

**Farmers
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LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres, Dixon County, Nebraska

Friday, September 12, 2025 | 10:00 AM

American Legion | 103 E Elk Street, Jackson, Nebraska 68743

Highlights:

- **Good producing soil**
- **Easy access**
- **Possession March 2026**



For additional information, please contact:

Wendi Schutte, Broker | (402) 256-9320 or (402) 518-0115

WSchutte@FarmersNational.com

Bidding starts | Monday, September 8, 2025 at 8:00 AM

Bidding closes | Friday, September 12, 2025 at close of live event

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

Directions to Property: West out of Newcastle on Highway 12, take 581 Avenue south a mile to 884 road and then turn West on 884 road and go 1 1/2 miles. Farm is on the south side of 884 road.

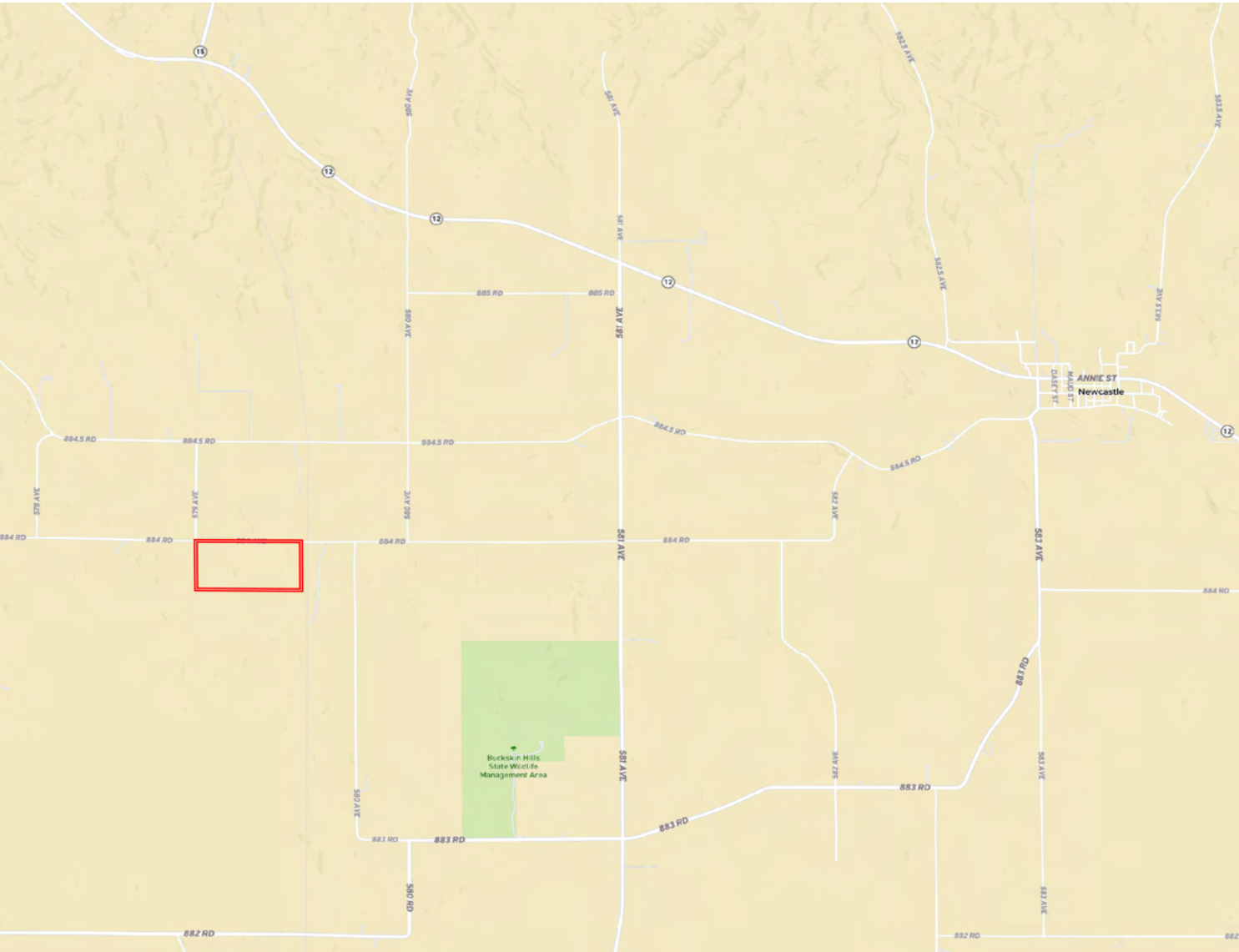
FSA Information:	Base	Yield
Oats	18.90 acres	46 bushels
Corn	45.30 acres	70 bushels

Legal Description: 27 31 4 N1/2 NW1/4 SEC. 27-31-4
80 acres, Dixon County, Nebraska

Taxes: \$2,130.22 (\$26.63/acre)

Farm Data:	
Cropland	75.24 acres
Non-crop	1.45 acres
Ditch/Road	3.36 acres
Total	80.00 acres

Property Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	15.37	19.87	0	37	6e
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	15.28	19.75	0	56	4e
6300	Aowa silt loam, 0 to 3 percent slopes, occasionally flooded	9.86	12.75	0	77	2w
6767	Nora silty clay loam, 6 to 11 percent slopes	8.79	11.36	0	75	3e
6769	Nora-Alcester silt loams, 11 to 17 percent slopes	7.48	9.67	0	64	4e
6749	Nora silt loam, 11 to 17 percent slopes	7.4	9.57	0	73	4e
6601	Alcester silty clay loam, 6 to 11 percent slopes	5.16	6.67	0	74	3e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	5.15	6.66	52	67	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	2.8	3.62	91	76	2e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	0.07	0.09	0	67	4e
TOTALS		77.36(*)	100%	6.76	62.13	3.82



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 October 14, 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 both the Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on October 14, 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 in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. 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: Michael and Karen Jonas

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, September 8, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM, Friday September 12, 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 on-line 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.

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