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LAND AUCTION

SIMULCAST LIVE AND ONLINE

528.27± Acres, Clay and Nuckolls Counties, Nebraska

Thursday, January 8, 2026 | 10:00 AM

Edgar Community Center | 601 5th Street, Edgar, Nebraska 68935

Highlights:

- Selling in three tracts
- High quality irrigated farms with excellent soils
- Close to competitive grain markets



For additional information, please contact:
Lance Pachta, AFM/Broker | (402) 768-3303
LPachta@FarmersNational.com

Bidding starts | Friday, January 2, 2026, at 8:00 AM
Bidding closes | Thursday, January 8, 2026, at close of live event.

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

Property Information

Directions to Property:

Tract 1 is located one mile south of Edgar on Road RS and two and a half miles east on Road 301. The farm is located on the southwest corner of the Road 301 and Road 4400 intersection.

Tract 2 is located one mile south of Edgar on Road RS and three miles west on Road 301. The farm is located on the southwest corner of the Road 301 and Road 3800 intersection.

Tract 3 is located one mile west of Edgar on NE-18B Spur. The farm is located on the northeast corner of the NE-18B Spur and Road Q intersection.

Legal Description:

Tract 1: The East Half (E1/2) of Section Six (6), Township Four (4), Range Five (5) West of the 6th P.M. in Nuckolls County, Nebraska; consisting of 297.6 +/- acres.

Tract 2: The Northeast Quarter (NE1/4) of Section Six (6), Township Four (4), Range Six (6) West of the 6th P.M. in Nuckolls County, Nebraska; consisting of 151.0 +/- acres.

Tract 3: Part of the Northwest Quarter (NW1/4) South of the Railroad of Section Twenty-Two (27), Township Five (5), Range Six (6) West of the 6th P.M. in Clay County, Nebraska; consisting of 79.67 +/- acres.

Property Description: All three tracts are highly productive center-pivot irrigated farms near Edgar, Nebraska. They each have good water and excellent soils consisting of primarily Class 1 and 2 soils.

Tract 1 consists of 279.23 cropland acres, with 267.73 acres currently irrigated and 11.5 acres currently non-irrigated, according to the Farm Service Agency.

Tract 2 consists of 145.30 cropland acres, with 126.0 acres currently irrigated and 19.3 acres currently non-irrigated, according to the Farm Service Agency.

Tract 3 consists of 74.43 cropland acres, with 62.3 acres currently irrigated and 12.13 acres currently non-irrigated, according to the Farm Service Agency.

FSA Information:

Tract 1:

	Base	Yield
Corn	220.70 acres	187 bushels
Soybeans	57.10 acres	55 bushels
Grain Sorghum	1.40 acres	92 bushels

Tract 2:

	Base	Yield
Corn	136.04 acres	154 bushels
Soybeans	9.26 acres	41 bushels

Tract 3:

	Base	Yield
Corn	71.80 acres	187 bushels
Soybeans	1.30 acres	54 bushels
Grain Sorghum	0.70 acres	89 bushels

Farm Data:

Tract 1:

Cropland	279.23 acres
Non-crop	5.30 acres
Other	8.65 acres
<u>Buildings</u>	<u>4.42 acres</u>
Total	297.60 acres

Tract 2:

Cropland	145.30 acres
<u>Other</u>	<u>5.70 acres</u>
Total	151.00 acres

Tract 3:

Cropland	74.43 acres
<u>Other</u>	<u>5.24 acres</u>
Total	79.67 acres

Irrigation Equipment:

Tract 1: The wells, gearheads and pumps are included with the sale. The irrigation pivots, electric motors, electric panels and flow meters are owned by the tenant and are not included with the sale.

Tract 2: The well, gearhead and pump are included with the sale. The irrigation pivot, electric motor, electric panel and flow meter are owned by the tenant and are not included with the sale.

Tract 3: The well, gearhead and pump are included with the sale. The irrigation pivot, electric motor, electric panel and flow meter are owned by the tenant and are not included with the sale.

Well Information:

Tract 1: There are 3 wells on tract 1. The middle well (G-117527) is a 8” well drilled to a depth of 180 feet in 2002. When drilled, it pumped 800 gpm at 104 feet. The southernmost well (G-029448) is a 9” well drilled to a depth of 271 feet in 1968. When drilled, it pumped 1,500 gpm at 108 feet. The northernmost well (G-017180) is not currently being used.

Tract 2: Tract 2 has one well (G-018459), which is a 9” well drilled to a depth of 177 feet in 1956. When drilled, it pumped 1,200 gpm at 93 feet.

Tract 3: Tract 3 has one well (G-017181), which is a 9” well drilled to a depth of 170 feet in 1956. When drilled, it pumped 1,200 gpm at 87 feet.

All of the farms are located in the Little Blue NRD and all of the well information above is information from the Nebraska Department of Natural Resources.

Bins:

Tract 1: There are three bins located on tract 1, which are all included with the sale. One fan and both sweeps are owned by the tenant and are not included with the sale.

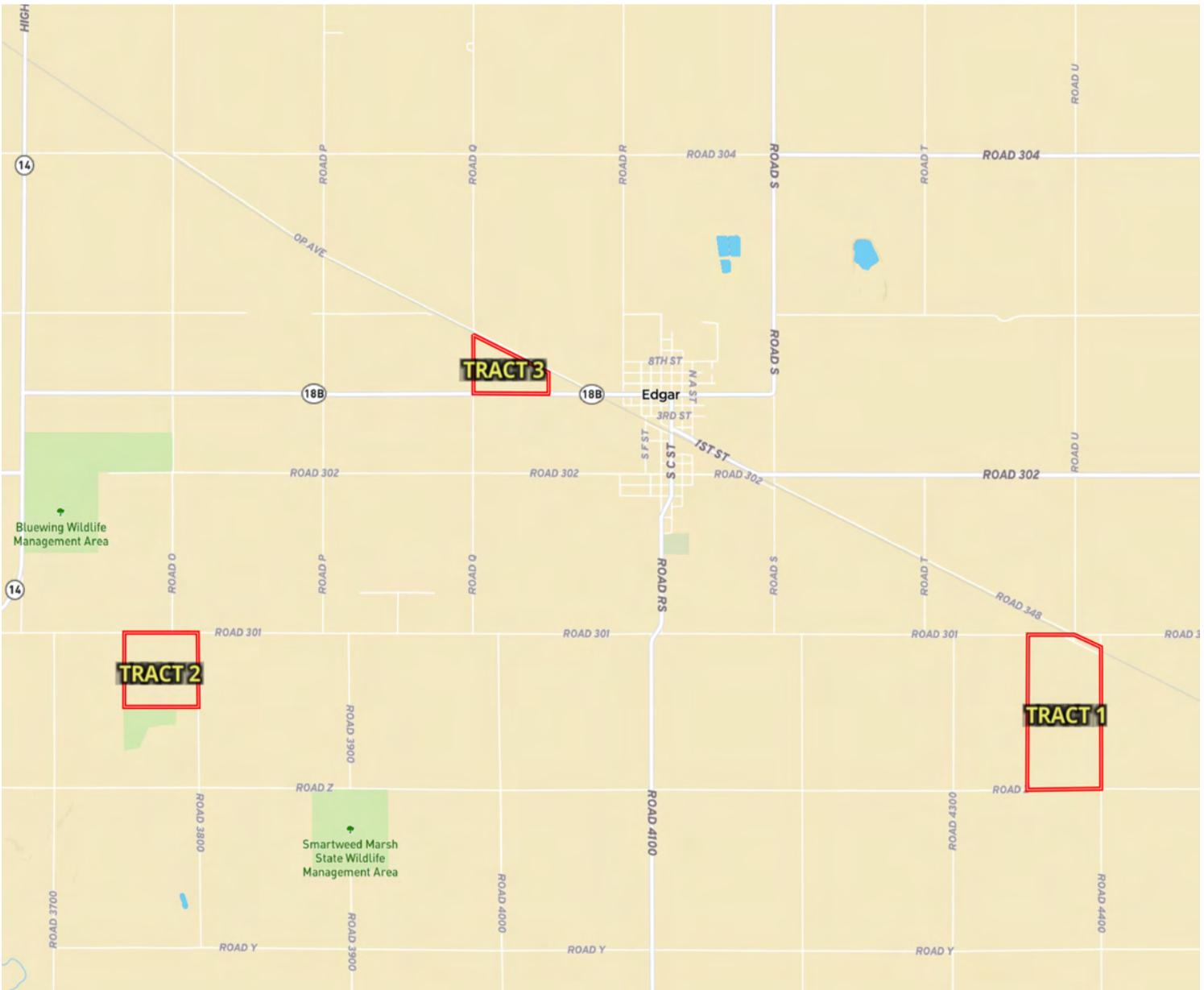
Taxes:

Tract 1: \$6,855.42

Tract 2: \$4,542.60

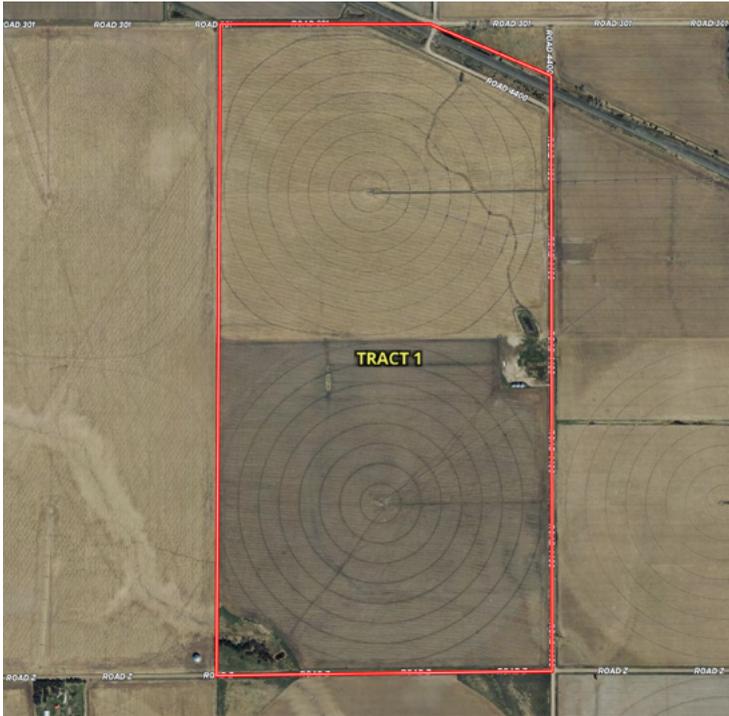
Tract 3: \$3,172.56

Location Map



Tract 1:

Aerial Map



Soil Map

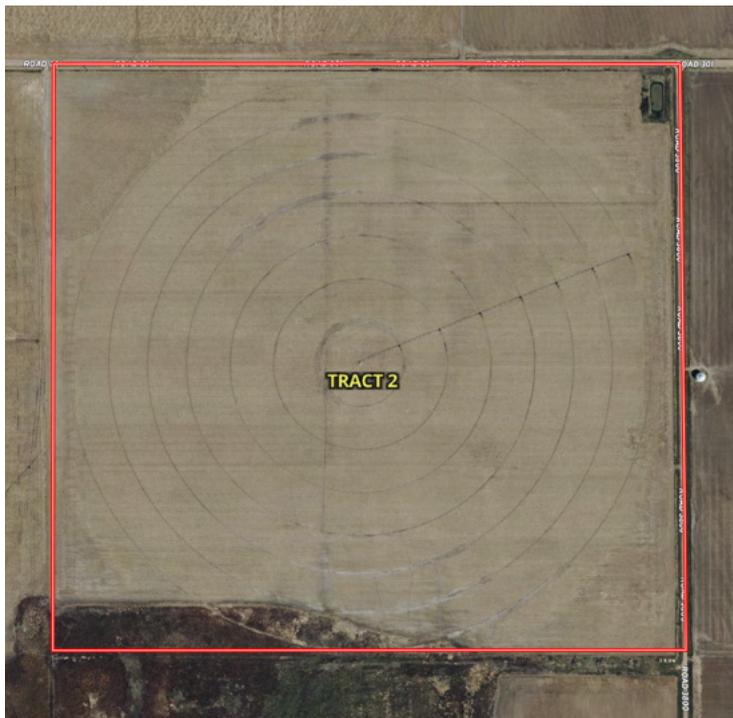


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3824	Crete silt loam, 0 to 1 percent slopes	243.04	81.3	0	63	2s
3820	Butler silt loam, 0 to 1 percent slopes	28.03	9.38	0	70	2w
3868	Hastings silt loam, 3 to 7 percent slopes	13.81	4.62	0	68	3e
3864	Hastings silt loam, 0 to 1 percent slopes	12.46	4.17	0	69	1
3866	Hastings silt loam, 1 to 3 percent slopes	1.6	0.54	0	68	2e
TOTALS		298.94(*)	100%	-	64.16	2.0



Tract 2:

Aerial Map



Soil Map

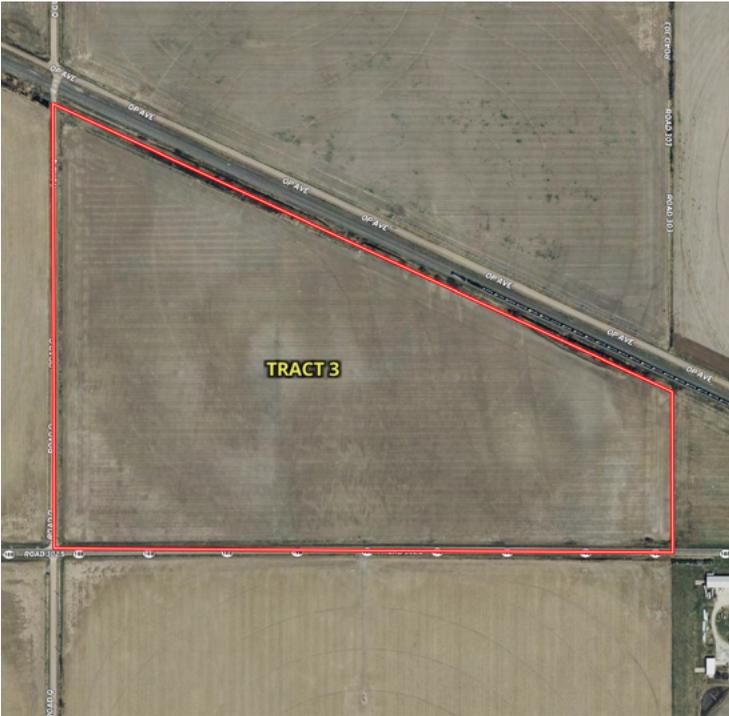


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	85.21	58.23	0	69	1
3820	Butler silt loam, 0 to 1 percent slopes	41.29	28.22	0	70	2w
3952	Fillmore silt loam, frequently ponded	17.83	12.18	0	45	3w
3910	Scott silt loam, frequently ponded	2.01	1.37	0	27	4w
TOTALS		146.3 4(*)	100%	-	65.79	1.57



Tract 3:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	42.47	53.35	0	69	1
3953	Fillmore silt loam, drained, 0 to 1 percent slopes	17.53	22.02	0	70	2w
3824	Crete silt loam, 0 to 1 percent slopes	13.75	17.27	0	63	2s
3820	Butler silt loam, 0 to 1 percent slopes	5.85	7.35	0	70	2w
TOTALS		79.6(*)	100%	-	68.25	1.47



Tract 1



Tract 2



Tract 3



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 February 12, 2026, or such other date agreed to by the parties. Subject to the current leases which expire on 12/31/2025.

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 Cottonwood 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 Cottonwood Title Company the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on February 12, 2026, 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 Cottonwood Title Company.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Buyer(s) and Seller will each pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in three individual tracts. 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: Steckel Farms Inc.

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, January 2, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, January 8, 2026, 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 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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