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LAND AUCTION

A-31460

SIMULCAST LIVE AND ONLINE

358.55± Acres, Dodge County, Nebraska

Friday, September 18, 2026 | 10:00 AM

Hooper Auditorium | 415 North Main Street, Hooper, Nebraska

Highlights:

- Quality irrigated cropland offered in 3 tracts
- Full possession for 2027
- Productive farm located close to Highway 275 and terminal grain markets

For additional information, please contact:



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Eric Mueller, Agent | (402) 660-1044
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Bidding starts | Monday, September 14, 2026 at 8:00 AM
Bidding closes | Friday, September 18, 2026 at close of live event.

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

Property Information

Directions to Property:

From the south side of Hooper, Nebraska, at the intersection of Highway 275 and County Road 20, travel 2 miles south on County Road 20 to the northeast corner of Tract 1.

Legal Description:

- Tract 1:** Pt of the N1/2 NE1/4 and Pt of the N 1/2 of the NW 1/4 Sec 5-18-8 130.56 A M/L
- Tract 2:** SE 1/4 SE 1/4 and Pt of the NE 1/2 S 1/2 SEC 5-18-8 - 158.95 A M/L
- Tract 3:** Terraced farmland and bottomland located south of Maple Creek in the W 1/2 of Sec 5-18-8.

Final legal descriptions will be provided by the title company.

Improvements:

- Tract 1:** 2022 4 tower Reinke model 2065 Center Pivot and Isuzu Power unit with fuel tank.
- Tract 2:** 2004 8-Tower Valley 8000 Center pivot and Deutz Ag Power unit with fuel tank.

2025 Taxes:

All Tracts: \$16,593.28

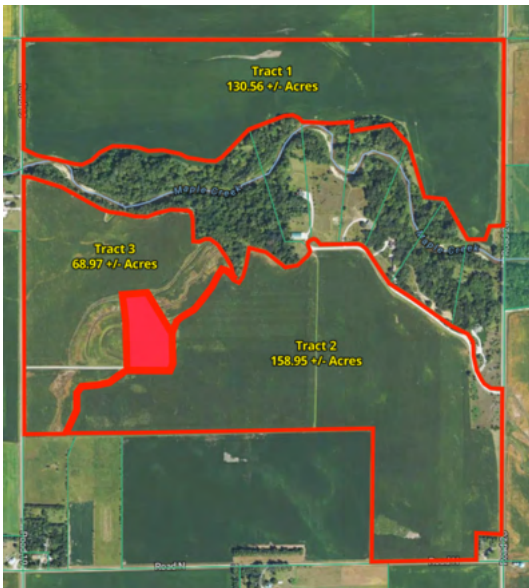
Farm Data:

Tract 1:	
Cropland	127.43 acres
Non-crop	<u>3.13 acres</u>
Total	130.56 acres
Tract 2:	
Cropland	150.30 acres
Non-crop	<u>8.65 acres</u>
Total	158.95 acres
Tract 3:	
Cropland	64.39 acres
Non-crop	<u>4.58 acres</u>
Total	68.97 acres

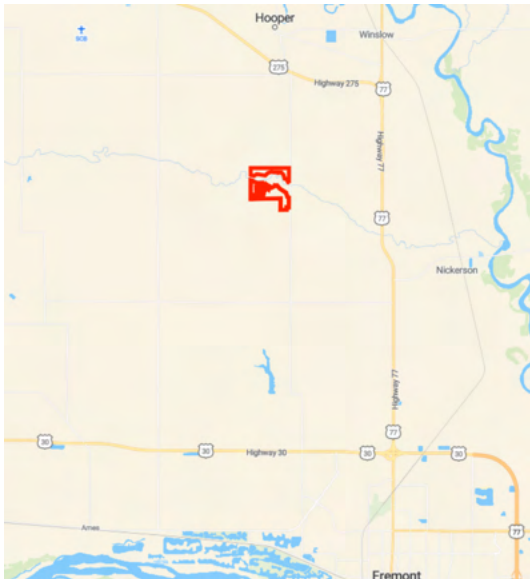
FSA Information:

Tract 1:		
Crop	Base	Yield
Corn	63.75 acres	171 bushels
Soybeans	63.68 acres	49 bushels
Tract 2&3:		
Crop	Base	Yield
Corn	106.98 acres	171 bushels
Soybeans	112.41 acres	49 bushels

Aerial Map



Location Map



TRACT 1

Soils Map

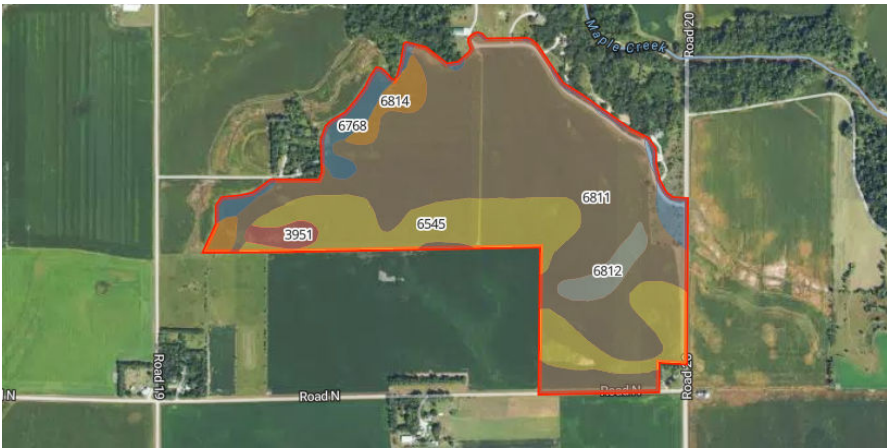


75.9/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	54.3%	70.9	2w	2w	67.1
●	7050	Kennebec silt loam, occasionally flooded	26.0%	34	2w	2w	93.5
●	6324	Coleridge silty clay loam, 0 to 2 percent slopes, occasionally...	11.5%	15.1	2w	2w	82.4
●	3529	Gibbon loam, 0 to 2 percent slopes, occasionally flooded	4.1%	5.4	2w	2w	72.7
●	7891	Zook silt loam, overwash, 0 to 2 percent slopes,...	3.4%	4.5	2w	2w	70.5
●	7055	Kennebec and Colo soils, channeled, frequently flooded	0.5%	0.7	5w	--	35.4
●	9999	Water	<0.1%	0	--	--	0



Soils Map



72.6/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	6811	Moody silty clay loam, 2 to 6 percent slopes	62.3%	99	2e	3e	75.1
●	6545	Moody silty clay loam, terrace, 0 to 2 percent slopes	23.1%	36.8	2e	2e	71.2
●	6768	Nora silty clay loam, 6 to 11 percent slopes, eroded	6.3%	10	3e	4e	62.9
●	6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	3.7%	5.8	3e	4e	62.7
●	6812	Moody silty clay loam, 2 to 6 percent slopes,	2.8%	4.5	2e	3e	64
●	3951	Fillmore silt loam, occasionally ponded	1.8%	2.8	3w	4w	72



Soils Map



72.2/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7050	Kennebec silt loam, occasionally flooded	27.5%	19	2w	2w	93.5
●	6768	Nora silty clay loam, 6 to 11 percent slopes, eroded	24.0%	16.6	3e	4e	62.9
●	6603	Alcester silty clay loam, 2 to 6 percent slopes	22.0%	15.2	2e	3e	75.6
●	7099	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.7%	5.3	2w	2w	67.1
●	7055	Kennebec and Colo soils, channeled, frequently flooded	7.4%	5.1	5w	--	35.4
●	7891	Zook silt loam, overwash, 0 to 2 percent slopes,...	5.5%	3.8	2w	2w	70.5
●	6742	Thurman-Moody complex, 6 to 11 percent slopes, eroded	5.0%	3.5	6e	4e	49.3
●	6811	Moody silty clay loam, 2 to 6 percent slopes	0.5%	0.4	2e	3e	75.1
●	6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	0.3%	0.2	3e	4e	62.7



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 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 October 19, 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 Midwest Title Co.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title Co. 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 paid equally by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on October 19, 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 Midwest Title Co.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in three individual tracts. 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 of Farmers National Company and Seller. All decisions of the Auctioneer 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: WBC Inc.

Auctioneer: Eric Mueller

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, September 14, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, September 18, 2026 with bidding concluding at the end of the live auction.

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.