



**Farmers  
National  
Company**

[www.FarmersNational.com/O'Neill](http://www.FarmersNational.com/O'Neill)

L-2500395

SCAN THE QR CODE  
FOR MORE INFO!



# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**320± Acres, Knox County, Nebraska**

**Thursday, August 7, 2025 | 1:30 PM**

**Knights of Columbus Hall | 408 West Douglas Street O'Neill, Nebraska**

## Highlights:

- Quality hayland
- Electric wells on both tracts
- Tract 1 offers hunting - recreation



**For additional information, please contact:**

**Dave Hickey, Agent | (402) 336-3500 or (402) 340-4436**

**[DHickey@FarmersNational.com](mailto:DHickey@FarmersNational.com)**

**Bidding starts | Saturday, August 2, 2025 at 8:00 AM**

**Bidding closes | Thursday, August 7, 2025 at close of live event.**

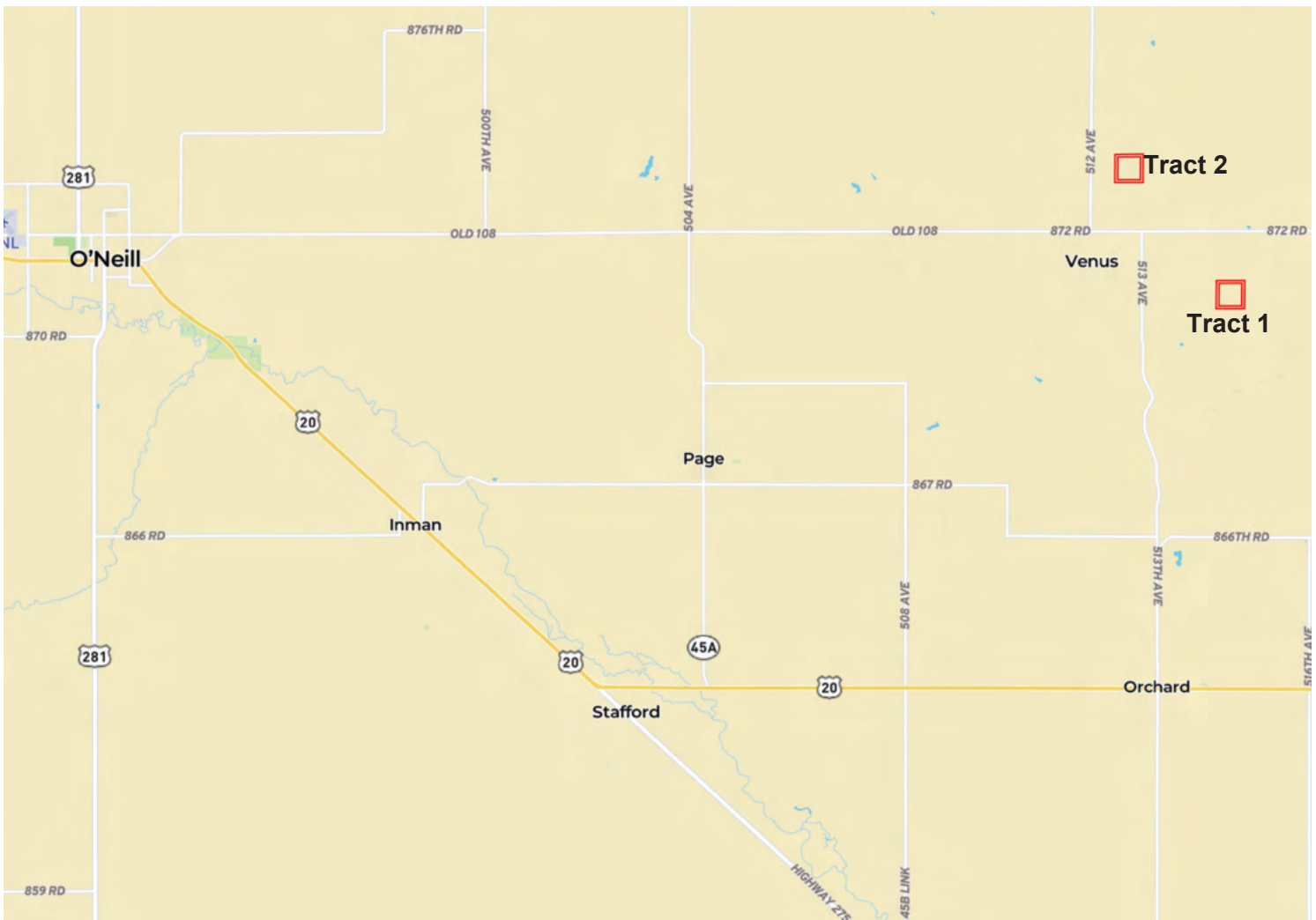
**To register and bid go to: [www.fncbid.com](http://www.fncbid.com)**

---

**Here is an offering of very well maintained hayland acres suitable to hay or for grazing. These quarters offer electric wells, corrals, and plenty of opportunity. Tract 1 offers deer and turkey hunting, and lots of eye appeal! Tract 2 sits in the middle of irrigated and dryland farm ground, plus pasture and hayland as well. Both quarters have been cared for by the current long-term owners! If you're looking for hayland, pasture, hunting or recreation, don't miss this sale!**

**With execution of the Real Estate Sale Contracts, and the required earnest money payments, the buyer(s) shall receive immediate possession to hay the property for 2025.**

### Property Location





# Property Information | Tract 1

## Directions to Property:

21 miles east of O'Neill, Nebraska, along 872nd Road, then one mile south on 514th Avenue, and 0.5 miles east on 871st Road to the northwest corner of Tract 1.

## Legal Description

Northeast Quarter (NE¼) of Section 35, Township 29 North, Range 8 West of the 6th P.M., Knox County, Nebraska.

## Property Description:

### 160 ± Acres

A beautiful hayland and hunting quarter with tree-lined draws and exceptional views! This tract features lots of elevation change from one end of the property to the other. Electricity runs onto the property providing electricity to the stockwell. A nice set of corrals is located on the property, and good 4-wire fences are found on all sides. This property offers deer and turkey hunting in a truly beautiful setting! This property is a must-see!



**Additional Comments:** With execution of the Real Estate Sale Contracts, and the required earnest money payments, the buyer(s) shall receive immediate possession to hay the property for 2025.

## FSA Information:

Farm #1723; Tract #250

## 2024 Taxes:

\$1,959.32

Soil Map





Tract 1

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6663	Brunswick-Paka complex, 17 to 30 percent slopes	62.74	39.17	0	21	6e
6727	Thurman fine sandy loam, 2 to 11 percent slopes	42.95	26.81	0	43	4e
6659	Brunswick fine sandy loam, 6 to 11 percent slopes	34.32	21.43	0	39	4e
2322	Inavale fine sand, 0 to 5 percent slopes, channeled, frequently flooded	11.04	6.89	0	16	6w
6605	Bazile loam, 2 to 6 percent slopes	6.99	4.36	6	66	3e
3259	Meadin-Oneill complex, 2 to 30 percent slopes	2.13	1.33	0	33	6s
TOTALS		160.17(*)	100%	0.26	32.53	4.9





# Property Information | Tract 2

## Directions to Property:

20 miles east of O'Neill, Nebraska, along 872nd Road, then 1 mile north on 513rd Avenue to the southeast corner of Tract 2.

## Legal Description

Southeast Quarter (SE¼) of Section 16, Township 29 North, Range 8 West of the 6th P.M., Knox County, Nebraska.

## Property Description:

### 160 ± Acres

A nice rolling hayland quarter with great access off 513th Avenue. An electric stockwell and basic corrals make this property suitable for grazing or haying. Well-cared for tract in an area of irrigated and dryland farming, hayland, and pasture.



**Additional Comments:** With execution of the Real Estate Sale Contracts, and the required earnest money payments, the buyer(s) shall receive immediate possession to hay the property for 2025.

## FSA Information:

Farm #1723; Tract #2508

## 2024 Taxes:

\$2,028.10

Soil Map





Tract 2

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6727	Thurman fine sandy loam, 2 to 11 percent slopes	65.56	40.79	0	43	4e
6663	Brunswick-Paka complex, 17 to 30 percent slopes	28.72	17.87	0	21	6e
6609	Bazile loamy fine sand, 2 to 6 percent slopes	19.41	12.08	0	51	3e
6605	Bazile loam, 2 to 6 percent slopes	14.93	9.29	6	66	3e
4791	Valentine fine sand, 3 to 9 percent slopes	12.07	7.51	0	23	6e
6561	Thurman fine sandy loam, 0 to 2 percent slopes	6.07	3.78	0	45	3e
6606	Bazile loam, 6 to 11 percent slopes	4.63	2.88	0	58	4e
3290	Paka loam, 11 to 20 percent slopes	3.81	2.37	0	56	4e
6369	Orwet loam, rarely flooded	2.04	1.27	0	39	4w
6703	Thurman loamy fine sand, 2 to 6 percent slopes	1.9	1.18	45	48	4e
6637	Boelus loamy fine sand, 2 to 6 percent slopes	1.59	0.99	0	56	3e
TOTALS		160.7 3(*)	100%	1.09	41.62	4.25



# Simulcast Auction Terms

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

**Taxes:** Real estate taxes will be prorated to closing.

**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 September 5, 2025 or such other date agreed to by the parties.

With execution of the Real Estate Sale Contracts, and the required earnest money payments, the buyer(s) shall receive immediate possession to have the property for 2025.

**Earnest Payment:** A 15% 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 Northeast Nebraska Title & Escrow Co. of Norfolk, Nebraska.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Northeast Nebraska Title & Escrow Co. of Norfolk, Nebraska the required earnest payment. 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 September 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 Northeast Nebraska Title & Escrow Co. of Norfolk, Nebraska.

**Auction Sales:** The real estate will be offered in 2 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 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:** Estate of Bessie M. Waterman

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on Saturday, August 2, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 1:30 PM, on Thursday, August 7, 2025 with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fncbid.com](http://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.





# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**320± Acres, Knox County, Nebraska**



**Farmers  
National  
Company™**

**[www.FarmersNational.com/O'Neill](http://www.FarmersNational.com/O'Neill)**

**Real Estate Sales • Farm and Ranch Management • Energy Management  
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock**