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FOR MORE INFO!**



LAND AUCTION

SIMULCAST LIVE AND ONLINE

240± Acres, Nemaha County, Nebraska

October 22, 2025 | 10:00 AM

Wayside Gathering | 64472 718 Road, Stella, Nebraska

Highlights:

- The farms are close to Bartlett Elevator in Stella Nebraska
- The farms have good access form county roads
- Expiring CRP contract allows for crop production in 2025

For additional information, please contact:



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Bidding starts | October 17, 2025 at 10:00 AM
Bidding closes | October 22, 2025 at close of live event.

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

Property Information

Directions to Property:

Travel south of Auburn four miles to the intersection of Highway 75 and 724 Road. From that intersection travel west two miles. Tract is on the south side of the road. From the northeast corner of tract 2 travel south on 637 road ½ mile and tract 1 is on the east side of the road.

Legal Description:

- **L-2500490:** The Southwest 1/4 of Section 17 township 4N Range 14E
- **L-2500489:** The East 1/2 of the Northeast 1/4 section 18 township 4N Range 14E

Property Description:

Don't miss this opportunity to add to your existing farming operation or your land portfolio!

Farm Data:

- **L-2500490**
Cropland 90.63 acres
Non-crop .20 acres
CRP 65.34 acres
Total 156.17 acres

- **L-2500489**
Non-crop 8.06 acres
CRP 71.94 acres
Total 80.00 acres

FSA Information:

	Base	Yield
Corn	1.71 acres	112 bushels
Soybeans	1.70 acres	35 bushels
Wheat	52.05 acres	34 bushels
Oats	9.34 acres	51 bushels
Grain Sorghum	25.83 acres	76 bushels

CRP:

- **L-2500490:** 65.34 acres expiring September 30, 2025. Annual Payment of \$11,910.
- **L-2500489:** 71.94 acres expiring September 30, 2025. Annual payment of \$14,093.05

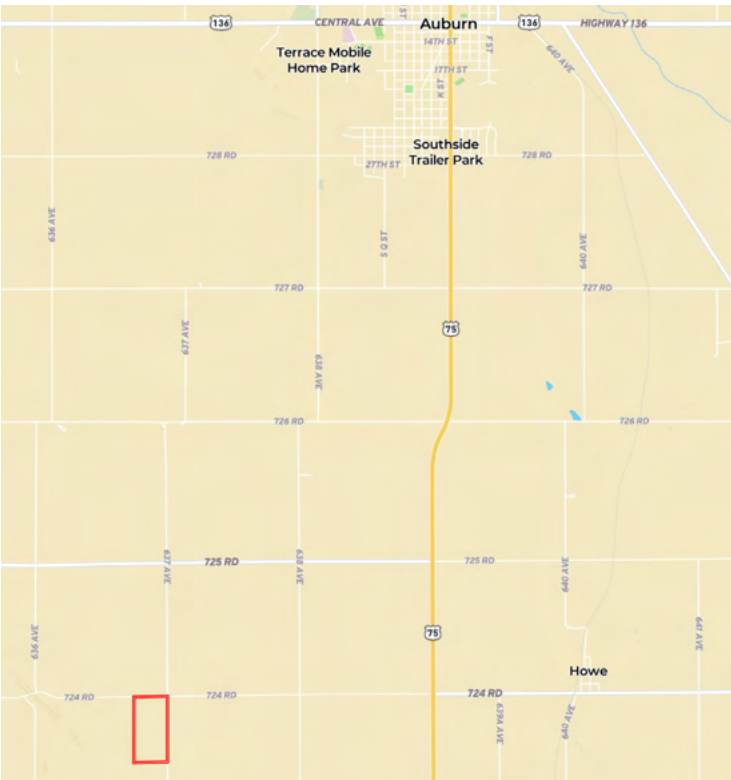
2025 Taxes:

- **L-2500490:** \$4,003.76
- **L-2500489:** \$1,529.38

L-2500490 Location Map



L-2500489 Location Map



L-2500490 Aerial Map



L-2500490 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	94.1	59.53	0	57	3e
7350	Malmö clay, 3 to 11 percent slopes, eroded	41.81	26.45	0	46	4e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	11.58	7.33	0	50	3e
7871	Nodaway-Colo silt loams, occasionally flooded	4.81	3.04	0	86	2w
7263	Gymer silty clay loam, 5 to 11 percent slopes, eroded	4.74	3.0	0	69	3e
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	0.95	0.6	0	59	2e
7693	Wymore silty clay loam, 2 to 6 percent slopes	0.1	0.06	0	64	3e
TOTALS		158.09(*)	100%	-	54.84	3.23

L-2500489 Aerial Map



L-2500489 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7350	Malmö clay, 3 to 11 percent slopes, eroded	39.05	48.86	0	46	4e
7263	Gymer silty clay loam, 5 to 11 percent slopes, eroded	15.27	19.1	0	69	3e
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	10.37	12.97	0	57	3e
7231	Judson silt loam, 2 to 6 percent slopes	10.27	12.85	0	78	2e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	3.36	4.2	0	50	3e
7701	Ackmore silt loam, occasionally flooded	1.23	1.54	0	97	2w
7641	Yutan silty clay loam, 2 to 6 percent slopes, eroded	0.38	0.48	0	59	2e
TOTALS		79.93(*)	100%	-	56.95	3.34

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 2024 payable in 2025 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s). 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 November 19, 2025, or such other date agreed to by the parties. Subject to current lease. If the 2025 soybean crop is not harvested before closing, it remains possession of the seller until harvested. Buyer is eligible to plant wheat on the parcel after corn harvest, and after closing.

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 Nebraska 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 Nebraska 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 equally paid by both the Buyer(s) and the Seller. The cost of any escrow closing services 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 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 Nebraska 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. Both will 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 as a two 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 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: GKG Farms Partnership and Gerweck Farm Enterprises Preferred LLC

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on October 17, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on October 22, 2025, 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.