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FOR MORE INFO!**



LAND AUCTION

SIMULCAST LIVE AND ONLINE

86.17± Acres, Douglas County, Nebraska

Thursday, December 4, 2025 | 10:00 AM

The Pines Country Club | 7516 North 286th Street, Valley, Nebraska

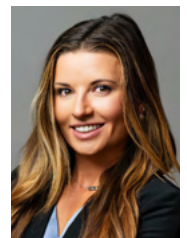
Highlights:

- Prime location, near blacktop roads and HWY 36, close to grain elevators and metro-areas.
- Productive cropland, flat terrain with predominately Class II soils.
- Recreational opportunity with creek and timber.



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For additional information, please contact:



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Bidding starts | Monday, December 1, 2025 at 8:00 AM
Bidding closes | Thursday, December 4, 2025 at close of live event.

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

Property Information

Directions to Property:

The farm is located one mile south of Nebraska Highway 36, and sits on the north side of Bennington Road. It is between North 264th Street to the west and North 252nd Street to the east.

Legal Description:

Sec Twn Rge 08 16 10 Ex. School Lot E 1/2 SW 1/4 79 Ac. & 08 16 10 7.17 Ac. S of Rawhide Creek SE 1/4 NW 1/4 7.17 Ac., Douglas County, Nebraska.

Property Description:

Located just five miles northeast of Valley, this productive dryland farm offers an ideal blend of cropland and recreational aspects. Situated near blacktop roads and Nebraska Highway 36. Close proximity to grain elevators and metro-area amenities. The land is primarily flat and well-suited for row crop production featuring a blend of Class II soils, while the eastern and northern sections are bordered with timber and creek offering recreational opportunities.



Farm Data:

Cropland	72.40 acres
Non-crop	<u>14.37 acres</u>
Total	86.77 acres

FSA Information:

	Base	Yield
Corn	45.60 acres	120 bushels
Soybeans	26.80 acres	34 bushels

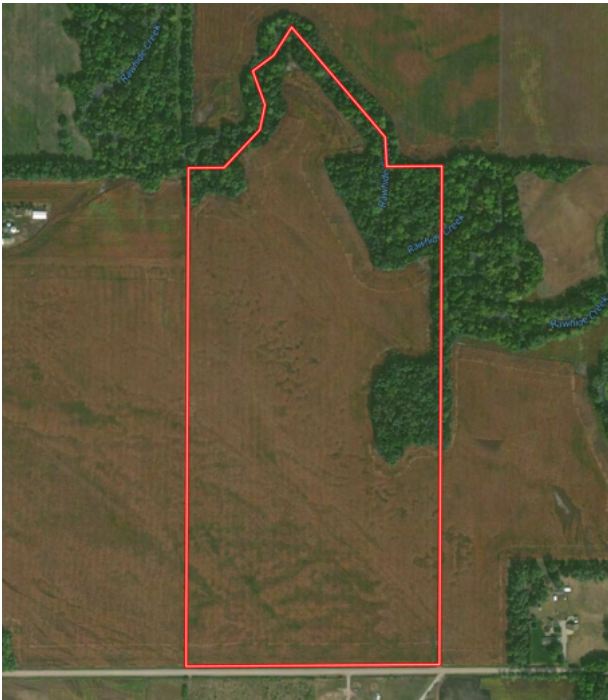
2024 Taxes:

\$3,775.14

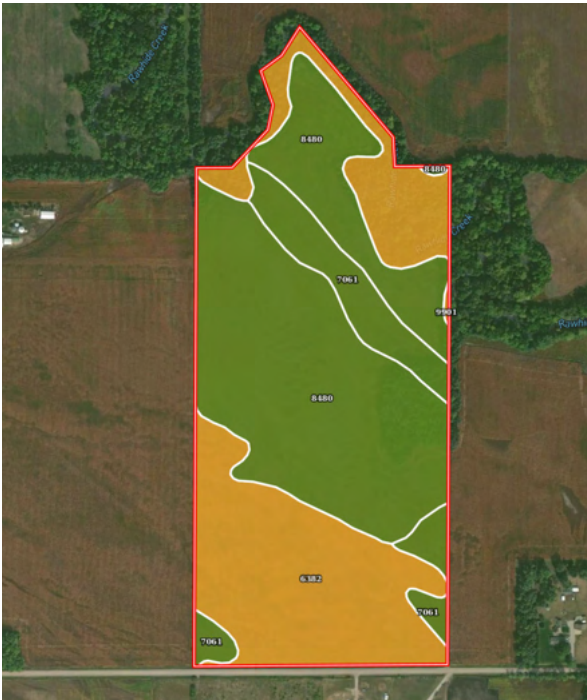
Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8480	Gibbon-Wann complex, occasionally flooded	44.65	51.43	0	72	2w
6382	Saltine-Gibbon silty clay loams, occasionally flooded	23.6	27.18	0	46	6s
7061	Muscotah silty clay loam, occasionally flooded	9.71	11.18	0	78	2w
9901	Fluvaquents sandy and Aquolls silty, frequently flooded	8.86	10.21	0	25	6w
TOTALS		86.82(*)	100%	-	60.81	3.5



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 January 27, 2026, 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 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 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 equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on January 27, 2026, 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.

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. 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: Nell M. Puls Estate **Auctioneer:** Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, December 1, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, December 4, 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.

