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L-2500521

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

229.84± Acres, Cuming County, Nebraska

Friday, November 7, 2025 | 10:30 AM

Bancroft Community Center | 322 Main Street, Bancroft, Nebraska

Highlights:

- Good Producing Soil
- Gently Rolling
- Good Location

For additional information, please contact:



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Bidding starts | Monday, November 3, 2025 at 8:00 AM
Bidding closes | Friday, November 7, 2025 at close of live event

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

Property Information

Property Description:
Good producing soils made up of mostly Nora & Alcester Silt Loam, and bonus of some Kennebec Silt Loam! Tiling done in 2010. Easement through acreage or culvert can be put in to have access off the road.

Taxes: \$11,235

Farm Data:

Cropland	222.06 acres
Other	7.78 acres
Total	229.84 acres

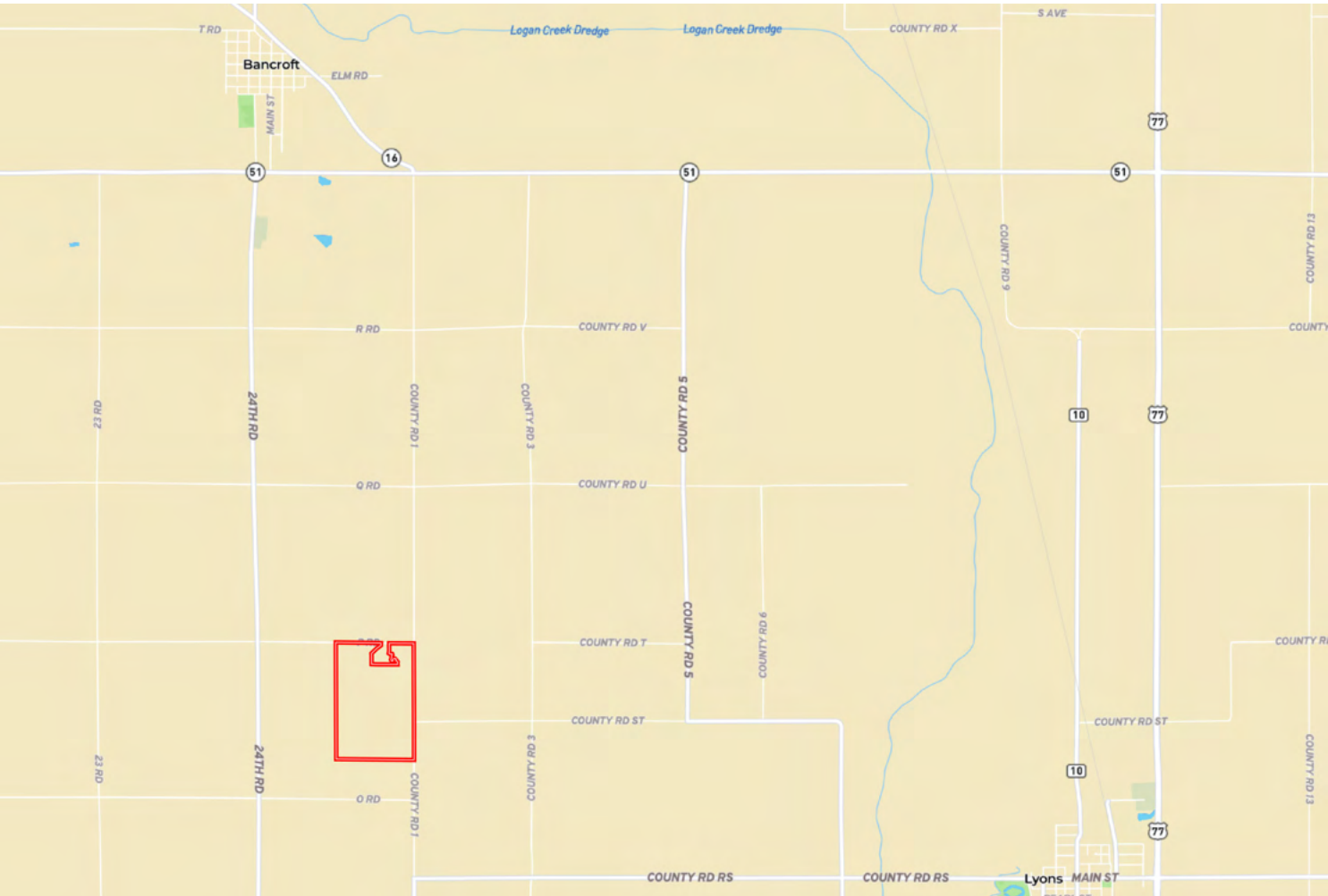
Directions to Property:
South out of Bancroft, on 25TH / 1st RD 3 miles to P RD. Farm is on the Southeast side of the corner of the intersection of P Rd & 25TH / 1st RD. Watch for signs.

FSA Information:

	Base Acres	Yield
Corn	107.00 acres	163 bushels
Soybeans	106.90 acres	42 bushels

Legal Description:
24 23 7 TL 2 (N1/2 NE 1/4), & S 1/2 NE 1/4, 24-23-7, 149.84 Acres ~AND~ 24 23 7 N 1/2 SE 24-23-7, 80 Acres, Cuming County, NE

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6750	Nora silt loam, 11 to 17 percent slopes, eroded	53.03	23.42	48	63	4e
6756	Nora silt loam, 6 to 11 percent slopes, eroded	50.52	22.31	52	67	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	49.09	21.68	91	76	2e
6401	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	31.94	14.1	0	76	2w
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	12.59	5.56	0	56	4e
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	10.71	4.73	0	64	2e
7053	Kennebec silt loam, 0 to 3 percent slopes, occasionally flooded, overwash	9.1	4.02	0	96	2w
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	5.12	2.26	0	67	4e
6813	Moody silty clay loam, 6 to 11 percent slopes	4.03	1.78	0	74	3e
6811	Moody silty clay loam, 2 to 6 percent slopes	0.31	0.14	67	75	2e
TOTALS		226.44(*)	100%	42.66	69.83	2.87



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 December 9, 2025, or such other date agreed to by the parties. Subject to current lease.

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 Title Services of the Plains.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Title Services of the Plains 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 Seller. The cost of any escrow closing services will be equally paid by both the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on December 9, 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 Title Services of the Plains.

Sale Method: The real estate will be offered in one individual tract. 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: Peterson Trustee's

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 3, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction on Friday, November 7, 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 each 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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