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FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

479.08± Acres, Holt County, Nebraska

Thursday, October 23, 2025 | 1:30 PM

Chambers Community Center | 107 East Main Street, Chambers, Nebraska

Highlights:

- Good quality pasture
- Great location and access
- Southwest Holt County



For additional information, please contact:
Dave Hickey, Agent | (402) 340-4436
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Jim Eberle, Agent | (308) 870-1785
JEberle@FarmersNational.com

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

Bidding closes | Thursday, October 23, 2025 at end of live event.

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

Directions to Property: From Chambers, Nebraska, travel 12 miles west along Highway 95, then south five miles on Highway 11 and $\frac{3}{4}$ mile west on 849th Road to the northeast corner of Tract 1.

Tract 2 is located 0.5 miles west of Tract 1 along 849th Road.

Legal Description:

Tract 1: North Half of the Northeast Quarter ($N\frac{1}{2}NE\frac{1}{4}$) & Southeast Quarter of the Northeast Quarter ($SE\frac{1}{4}NE\frac{1}{4}$) of Section 21 except 200' x 200' tract in the $E\frac{1}{2}NE\frac{1}{4}$; Northwest Quarter of the Northwest Quarter ($NW\frac{1}{4}NW\frac{1}{4}$) of Section 22; Township 25 North, Range 15 West of the 6th P.M., Holt County, Nebraska.

Tract 2: East Half ($E\frac{1}{2}$) of Section 20, Township 25 North, Range 15 West of the 6th P.M., Holt County, Nebraska.

Taxes:

Tract 1: \$623.48

Tract 2: \$1,205.86

Property Description:

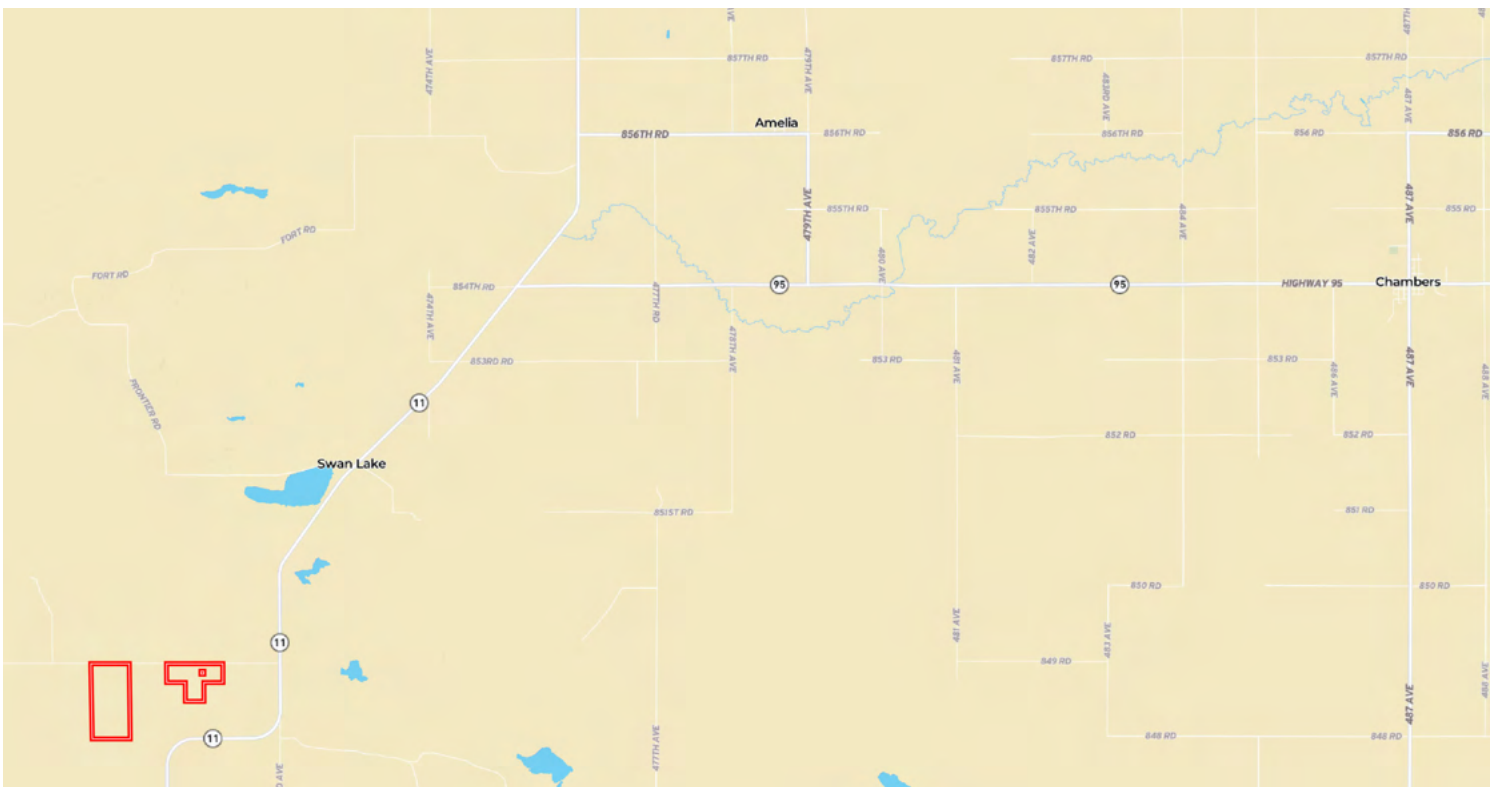
Tract 1: 159.08+/- acres of rolling pasture with some acres suitable for haying. Good quality pasture with a windmill providing livestock water. Great access off 849th Road and just $\frac{3}{4}$ mile from Highway 11. Cottonwood trees for shade. Cell phone tower on 0.92 acres are out.

Tract 2: Undulating 320 acre pasture with great access off 849th Road. Good pasture with electric submersible well and tank providing livestock water. Nice half-section with great location and carrying capacity.

A great opportunity to purchase good quality sandhill pasture located in southwestern Holt County. These pastures offer good carrying capacity with a windmill and electric submersible well providing livestock water. Great location along 849th Road, and only $\frac{3}{4}$ mile from Highway 11. A real opportunity to purchase smaller tracts of high quality pasture with great access. Possession for 2026.

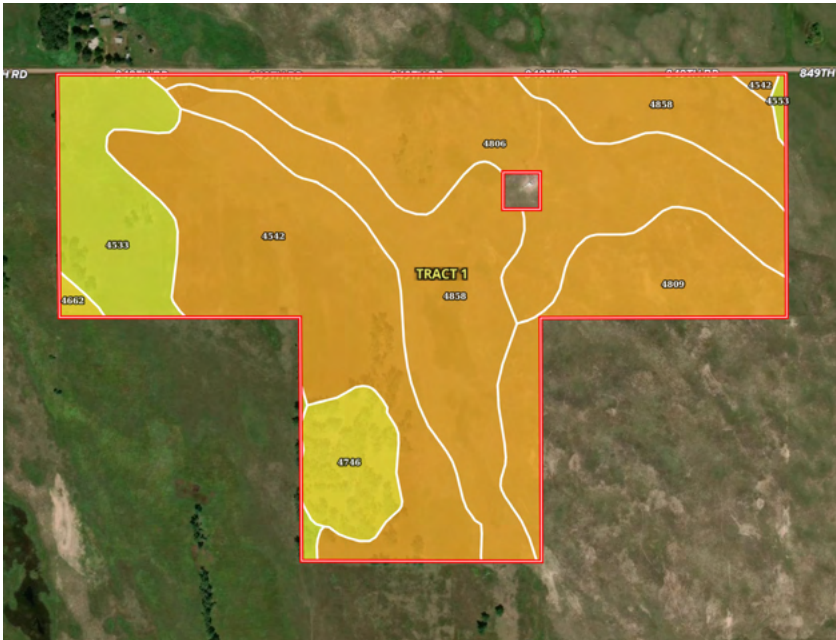
Call the agent today for more details, and make plans to be in Chambers, Nebraska, on October 23rd.

Location Map



Tract 1:

Soil Map

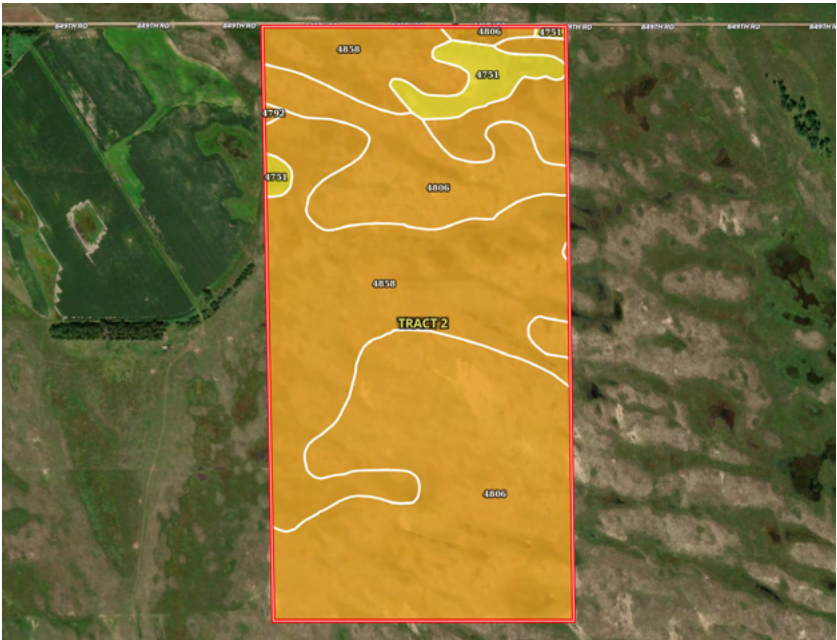


| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|---------------|-------|------|-------|------|
| 4858 | Valentine-Els complex, moist, 0 to 9 percent slopes | 39.21 | 24.9 | 0 | 29 | 6e |
| 4542 | Els-lpage complex, 0 to 3 percent slopes | 38.78 | 24.62 | 0 | 26 | 6w |
| 4806 | Valentine fine sand, rolling, 9 to 24 percent slopes, moist | 35.48 | 22.53 | 0 | 25 | 6e |
| 4809 | Valentine fine sand, rolling and hilly, 9 to 60 percent slopes , moist | 17.92 | 11.38 | 0 | 19 | 6e |
| 4533 | Els loamy sand, 0 to 3 percent slopes | 16.38 | 10.4 | 0 | 30 | 4w |
| 4746 | Tryon loamy fine sand, 0 to 3 percent slopes | 8.45 | 5.37 | 0 | 23 | 5w |
| 4662 | Loup fine sandy loam, 0 to 1 percent slopes | 0.78 | 0.5 | 30 | 26 | 5w |
| 4553 | Elsmere loamy fine sand, 0 to 3 percent slopes | 0.51 | 0.32 | 64 | 35 | 4w |
| TOTALS | | 157.5 1(*) | 100% | 0.36 | 26.01 | 5.73 |



Tract 2:

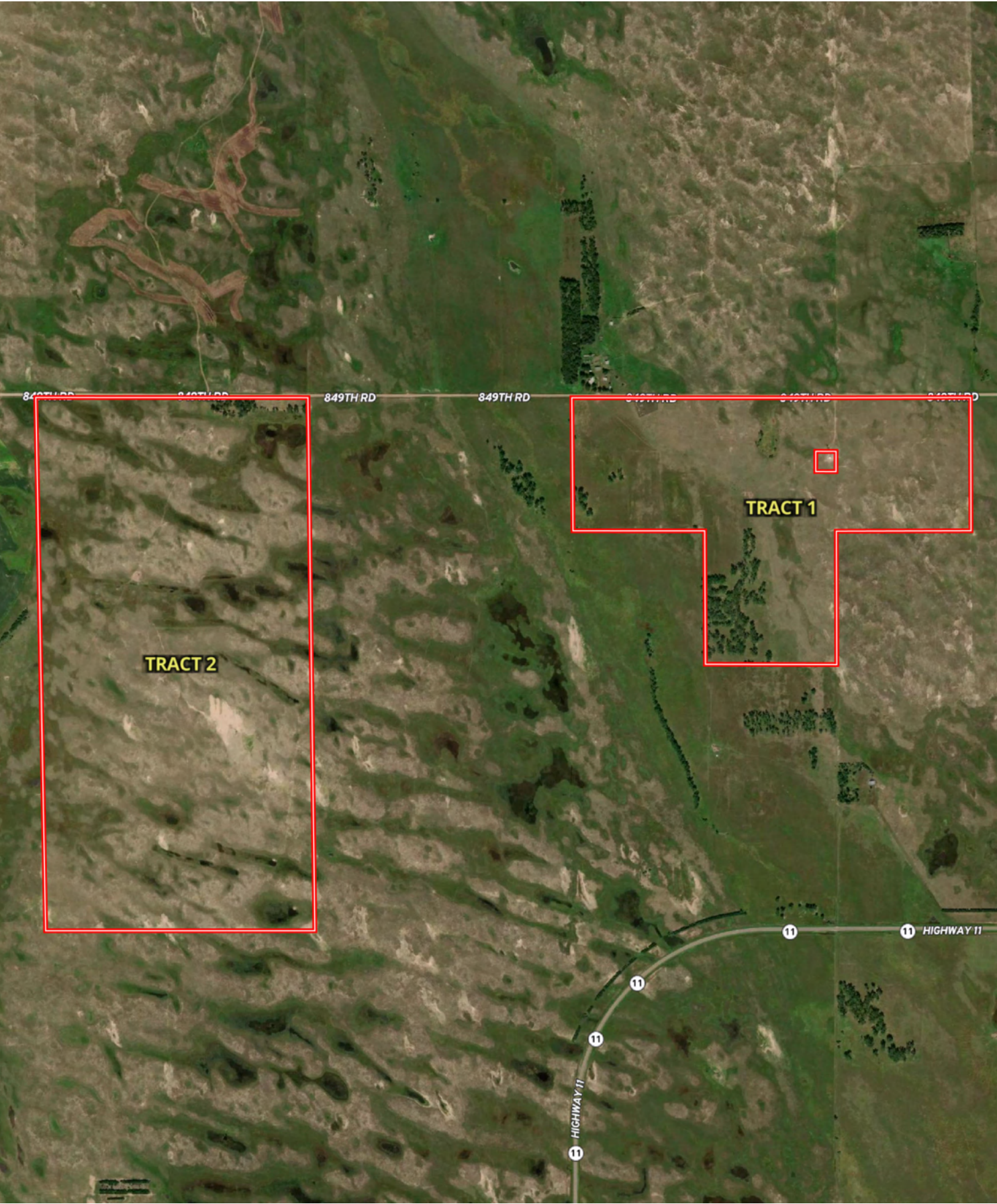
Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-----|-------|------|
| 4806 | Valentine fine sand, rolling, 9 to 24 percent slopes, moist | 169.97 | 52.48 | 0 | 25 | 6e |
| 4858 | Valentine-Els complex, moist, 0 to 9 percent slopes | 139.84 | 43.18 | 0 | 29 | 6e |
| 4751 | Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes | 13.59 | 4.2 | 0 | 5 | 5w |
| 4792 | Valentine fine sand, 3 to 9 percent slopes, moist | 0.48 | 0.15 | 0 | 31 | 6e |
| TOTALS | | 323.88(*) | 100% | - | 25.9 | 5.96 |



Aerial Map



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 November 21, 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 McCarthy Abstract Title and Escrow Co. of O'Neill, Nebraska.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCarthy Abstract Title and Escrow Co. of O'Neill, Nebraska 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 the title insurance will be paid equally by both the Buyer(s) and Sellers. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller.

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on November 21, 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 McCarthy Abstract Title and Escrow Co. of O'Neill, Nebraska.

Sale Method: The real estate will be offered in 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. 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: E 3 Calf Ranch Family Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, October 20, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 1:30 PM on Thursday, October 23, 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 tracts 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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