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LAND AUCTION

SIMULCAST LIVE AND ONLINE

127.70± Acres, Fillmore County, Nebraska

October 30, 2025 | 10:00 AM

Fillmore County Fairgrounds | 641 N. 5th Street | Geneva, Nebraska

Highlights:

- Highly productive pivot irrigated farm that has been in seed corn production
- Two access points to Highway 81 and a half mile of Highway 81 Frontage
- Near ethanol plant and multiple grain markets

For additional information, please contact:



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Bidding starts | October 20, 2025 at 8:00 AM

Bidding closes | October 30, 2025 at the end of the live event.

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

Directions to Property:

From Fairmont, Nebraska go two miles south on US Highway 81. Property is southeast of the intersection of US Highway 81 and Road G.

Property Description:

This highly productive farm has excellent soil types and has been in seed corn production for over 20 years. The farm has 117.63 irrigated acres according to the Upper Big Blue NRD. Total crop land acres of 123.79. The farm has excellent access with Highway 81 on the west border and G Road on the north border. Two access points to Highway 81 provide for convenient entry into property. Farm is a half mile from POET Ethanol Plant. Reinke Pivot with corner arm, US Motors 75 h.p. electric irrigation motor, 8" Western Land Roller pump and all other irrigation equipment are all included with the property. **Once in a lifetime opportunity to purchase a farm with outstanding location and potential.**

Legal Description:

NW 1/4, Section 6, T 7 N, R 2 W of the 6th P.M. Fillmore County, Nebraska

Farm Data:

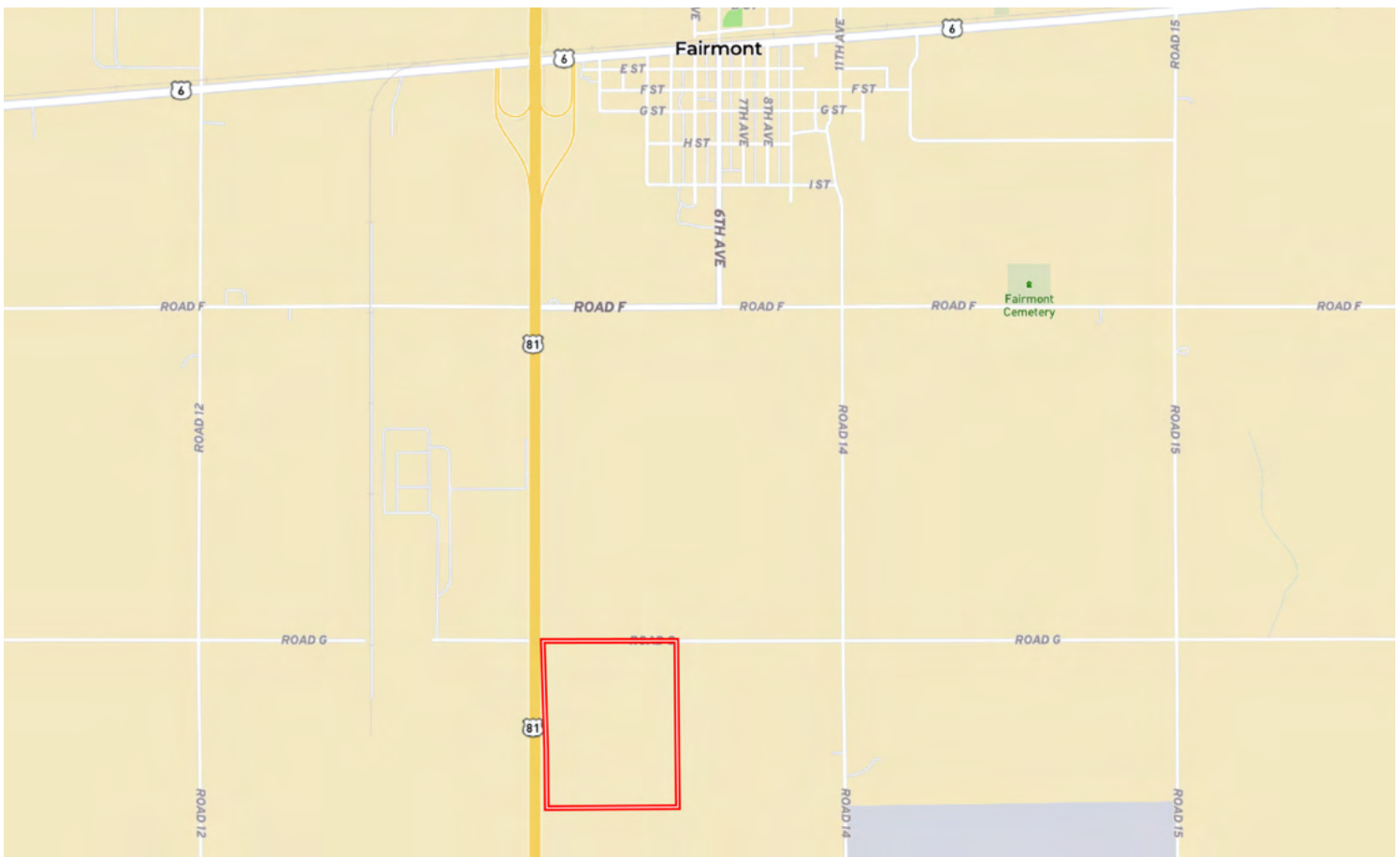
Cropland	123.79 acres
Non-crop	3.91 acres
Total	127.70± acres

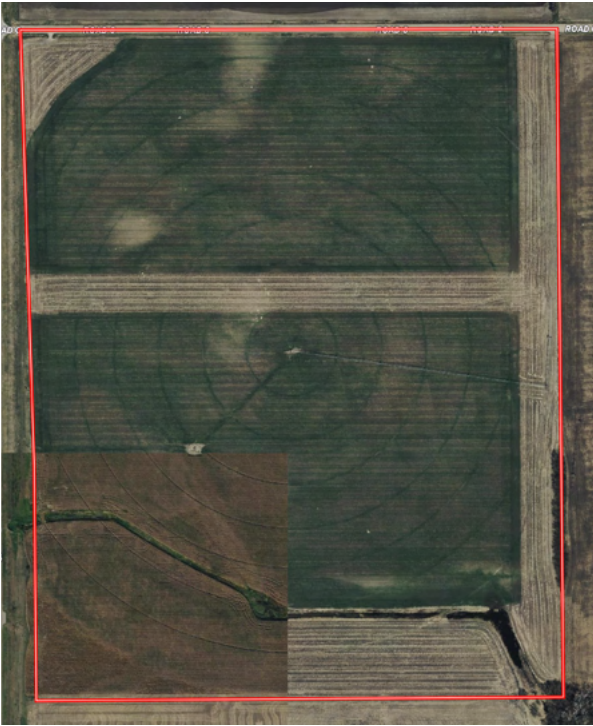
FSA Information:

	Base	Yield
Corn	80.22 acres	195 bushels
Grain Sorghum	8.08 acres	115 bushels
Soybeans	25.36 acres	43 bushels

2024 Taxes:

\$4,917.60





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3824	Crete silt loam, 0 to 1 percent slopes	86.23	68.17	0	63	2s
3825	Crete silt loam, 1 to 3 percent slopes	17.8	14.07	0	63	2e
3820	Butler silt loam, 0 to 1 percent slopes	16.54	13.08	0	70	2w
3953	Fillmore silt loam, drained, 0 to 1 percent slopes	5.12	4.05	0	66	2w
3952	Fillmore silt loam, frequently ponded	0.8	0.63	0	45	3w
TOTALS		126.4 9(*)	100%	-	63.92	2.01



Simulcast Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on or about December 1, 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 Cottowood 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 Cottowood Title Company the required earnest payment. The Seller an owner's policy of title insurance in the amount of the contract price. The cost of the title insurance will be paid equally by both. 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 or about December 1, 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 Cottowood Title Company .

Sale Method: The real estate will be offered as 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. 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Lauber Seed Farms

Auctioneer: Jim Eberle

Online Bidding Procedure: This online auction begins on **October 20, 2025, at 8:00 AM. Bidding closes on October 30, 2025, at the end of the live event.**

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.

