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L-2500204

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

279.46± Acres, Boyd County, Nebraska

Wednesday, March 11, 2026 | 1:30 PM

Butte Community Center | 519 Thayer Street, Butte, Nebraska

Highlights:

- Great hard grass pasture with excellent recreational opportunities
- Multiple springs run through the property for watering livestock and wildlife
- Crossing on north side for accessing both sides of the property



For additional information, please contact:

Andrew Fehringer, AFM/Agent | (402) 920-3065 or (402) 336-3500

AFehringer@FarmersNational.com

Bidding starts | Friday, March 6, 2026 at 8:00 AM
Bidding closes | Wednesday, March 11, 2026 at close of live event.
To register and bid go to: www.fncbid.com

Property Description:
Quality Boyd County, Nebraska hard grass pasture with multiple spring fed streams. Great opportunities for both grazing livestock and hunting. Good access on well maintained county roads just 1½ miles off of Nebraska Highway 11, south of Butte. Available for the 2026 grazing season. Call agent for details.

Directions to Property:
From Butte, Nebraska, travel 1½ miles west on Highway 12, then 2½ miles south on 481st Avenue to the northwest corner of the property

Legal Description:
Lots 2, 3, & 4 of Section 5, Township 33 North, Range 13 West of the 6th P.M., AND Southwest Quarter (SW¼) of Section 32, Township 34 North, Range 13 West of the 6th P.M., Boyd County, Nebraska.

FSA Information:

	Base	Yield
Oats	4.6 acres	43 PLC yield
Corn	12.5 acres	43 PLC yield
Grain Sorghum	2.2 acres	44 PLC yield
Soybeans	0.2 acres	33 PLC yield

Farm Data:

Pasture	275.85 acres
Non-crop	3.19 acres
Other	0.42 acres
Total	279.46 acres

2025 Taxes:
\$3,265.36

Location Map



Aerial Map



Soil Map



Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4488	Dunday loamy fine sand, 3 to 6 percent slopes	79.97	28.61	0	36	4e
3240	Mariaville-Paka loams, 11 to 40 percent slopes	62.73	22.45	0	10	6s
8940	Simeon-Valentine complex, 3 to 30 percent slopes, eroded	49.91	17.86	0	23	6s
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	49.19	17.6	54	40	3e
4493	Dunday loamy fine sand, 6 to 11 percent slopes	29.52	10.56	0	35	6e
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	5.36	1.92	33	25	6e
6510	Blendon fine sandy loam, 2 to 6 percent slopes	1.24	0.44	0	49	3e
5220	Onita silt loam, 0 to 2 percent slopes	0.99	0.35	94	60	2c
4796	Valentine fine sand, 9 to 25 percent slopes	0.56	0.2	14	23	6e
TOTALS		279.47(*)	100%	10.5	28.35	4.87



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 April 10, 2026 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 McCarthy Abstract Title & Escrow Co. of O'Neill, Nebraska.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCarthy Abstract Title & Escrow Co. of O'Neill, Nebraska, 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 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 April 10, 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 McCarthy Abstract Title & Escrow Co. of O'Neill, Nebraska.

Auction Sales: The real estate will be offered as a total unit. 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: Francis B. Reiser; Matthew M. & Dorothy M. Reiser

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, March 6, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction at 1:30 PM, on Wednesday, March 11, 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.

