 11:00 AM

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

Highlights:

- High quality pivot irrigated land
- Close to multiple grain markets
- Possession for 2027 crop year, the current lease ends February 28, 2027



For additional information, please contact:

Chadd Jacobson, AFM/Agent | (308) 991-4040

CJacobson@FarmersNational.com

Property Information

Directions to Property: From Holdrege go north on HWY 183 for 9 miles to 742 Rd turn west for 4 mile to J Rd turn north 3 miles to 745 Rd.

Legal Description: NW 1/4 35-8-19

Property Description: Exceptional Agricultural Opportunity

A once-in-a-generation offering that is centrally located showcasing high-quality farmland with exceptional soil quality..

Predominantly Holdrege silt loam ideal for sustained high yields.

Situated in the Tri-Basin NRD, ensuring reliable water management. 152.638 taxable, irrigated water rights.

Proximity to strong local grain markets such as CHS, KAAPA Ethanol and numerous cattle feedlots provides excellent marketing opportunities.

Don't miss this rare chance to own top-tier farmland in a prime agricultural region.

Farm Data:

Cropland	153.430 acres
Non-crop	3.137 acres
Total	156.567 acres

FSA Information:

Tract 1393	Base	Yield
Corn	131.4 acres	197 bushels
Soybeans	20.8 acres	62 bushels

Taxes: \$10,834.28

Improvements: Well information: G-011745 8/12/1993 1050 gal/min 8” column 107’ deep 34’ static and 65’ pumping level.

The Pivot and power unit are owned by the current tenant.

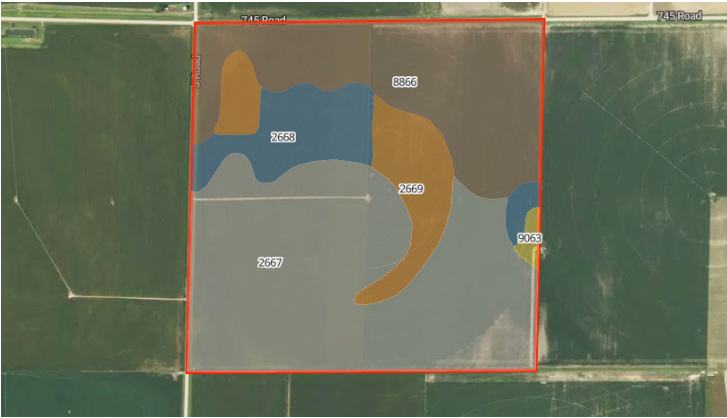
Location Map



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	2667	Holdrege silt loam, 0 to 1 percent slopes	50.2%	78.6	2e	1
●	8866	Hord silt loam, 0 to 1 percent slopes, warm	28.4%	44.5	2c	1
●	2668	Holdrege silt loam, 1 to 3 percent slopes	10.4%	16.3	2e	2e
●	2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	10.2%	16	2e	2e
●	9063	Kenesaw silt loam, 0 to 1 percent slopes	0.7%	1.1	2c	1



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on December 9, 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 Company.

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 Company the required earnest payment. The cost of title insurance will be paid equally by the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on December 9, 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 Company.

Sale Method: The real estate will be offered as a total unit. All bids are open for advancement starting Wednesday, November 4, 2026 at 8:00 AM, until Wednesday, November 11, 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 will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Joanne L. Siebke Irrevocable Trust

Online Bidding Procedure: This online auction begins on Wednesday, November 4, 2026 at 8:00 AM. Bidding closes on Wednesday, November 11, 2026 at 11:00 AM.

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

Bidders can also bid in person at the Farmers National Company office located at: 11654 731 Road, Holdrege, Nebraska. Farmers National Company personnel will walk through the online bidding process through the main office computer.

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.

