

FARMERS NATIONAL COMPANY

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A-30067

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ONLINE AUCTION

79.27± Acres, Hamilton County, Nebraska

Bidding starts | Friday, November 6, 2026 at 8:00 AM
Bidding closes | Thursday, November 12, 2026 at 1:00 PM

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

Highlights:

- Productive Irrigated Farm
- Excellent Hunting and Recreational Opportunities
- Close to Competitive Grain Markets



For additional information, please contact:
Lance Pachta, Agent | (402) 768-3303
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Property Information

Directions to Property: From Stockham, travel 2 miles east on “East 2nd Road”. The farm is located on the northeast corner of the “East 2nd Road” and “South V Road” intersection.

Legal Description: The West Half of the Southwest Quarter (W1/2SW1/4) of Section 28, Township 9 North, Range 5 West of the 6th P.M. in Hamilton County, Nebraska.

Property Description: The farm is a productive irrigated tract located east of Stockham, Nebraska, with convenient access to competitive grain markets. According to the Farm Service Agency, the property contains 60.34 cropland acres, all of which are currently gravity irrigated. The north portion of the farm borders the West Fork of the Big Blue River, providing excellent wildlife habitat and outstanding hunting and recreational opportunities. Don’t miss this exceptional opportunity to own a productive irrigated farm with the added hunting/recreational appeal.

Improvements: Well information: The farm is located within the Upper Big Blue NRD. The well (G-008943) is an 6” well drilled to a depth of 130 feet in 1980. When drilled, it pumped 1,000 gpm at 50 feet according to the Nebraska Department of Natural Resources.

Irrigation Equipment: The well, gearhead & pump are included with the sale. The irrigation motor and gravity pipe are owned by the tenant and are NOT included with the sale.

Farm Data:

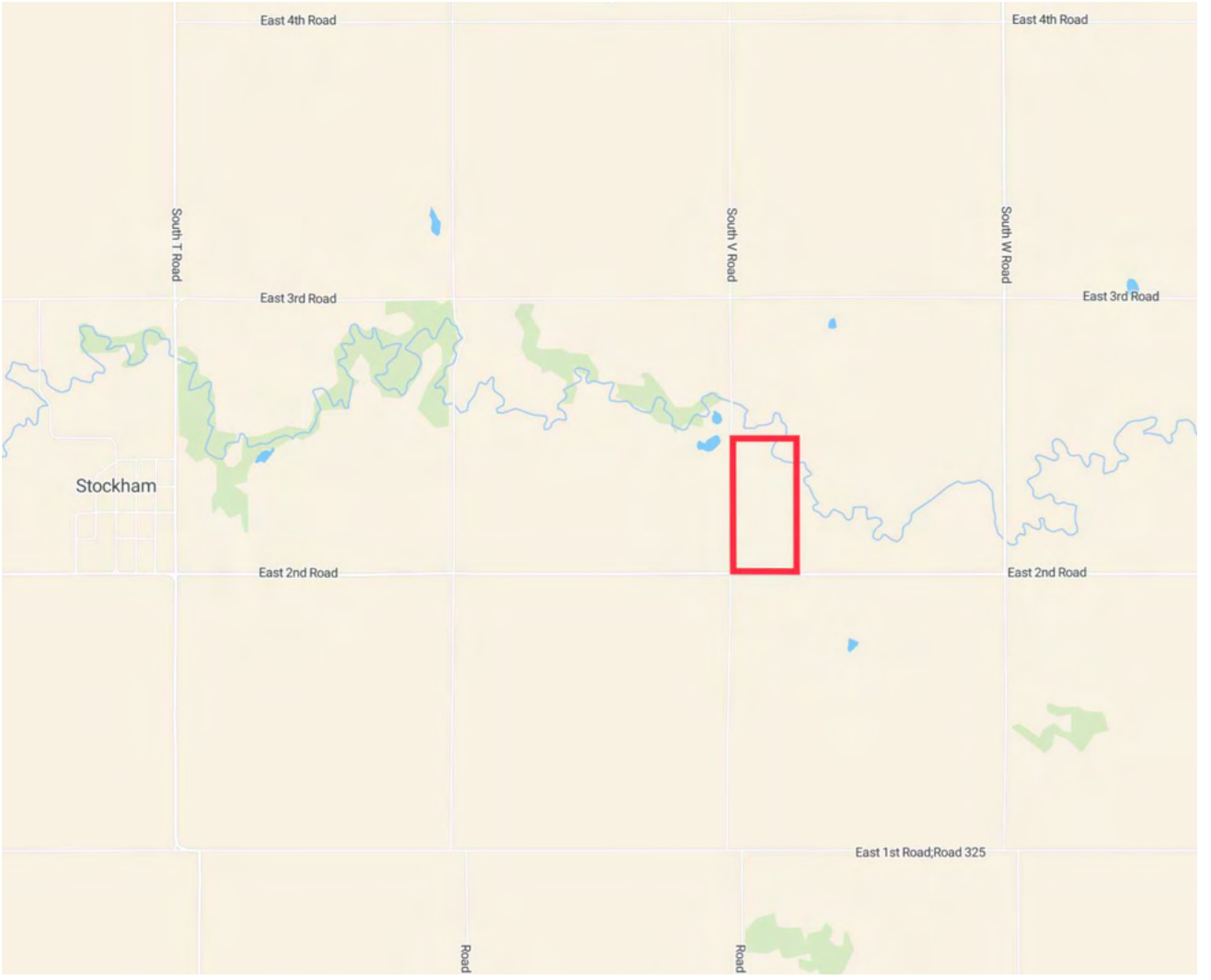
Cropland	60.34 acres
Non-crop	18.93 acres
Total	79.27 acres

FSA Information:

Tract 4737	Base	Yield
Corn	57.90 acres	179 bushels
Sorghum	.20 acres	92 bushels
Soybeans	.10 acres	57 bushels

Taxes: 2,329.12

Location Map



Aerial Map



Soil Map



65.5/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	3755	Hord silt loam, rarely flooded	44.0%	34.9	2c	1	83.9
	3545	Hobbs silt loam, channeled, frequently flooded	32.1%	25.5	6w	--	39.4
	8872	Hord silt loam, 3 to 6 percent slopes	16.9%	13.4	3e	3e	70.7
	3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	4.3%	3.4	3e	3e	57.9
	3837	Geary silty clay loam, 11 to 17 percent slopes, eroded	2.7%	2.1	6e	--	56.7









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 14, 2026, or such other date agreed to by the parties. Subject to the current lease which expires on 2/28/2026.

Earnest Payment: A 15% 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 Cottonwood 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 Cottonwood Title Company the required earnest payment. The cost of title insurance will be paid equally by the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is 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 Cottonwood Title Company.

Auction Sales: The real estate will be offered in one individual tract. All bids are open for advancement starting Friday, November 6, 2026, at 8:00 AM until Thursday, November 12, 2026, at 1:00 PM, 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 for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 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: Leslie I. Mercer and Minna Lou Mercer Revocable Trust

Online Bidding Procedure: This online auction begins on Friday, November 6, 2026 at 8:00 AM. Bidding closes on Thursday, November 12, 2026 at 1:00 PM.

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.

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