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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**158.01± Acres, Thayer County, Nebraska**

**Wednesday, November 19, 2025 | 10:00 AM**

**Stastny Center | 1350 Dove Road, Hebron, Nebraska**

## **Highlights:**

- **High quality center pivot irrigated farm**
- **Excellent soils and water**
- **Close to competitive grain markets**



**For additional information, please contact:**

**Lance Pachta, AFM/Broker | (402) 768-3303**

**[LPachta@FarmersNational.com](mailto:LPachta@FarmersNational.com)**

**Bidding starts | Friday, November 14, 2025, at 8:00 AM**

**Bidding closes | Wednesday, November 19, 2025 at close of live event.**

**To register and bid go to: [www.fncbid.com](http://www.fncbid.com)**

## Property Information

**Directions to Property:** The farm is located six miles south of Shickley on Road 6/Road 5400 and is on the southwest corner of the Road Y and Road 5400 intersection.

**Legal Description:** Northeast Quarter (NE1/4) of Section Eleven (11), Township Four (4) North, Range Four (4) West of the 6th P.M. in Thayer County, Nebraska.

**Property Description:** The farm is a highly productive center-pivot irrigated farm with excellent water, consisting of primarily of class 2 soils. It is currently certified as 153.93 irrigated cropland acres according to the Farm Service Agency.

**Irrigation Equipment:** The irrigation equipment included with the sale consists of a 2013 Reinke 7 tower pivot (serial # 0613-57380), the well, gearhead and pump. The mini pivot located in the southwest corner has water that is currently supplied from the well on this property, while the mini pivot in the northwest corner is currently supplied from the neighboring property. The irrigation motor and the mini pivots located in the northwest and southwest corners are not included with the sale.

**Well Information:** The farm is located within the Little Blue NRD. The well (G-026388) is a 9" well drilled to a depth of 248 feet in 1966. When drilled, it pumped 1,500 gpm at 133 feet according to the Nebraska Department of Natural Resources.

### FSA Information:

#### Tract 1:

	Base	Yield
Corn	144.80 acres	191 bushels
Soybeans	7.30 acres	59 bushels

### Farm Data:

#### Tract 1:

Cropland	153.93 acres
Other	4.08 acres
Total	158.01 acres

**Taxes:** \$5,116.16

## Location Map



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3824	Crete silt loam, 0 to 1 percent slopes	97.76	61.92	0	63	2s
3969	Hastings soils, eroded	32.8	20.78	0	58	4e
3866	Hastings silt loam, 1 to 3 percent slopes	17.34	10.98	0	68	2e
3561	Hobbs silt loam, occasionally flooded	9.98	6.32	0	81	2w
TOTALS		157.8 8(*)	100%	-	63.65	2.42



# 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 19, 2025, or such other date agreed to by the parties. Subject to the current lease which expires on 2/28/2026.

**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 December 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 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 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:** Wearin Farms Inc.

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on Friday, November 14, 2025 at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, November 19, 2025, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fncbid.com](http://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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