



**Farmers
National
Company**

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L-2500459

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ONLINE AUCTION

75.8± Acres, Burt County, Nebraska

Bidding starts | Monday, September 22, 2025 at 8:00 AM

Bidding closes | Tuesday, September 23, 2025 at 1:00 PM

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

Highlights:

- **Tract #1 - Productive irrigated farmland**
- **Tract #2 - Land in WRP, recreational land, excellent wildlife habitat**



For additional information, please contact:

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Property Information

Directions to Property:

1240 County Road 42, Tekamah, NE 68061

Legal Description:

Tract #1 NW 1/4 SW 1/4 excluding building site Section 27-22-11

Tract # 2 SE 1/4 SE 1/4 Sec 28-22-11

Property Description:

Tract #1 - Good quality, well drained cropland, irrigated by gravity flow from well located in SW corner of the tract. Pipe included. Well registration number G-046923. 35.80+/- acres.

Tract #2 - Well established warm season grasses under a WRP easement. Excellent upland bird habit, secluded from outside hunting pressure, access by easement road located along south side of Tract #1. 40 +/- acres.

Additional Comments:

Building site is not included

Farm Data:

Tract 1	
Cropland	35.48 acres

Tract 2	
WRP	38.1 acres

FSA Information:

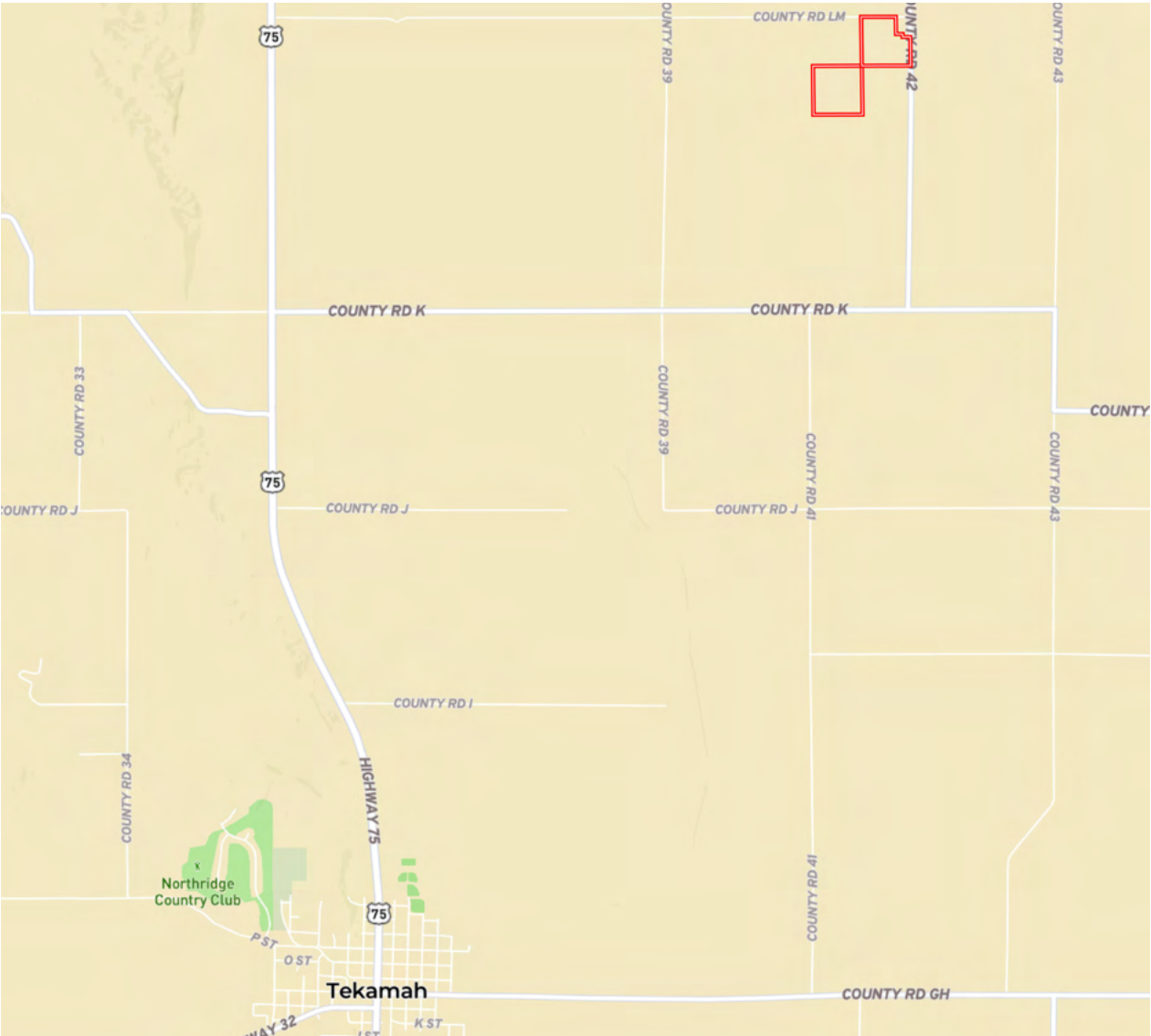
Tract 1	Base	Yield
Corn	35.48 acres	135 bushels

Taxes:

Tract 1	
\$2,436.44 (includes building site)	

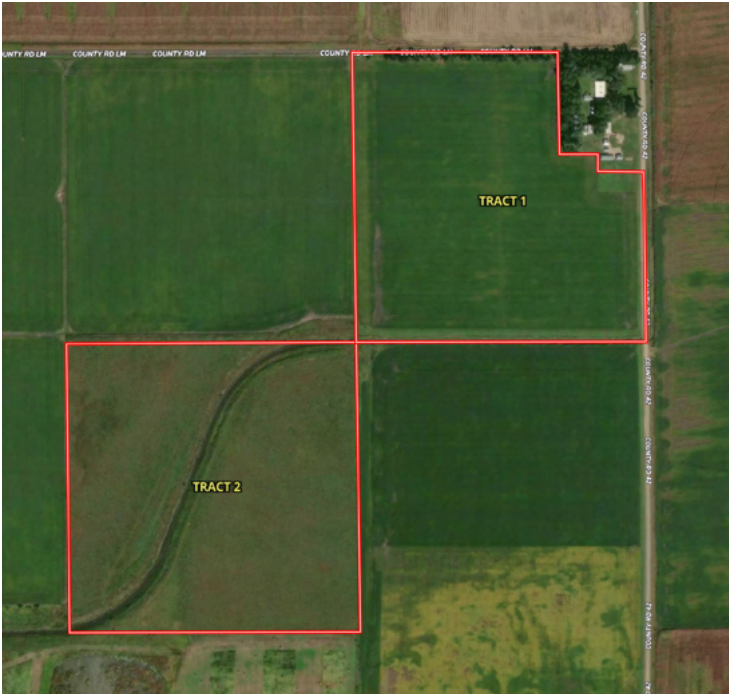
Tract 2	
\$354.56	

Location Map



Tract 1

Aerial Map



Soil Map



|  Boundary 35.89 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7791	Luton silty clay, rarely flooded	35.89	100	0	51	3w
TOTALS		35.89(*)	100%	-	51.0	3

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Tract 2

Aerial Map



Soil Map



|  Boundary 40.43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7791	Luton silty clay, rarely flooded	28.64	70.84	0	51	3w
7800	Owego silty clay, occasionally flooded	9.13	22.58	0	54	3w
7729	Blencoe silty clay, rarely flooded	2.66	6.58	0	57	2w
TOTALS		40.43(*)	100%	-	52.07	2.93



Online 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: Subject to current lease. Subject to WRP Easement in place on tract 2.

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 Midwest Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title the required earnest payment. The cost of **title insurance** will be paid equally by both the Buyer(s) and Seller. 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 October 23, 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 Midwest Title.

Auction Sales: The real estate will be offered in two individual tracts. Bids on the tracts, combinations, and the total unit will compete. 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.

Sale Method: The real estate will be offered in two individual tracts. **All bids are open for advancement starting Monday, September 22, 2025 at 8:00 AM until Tuesday, September 23, 2025, at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions.

Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 minutes time frame. All decisions of Farmers National Company 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: Elden L. Ahrens Revocable Trust

Online Bidding Procedure: This online auction begins on **Monday, September 22, 2025, at 8:00 AM. Bidding closes on Tuesday, September 23, 2025, at 1:00 PM.**

To register and bid on this auction go to: **www.FNCBid.com**

Bidders can also bid in person at the Farmers National Company office located at 11516 Nicholas St. Ste. 100 Omaha, NE 68154. Farmers National Company personnel will walk through the online bidding process through the main office computer

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.

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