



**Farmers
National
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L-2500336

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FOR MORE INFO!**



LAND AUCTION

SIMULCAST LIVE AND ONLINE

342.7± Acres, Pierce County, Nebraska

Tuesday, July 8, 2025 | 1:00 PM

Pierce Pavilion | 622 North Brown Street, Pierce, Nebraska

Highlights:

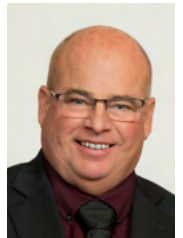
- Great rural acreage location
- High carrying capacity pastures
- Quality dryland crop and meadows



Kurt Wittler, AFM/Agent
(402) 371-0110
KWittler@FarmersNational.com

For additional information, please contact:

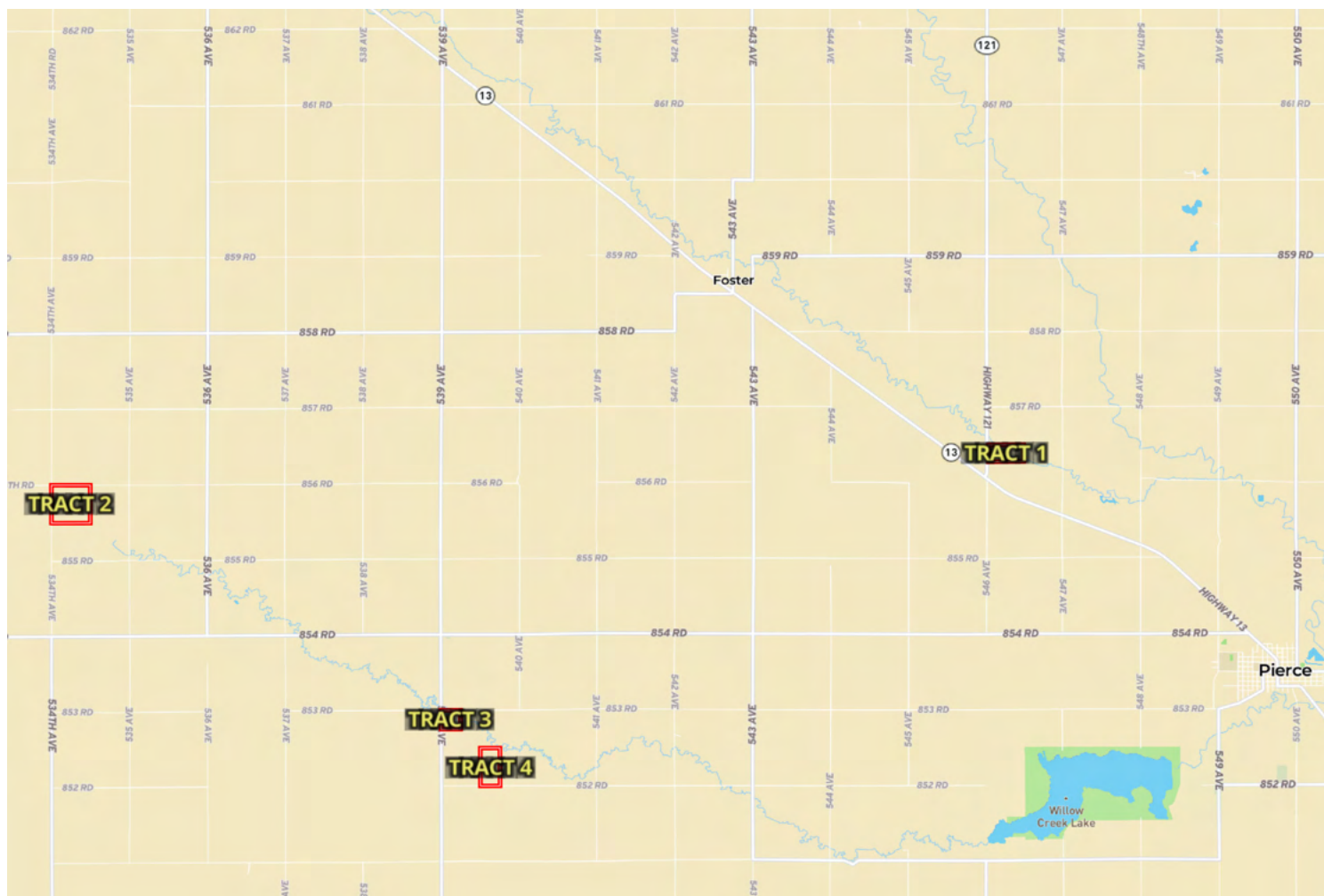
Steve MacGregor, AFM/Agent
(402) 841-1917
SMacGregor@FarmersNational.com



Bidding starts | Tuesday, July 1, 2025, at 8:00 AM
Bidding closes | Tuesday, July 8, 2025, at close of live event.

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

Property Location Map



Tract 1

Property Location:

1/3 of a mile north of the junction of Highway 13 and Highway 121 on the east side of the highway.

Legal Description:

Pt of the N1/2 SW1/4 Sec. 7-26N-2W Pierce County, Nebraska, 64.79+/- acres

Property Description:

This 64.79+/- acre, multi-use tract features dryland cropland, pasture, and an acreage. The property and buildings sell “as is” with no warranties or guarantees expressed. Dry Creek meanders through the pasture providing a reliable water source for livestock. This property provides excellent access off Highway 121 and would be a great acreage to add to your existing operation or for a new build. This property is leased for the 2025 farming/grazing season. Buyer and Seller will split 2025 cash rent 50/50.

Farm Data:

Cropland	19.77 acres
Pasture	<u>46.19 acres</u>
Total	65.96 acres

FSA Information:

	Base	Yield
Oats	1.06 acres	46 bushels
Corn	14.83 acres	120 bushels
Soybeans	3.17 acres	32 bushels

Improvements:

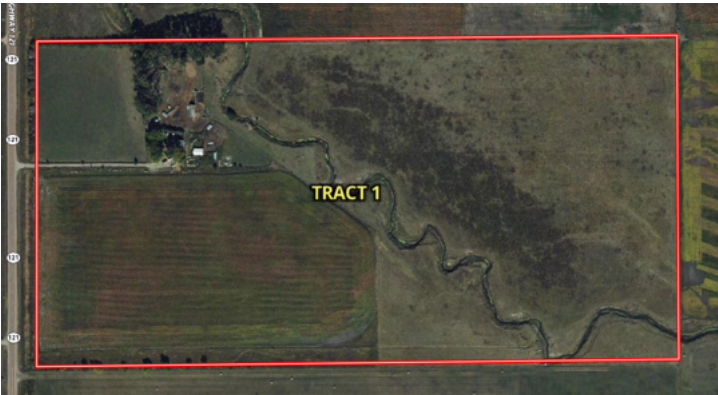
House and three sheds in “AS-IS” condition

2024 Taxes:

\$2,342.88



Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6329	Lawet loam, occasionally flooded	44.88	69.72	0	66	4w
6369	Orwet loam, rarely flooded	15.72	24.42	0	34	4w
4351	Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded	3.78	5.87	0	47	4w
TOTALS		64.38(*)	100%	-	57.08	4.0

Tract 2

Property Location:

From Plainview, go south eight miles on 536 Avenue, turn west on 856 Road for 1.5 miles to the northeast corner of the farm.

Legal Description:

NW1/4 Sec. 18-26N-4W Pierce County, Nebraska,
157.91+/- acres

Property Description:

This 157.91+/- acre tract has something for almost everyone. Containing a productive hay meadow, pasture, and dryland cropland, this farm would be an excellent add to your operation. There is a solar powered stockwell providing livestock water along with a seasonal creek and a pond. Serviceable barbwire fences border the pasture land. This property is leased for the 2025 farming/grazing season. Buyer and Seller will split the cash rent and the landlords 50% share of the hay crop 50/50.

Farm Data:

Cropland	23.01 acres
Pasture/Hayland	<u>132.02 acres</u>
Total	155.03 acres

FSA Information:

	Base	Yield
Corn	18.6 acres	74 bushels
Soybeans	3.2 acres	36 bushels

2024 Taxes:

\$2,217.40



Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6336	Lawet silt loam, 0 to 2 percent slopes, occasionally flooded	87.87	55.08	0	64	4w
6451	Clamo-Saltine complex, occasionally flooded	45.44	28.48	0	49	3w
6584	Ortello fine sandy loam, terrace, 0 to 2 percent slopes	16.81	10.54	0	52	2e
6363	Obert silt loam, 0 to 2 percent slopes, frequently ponded	9.41	5.9	0	37	6w
TOTALS		159.53(*)	100%	-	56.87	3.62

Tract 3

Property Location:

From Pierce, go west 10 miles on 854 Road, turn south on 539 Avenue for 1 mile to the northwest corner of the pasture.

Legal Description:

NW1/4 NW1/4 Sec. 36-26N-4W Pierce County, Nebraska, 40+/- acres.

Property Description:

With excellent gravel road access and a consistent water source in Willow Creek, this 40+/- acre pasture would be a great add to your cattle operation. In addition to Willow Creek, there is also a pond providing water for livestock. The pasture is currently leased for 20 pairs to graze in the 2025 season. Buyer and Seller will split the 2025 rent 50/50.

Farm Data:

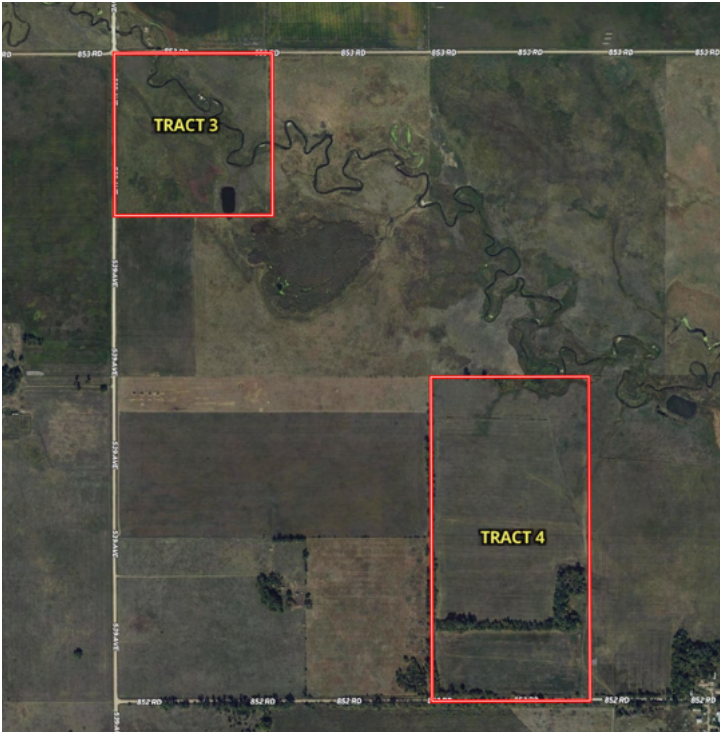
Pasture 37.78 acres

2024 Taxes:

\$519.16



Aerial Map



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4379	Loup soils, rarely flooded	19.06	47.37	0	30	5w
4376	Loup fine sandy loam, rarely flooded	18.45	45.85	0	43	5w
6329	Lawet loam, occasionally flooded	2.29	5.69	0	66	4w
4686	Marlake loam, frequently ponded	0.44	1.09	0	7	8w
TOTALS		40.24(*)	100%	-	37.76	4.98

Tract 4

Property Location:

From Pierce, go west 10 miles on 854 Road, turn south on 539 Avenue for 2 miles to 852 Road. Turn east and go 1/2 mile to the southwest corner of the farm.

Legal Description:

W1/2 SE1/4 Sec. 36-26N-4W Pierce County, Nebraska, 80+/- acres.

Property Description:

This 80+/- acre hay meadow would be a great addition to your cattle or hay operation. The tract boasts level topography and a quality grass stand. There is an established shelter belt near the south end of the meadow providing wildlife habitat. This property is not leased for the 2025 year. Seller will offer the buyer the ability to swath and bale the property upon acceptance of a contract after the auction.

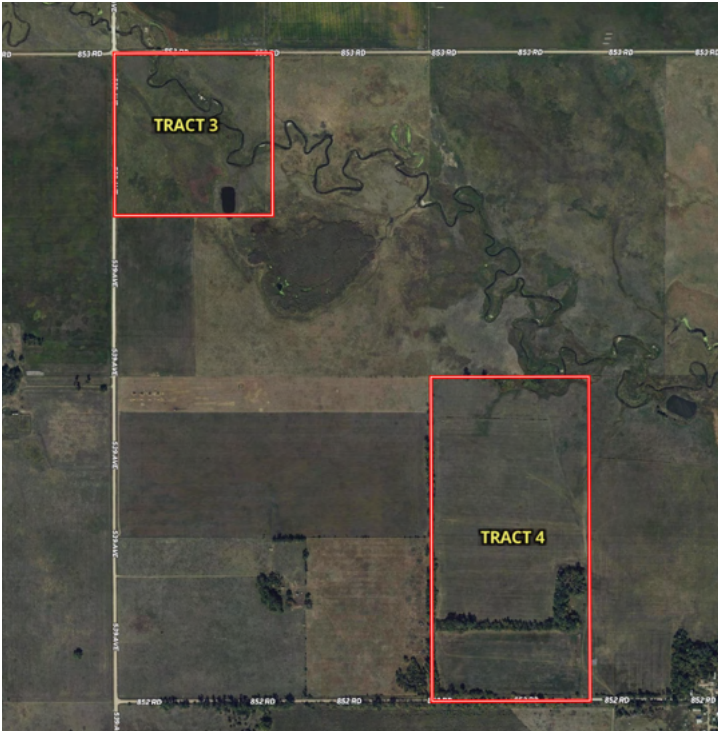
Farm Data:

Hayland 79.05 acres

2024 Taxes:

\$1,073.80

Aerial Map



Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4351	Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded	61.9	76.93	0	47	4w
4376	Loup fine sandy loam, rarely flooded	11.88	14.77	0	43	5w
8543	Ovina-Lute complex, rarely flooded	5.7	7.08	0	52	2w
4379	Loup soils, rarely flooded	0.98	1.22	0	30	5w
TOTALS		80.46(*)	100%	-	46.56	4.02

Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s)..

Taxes: On Tracts 1, 2, and 3, the first half of the 2025 real estate taxes due in 2026 will be paid by the Seller. All subsequent real estate taxes will be paid by the Buyer. On Tract 4, Buyer will pay 2025 and subsequent years real estate taxes..

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 August 5, 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 Buyer(s) and the Seller. 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 August 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 Title Services of the Plains.

Sale Method: The real estate will be offered in four 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: Gregg D. Lambrecht Estate

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, July 1, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 1:00 PM on Tuesday, July 8, 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(s) 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.

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SIMULCAST LIVE AND ONLINE

342.7± Acres, Pierce County, Nebraska

Offered in Four Tracts!

Tuesday, July 8, 2025 | 1:00 PM

Pierce Pavilion | 622 North Brown Street, Pierce, Nebraska

Tract 1: \$ _____

Tract 2: \$ _____

Tract 3: \$ _____

Tract 4: \$ _____



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