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L-2500488

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FOR SALE BY BIDS

118.49± Acres, Seward County, Nebraska

Offered in Two Tracts

BIDS DUE: Wednesday, October 22, 2025 by 10:00 AM

Contact Agent for Additional Details!

Highlights:

- **Excellent location, close to paved highway**
- **Productive Dry Land Farm Ground!**
- **Competitive Grain Markets**



For additional information, please contact:

Paul Hubert, Agent | (402) 710-9976

PHubert@FarmersNational.com

Property Information

Directions to Property:

From the Milford Exit on Interstate 80, drive south 3 miles to Van Dorn Road. Go east on Van Dorn Road. Tract 1 is at the intersection of 224th Road and Van Dorn Road on east side of 224th Road. Tract 2 is on the west side of 224th Road.

Property Description:

Productive dry land farm just north of Milford and close to multiple competitive grain markets. This farm would make a great addition to any operation before the 2026 growing season.

Legal Description:

Tract 1: # W1/2, SW 1/4, 31-10-4 Seward County, Nebraska 78.49 +/- Acres

Tract 2: SE 1/4, SE 1/4 36-10-3 Seward County, Nebraska - 40 +/- Acres

Taxes:

Tract 1: \$4,676.26.00

Tract 2: \$1,883.10

Farm Data:

Tract 1:

Cropland	74.99 acres
Non-crop	2.30 acres
Grass	1.20 acres
Total	78.49 acres

Tract 2:

Cropland	38.00 acres
Non-crop	2.00 acres
Total	40.00 acres

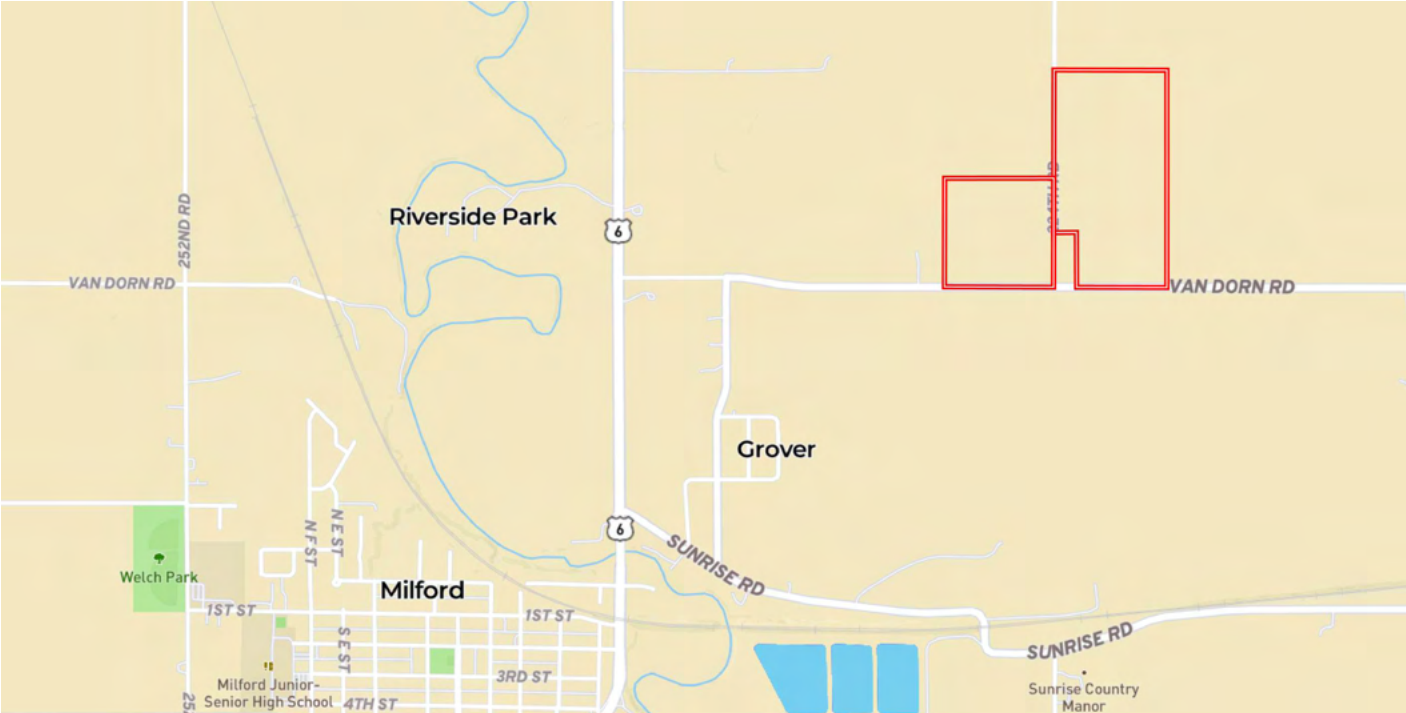
FSA Information: Tract 1 and Tract 2 are combined at FSA Office.

Aerial Map



	Base	Yield
Corn	40.40 acres	144 bushels
Soybeans	30.50 acres	49 bushels
Grain Sorghum	39.20 acres	108 bushels

Property Location



Tract 1:

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3866	Hastings silt loam, 1 to 3 percent slopes	40.13	50.64	0	68	2e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	23.87	30.12	0	58	3e
3963	Hastings silty clay loam, 7 to 11 percent slopes, severely eroded	9.09	11.47	0	56	4e
3864	Hastings silt loam, 0 to 1 percent slopes	5.9	7.44	0	69	1
3952	Fillmore silt loam, frequently ponded	0.26	0.33	0	45	3w
TOTALS		79.25(*)	100%	-	63.61	2.46



Tract 2:

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3866	Hastings silt loam, 1 to 3 percent slopes	16.25	40.25	0	68	2e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	10.78	26.7	0	58	3e
3963	Hastings silty clay loam, 7 to 11 percent slopes, severely eroded	9.52	23.58	0	56	4e
3864	Hastings silt loam, 0 to 1 percent slopes	3.82	9.46	0	69	1
TOTALS		40.37(*)	100%	-	62.59	2.64



For Sale By Bid 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 November 19, 2025, or such other date agreed to by the parties. Farm is leased through December 31, 2025. Farm sells with open tenancy for the 2026 crop year.

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 Community 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 Community Title Company 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 paid equally paid by both. The cost of any escrow closing services will be paid equally by both.

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on November 19, 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 Community Title Company.

For Sale by Bids: Written bids will be received at the office of Paul Hubert, PO Box 491, York, NE 68467 or PHubert@FarmersNational.com, up to October 22, 2025 at 10:00 AM. CST time.

Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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: Doris J. Kunzie Revocable Trust



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