FARMERS NATIONAL COMPANY

A-30524



FOR SALE BY BIDS

178.71± Acres, Red Willow County, Nebraska

Offered in One Tract
BIDS DUE: Tuesday, December 1, 2026, by 5:00 PM CST
Contact Agent for Additional Details!

Highlights:

- Development property located off blacktop road access
- 87.8 Certified Irrigated acres with well in the Middle Republican NRD
- 106.8 acres of expired CREP acres and 58.61 acres of pasture with windmill



For additional information, please contact:
Kaleb Huxoll, AFM, Agent
(308) 350-0039
KHuxoll@FarmersNational.com

Property Information

Property Description: The farm is located in The NE 1/4 of 18-3-29W and consists of 106.80 acres of CREP, 1.26 acres of grass, 58.61 acres of pastureland, 11.06 acres of non-crop acres, and 0.97 acres of roads. The farm was enrolled in a CREP contract for the past 10 years, which has now expired. The pasture acres have been utilized for cattle grazing.

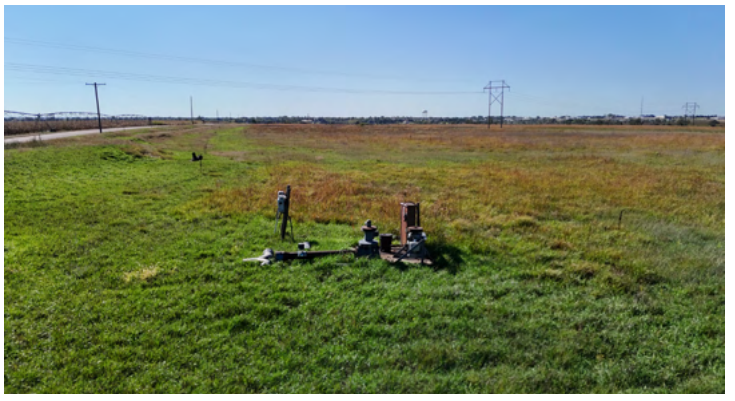
There is a windmill and tank on the north end of the pasture. The irrigation well serving the certified acres is located in the northeast corner of the farm, with non-functioning irrigation equipment present on the property.

This farm is well located just north of McCook with direct access from paved Road 385. There are 87.8 certified irrigated acres in the Middle Republican NRD. A power line crosses the property from northwest to the southeast across the expired CREP acres.

This property offers a rare combination of investment potential and agricultural productivity. Ideally located just minutes from town with convenient blacktop road access, the farm is well-positioned for future growth and development. Its proximity to existing infrastructure makes it an excellent candidate for residential housing expansion, commercial development, or industrial use while still maintaining strong value as productive irrigated farmland.

The quality soils, irrigation capabilities, and excellent accessibility provide dependable agricultural income today, while the location presents significant long-term upside for investors, developers, and landowners seeking future development opportunities.

Seller will retain all mineral rights.





Directions to Property: Travel north on Highway 83 from McCook for 2.5 miles. Turn east on Road 719 and travel 1 mile. Then turn south on Road 385 and travel 1 mile. The farm is located on the west side of the road. Access is available from both the north and south sides of the property.

Legal Description: NE 1/4 Section 18, Township 3N, Range 29W of the 6th P.M.

Farm Data:

Cropland	110.99 acres
Pasture	58.61 acres
Non-crop	0.97 acres
Waste	8.14 acres
Total	178.71 acres

FSA Information:
Tract 5311

Crop	Base	Yield
Corn	4.56 acres	136 bushels
Wheat	51.90 acres	0 bushels
Grain Sorghum	17.90 acres	0 bushels

Taxes: $2,944.60

Location Map



Aerial Map



Soil Map



55.5/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	1632	Keith silt loam, 1 to 3 percent slopes, eroded	41.7%	74.5	2e	2e	50
●	2533	Coly silt loam, 11 to 30 percent slopes	32.4%	58	6e	--	53.1
●	4117	Holdrege and Keith silt loams, 0 to 1 percent slopes	20.5%	36.7	2c	2c	71.5
●	4121	Holdrege and Keith silt loams, 3 to 7 percent slopes, eroded	5.4%	9.6	3e	3e	51.5





For Sale By Bid Terms

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 January 15, 2027, 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 McCook Abstract.

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

Closing: The sale closing will be on January 15, 2027, 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 McCook Abstract.

For Sale by Bids: Written bids will be received at the office of Kaleb Huxoll, PO Box 209, Cambridge, NE 69022 or at KHuxoll@FarmersNational.com up to Tuesday, December 1, 2026, at 5:00 PM CST time. 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 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 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: Neiman & Solomon Inc



FARMERS NATIONAL COMPANY

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