



www.FarmersNational.com/ONeill

L-2500594

L-2500595



SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

2 Adjoining 80+/- Acre Tracts, Holt County, Nebraska

Thursday, November 13, 2025 | 1:30 PM

Knights of Columbus Hall | 408 West Douglas Street, O'Neill, Nebraska

Highlights:

- Excellent hay meadow and pasture properties
- Purchase 80 or 160 acres
- Close to O'Neill with great access



For additional information, please contact:

Dave Hickey, Agent | (402) 336-3500 or (402) 340-4436

DHickey@FarmersNational.com

Bidding starts | Monday, November 10, 2025 at 8:00 AM
Bidding closes | Thursday, November 13, 2025 at close of live event.
To register and bid go to: www.fncbid.com

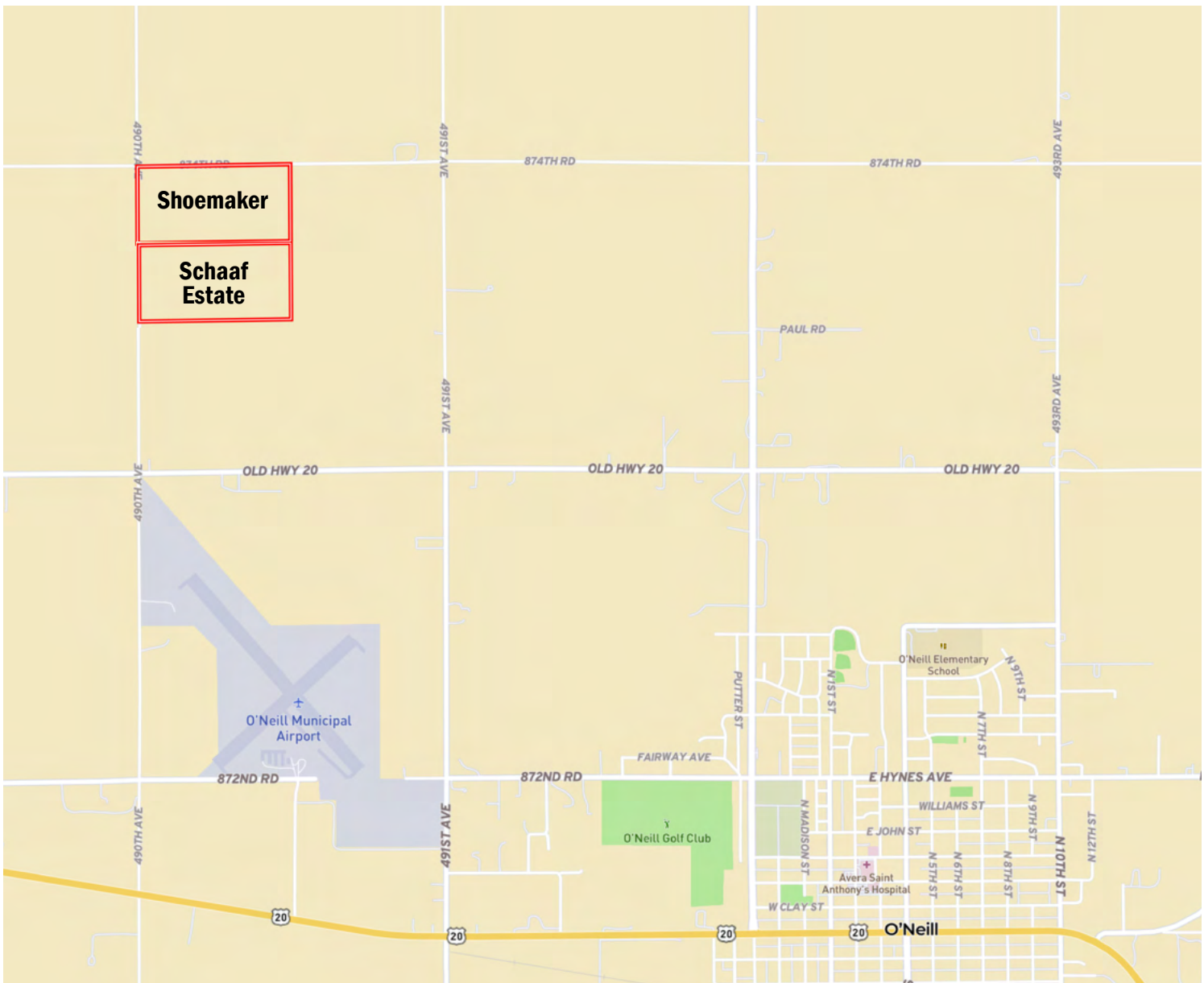
A great opportunity to purchase 80, or 160 acres just northwest of O'Neill, Nebraska.

Both these properties offer excellent hayland, plus dryland farmground that has been historically put up for hay. Both 80's have been hayed the past several years, but can be utilized for grazing, or dryland farming on part of the acres too.

The north 80 offers an electric submersible well for livestock water. Highly accessible all-grass 80's with plenty of opportunity for livestock, farming or homesites.

Call the agent today for more details!

Location Map



Shoemaker (L-2500594)

Property Information

Directions to Property: From O'Neill, Nebraska, travel one mile north on US Highway 281, then west two miles on 873rd Road and one mile north on 490th Avenue to the northwest corner of the property.

Legal Description: North Half of the Northwest Quarter (N½NW¼) of Section 14, Township 29 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

Property Description: An eighty acre hard-to-find tract with excellent grass to hay or graze. Located just 3½ miles northwest of O'Neill along 874th Road, this tract offers an older building site with an electric well, plus productive pasture and a basic set of livestock pens. Very hard to find 80 acre tract close to town.

Buyers shall be responsible for their respective 50% share of any fence necessary or desirable on any newly created boundary lines. Such responsibility shall include materials and labor.

FSA Information:

Farm #: 512
Tract #: 8605
FSA Cropland Acres: 74.69 acres
DCP Cropland: 35.53 acres
No FSA base acres associated with this tract.

2025 Taxes: \$632.02

Acres: 80±

Seller: Gerald T. Shoemaker

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3183	Jansen loam, 0 to 2 percent slopes	45.74	57.49	54	43	2s
3206	Josburg loam, 0 to 2 percent slopes	24.65	30.98	0	64	2c
4691	Marlake mucky peat	4.64	5.83	6	2	8w
3918	Bonesteel silt loam	4.54	5.71	53	17	4w
TOTALS		79.57(*)	100%	34.42	45.64	2.46

Schaaf Estate (L-2500595)

Property Information

Directions to Property: From O'Neill, Nebraska, travel one mile north on US Highway 281, then west two miles on 873rd Road and ½ mile north on 490th Avenue to the southwest corner of the property.

Legal Description: South Half of the Northwest Quarter (S½NW¼) of Section 14, Township 29 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

Property Description: Hayland and pasture combination with nearly 52 acres of cropland that has been put back to grass for many years. Highly productive tract with great access along 490th Avenue, and only 3.5 miles from O'Neill. An 80 acre tract of this quality and location is very hard to find!

Buyers shall be responsible for their respective 50% share of any fence necessary or desirable on any newly created boundary lines. Such responsibility shall include materials and labor.

FSA Information:

Farm #: 512
Tract #: 8604
FSA Cropland Acres: 80.3 acres
DCP Cropland: 51.99 acres
No FSA base acres associated with this tract.

2025 Taxes: \$724.54

Acres: 80±

Seller: Estate of Jo Ann Schaaf

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3206	Josburg loam, 0 to 2 percent slopes	39.08	49.07	0	64	2c
3183	Jansen loam, 0 to 2 percent slopes	37.33	46.87	54	43	2s
3918	Bonesteel silt loam	3.22	4.04	53	17	4w
TOTALS		79.63(*)	100%	27.45	52.25	2.08

Shoemaker:



Schaaf Estate:



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 12, 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 & 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 & 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 title insurance will be paid equally by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller.

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on December 12, 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 & Escrow Co. of O'Neill, Nebraska.

Auction Sales: The real estate will be offered in 2 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 from 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.

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 10, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 1:30 PM, on Thursday, November 13, 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.

www.FarmersNational.com/ONeill

**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities**