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LAND AUCTION

SIMULCAST LIVE AND ONLINE

302.71± Acres, Lancaster County, Nebraska

Wednesday, October 1, 2025 | 10:00 AM

Crooked Creek Golf Club | 333 South 134th Street Lincoln, Nebraska

Highlights:

- **High Quality Dry Land Farms 4 miles East of Lincoln, just off HWY 34!**
- **Excellent opportunity to buy land close to the east side of Lincoln!**
- **These farms sell with open tenancy for the 2026 crop year!**



For additional information, please contact:

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**Tom Musgrave, Agent | (402) 462-0174
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Bidding starts | Monday, September 15, 2025 at 8:00 AM
Bidding closes | Wednesday, October 1, 2025 at close of live event

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

Property Information

Directions to Property:

Tract 1: Northeast corner of tract 1 is at the intersection of Holdrege St. and S. 176 1 mile north of US HWY 34 on S. 176th.

Tract 2: From US HWY 34, turn south at S. 176th 1 mile to 'A' St. then turn west on 'A' 1/2 mile. North side of tract 2 borders 'A' St. at half mile line. See map for details.

Tract 3: From US HWY 34, turn south on 176th St. 1 1/2 miles. Tract 3 is an inside 80 beginning on the south side of the half mile line between 'A' St. and Van Dorn St. on S. 176th on the west side of the road.

Legal Description:

Tract 1: NW 1/4, 23-10-8 - 149.75 +/- Acres

Tract 2: E 1/2, E 1/2, NW 1/4 & SW 1/4, NE 1/4 35-10-8 - 79.82 +/- Acres

Tract 3: N 1/2, SE 1/4 35-10-8 73.14 +/- Acres

Property Description:

Productive dryland farms between Lincoln and Eagle! These farms have the opportunity to serve as excellent row crop farm land or could be used for housing development within minutes of 84 and O St!

2024 Taxes:

- Tract 1:** \$6,008.26
- Tract 2:** \$3,200.60
- Tract 3:** \$2,763.98



Farm Data:

Tract 1:	
Cropland	143.40 acres
Non-crop	6.35 acres
Total	149.75 acres

Tract 2:	
Cropland	76.56 acres
Non-crop	0.93 acres
Grass	2.33 acres
Total	79.82 acres

Tract 3:	
Cropland	66.70 acres
Non-crop	06.26 acres
Grass	0.18 acres
Total	73.14 acres

FSA Information:

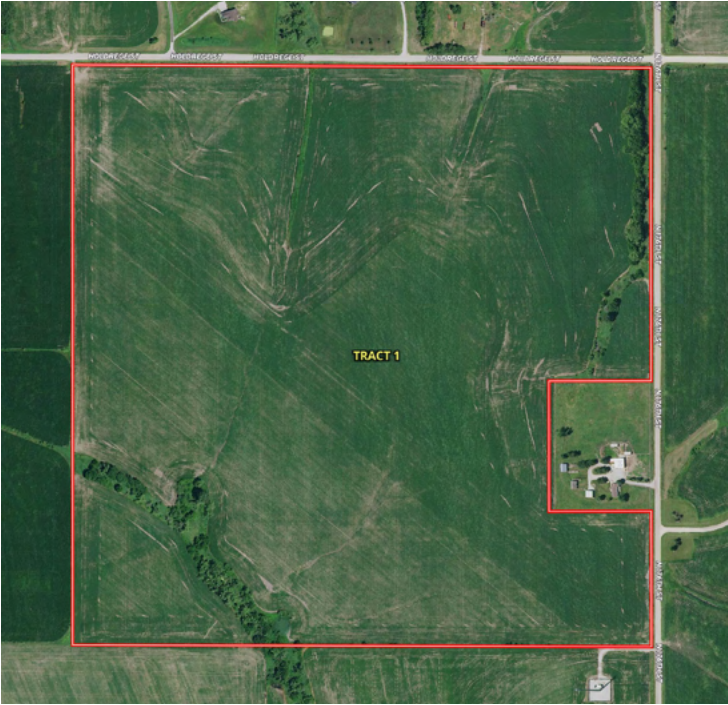
Tract 1:	Base	Yield
Corn	144.63 acres	134 bushels
Soybeans	144.87 acres	43 bushels

Tracts 2 & 3:	Base	Yield
Corn	72.55 acres	134 bushels
Soybeans	72.67 acres	43 bushels
*If Tracts 2 & 3 have separate buyers, acres will be reconstituted by the FSA office.		



Tract 1

Aerial Map



Soil Map



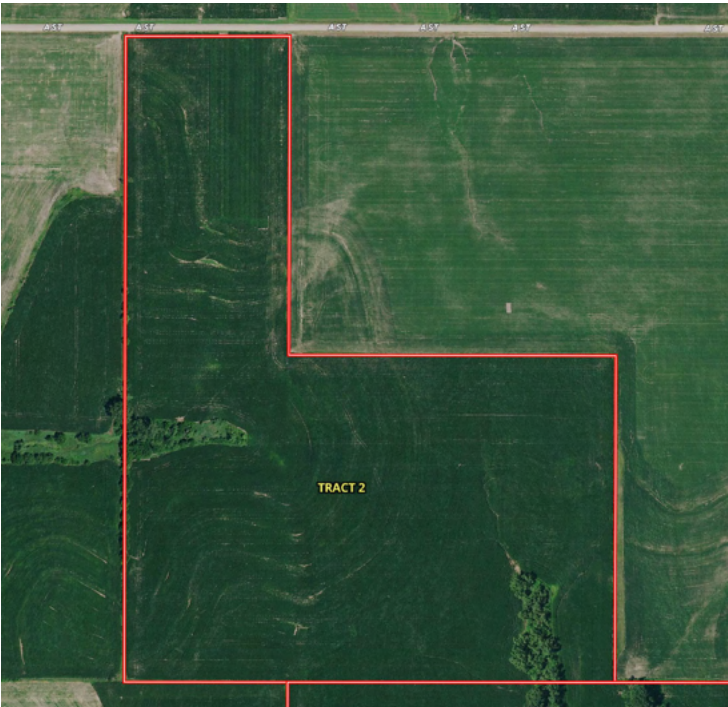
|  Boundary 149.56 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7207	Aksarben silty clay loam, 6 to 11 percent slopes	63.59	42.52	0	65	3e
7206	Aksarben silty clay loam, 2 to 6 percent slopes	56.72	37.93	0	66	2e
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	15.23	10.18	0	61	3e
7155	Aksarben silty clay loam, terrace, 0 to 1 percent slopes	7.73	5.17	0	67	1
7680	Wymore silty clay loam, 0 to 1 percent slopes	6.26	4.19	0	67	2s
7773	Colo-Nodaway complex, frequently flooded	0.03	0.02	0	56	3w
TOTALS		149.56(*)	100%	-	65.17	2.48




Tract 2

Aerial Map



Soil Map



|  Boundary 79.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7207	Aksarben silty clay loam, 6 to 11 percent slopes	28.98	36.36	0	65	3e
7206	Aksarben silty clay loam, 2 to 6 percent slopes	25.95	32.56	0	66	2e
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	16.59	20.82	0	61	3e
7680	Wymore silty clay loam, 0 to 1 percent slopes	5.08	6.37	0	67	2s
7231	Judson silt loam, 2 to 6 percent slopes	2.44	3.06	0	78	2e
7774	Colo-Nodaway silty clay loams, frequently flooded	0.66	0.83	0	61	3w
TOTALS		79.7(*)	100%	-	64.99	2.58



Tract 3

Aerial Map



Soil Map



|  Boundary 73.04 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	42.29	57.9	0	61	3e
7207	Aksarben silty clay loam, 6 to 11 percent slopes	11.87	16.25	0	65	3e
7206	Aksarben silty clay loam, 2 to 6 percent slopes	10.57	14.47	0	66	2e
7774	Colo-Nodaway silty clay loams, frequently flooded	7.24	9.91	0	61	3w
7680	Wymore silty clay loam, 0 to 1 percent slopes	1.07	1.46	0	67	2s
TOTALS		73.04(*)	100%	-	62.46	2.84



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 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 Seller or Farmers National Company.

Possession: Possession will be granted at closing on November 5, 2025 or such other date agreed to by the parties.

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 Community 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 Community Title Company 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 paid equally by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on November 5, 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 Community Title Company.

Auction Sales: The real estate will be offered in 3 individual tracts. Bids on the tracts, combinations, and the total unit will compete. 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 from 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: The Lutheran Church - Missouri Synod Foundation

Auctioneer: Jim Eberle

Additional Comments: No formal survey will be completed; however, in the event tract 2 and tract 3 have different buyers, a surveyor will identify the half mile line separating these tracts after harvest is completed.

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, September 15, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, October 1, 2025 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 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

