



**Farmers
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A-4086

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ONLINE AUCTION

154.5± Acres, Stanton County, Nebraska

Bidding starts | Thursday, September 18, 2025 at 10:00 AM

Bidding closes | Thursday, September 25, 2025 at 10:00 AM

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

Highlights:

- **Highly productive Stanton County farm**
- **Timbered draw provides excellent hunting opportunities**
- **Full possession for 2026**



For additional information, please contact:

Kurt Wittler AFM/Agent | (402) 371-0110

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Property Information

Directions to Property: From Highway 81 and 32 on the east edge of Madison, go five miles east to 559th Avenue, then south one and a half miles to the northeast corner of the farm.

Legal Description: Pt. of the SE1/4 of Sec. 7-21N-1E of the 6th P.M. Stanton County, Nebraska

Property Description: Offering a high-quality, Stanton County farm. The farm is located east of Madison and only a mile and a half off of State Highway 32. 80% of the acres are tillable. The farm has been managed in a corn/soybean rotation for many years. Live water runs through a timbered draw which provides excellent deer and turkey hunting. This is an excellent opportunity to add a quality farm to your operation or investment portfolio. Full possession for the 2026 crop season.

FSA Information:

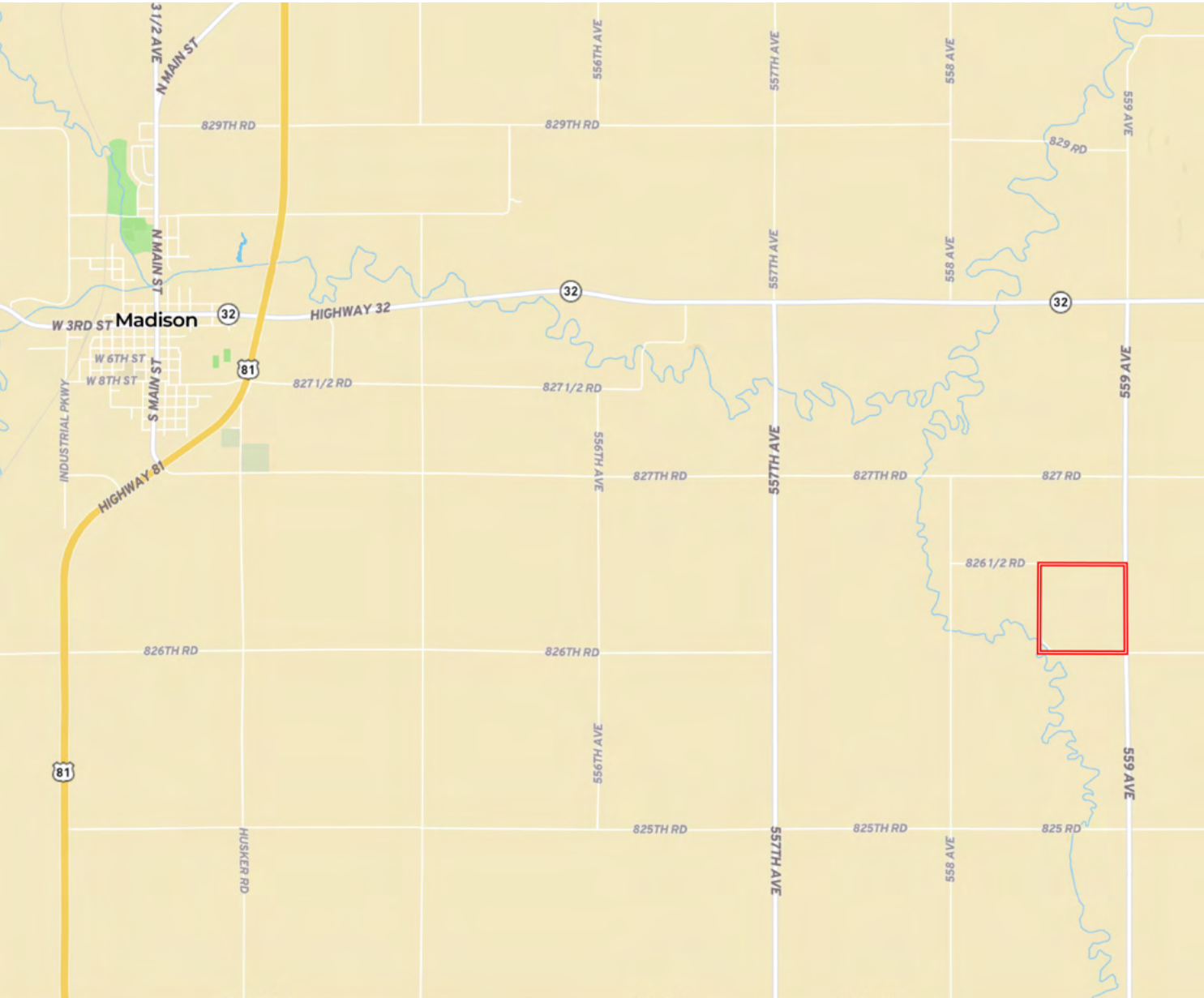
	Base	Yield
Corn	83 acres	136 bushels
Soybeans	40.5 acres	38 bushels

Farm Data:

Cropland	123.54 acres
Timber	23.73 acres
Roads	7.23 acres
Total	154.5 acres

Taxes: \$5,351.76

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	57.81	36.97	48	60	4e
3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	21.55	13.78	0	41	6w
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	19.93	12.75	0	66	3e
3774	Muir silty clay loam, 0 to 2 percent slopes, rarely flooded	18.15	11.61	0	87	1
6603	Alcester silty clay loam, 2 to 6 percent slopes	15.29	9.78	91	76	2e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	11.04	7.06	0	56	4e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	10.04	6.42	0	67	4e
6758	Nora silty clay loam, 11 to 17 percent slopes	2.54	1.62	0	68	4e
TOTALS		156.3 5(*)	100%	26.65	63.14	3.6





Online 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 Sellers or Farmers National Company.

Possession: Possession will be granted at closing on October 24, 2025 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 Title Services of the Plains.

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

Closing: The sale closing is on October 24, 2025, 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 Title Services of the Plains.

Sale Method: The real estate will be offered as a total unit. **All bids are open for advancement starting Thursday, September 18, 2025, at 10:00 AM until Thursday, September 25, 2025, at 10:00 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 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: Noel Posey

Online Bidding Procedure: This online auction begins on **Thursday, September 18, 2025, at 10:00 AM until Thursday, September 25, 2025, at 10:00 AM.**

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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