



**Farmers  
National  
Company™**

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**L-2600006**

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# ONLINE AUCTION

**80± Acres, Dundy County, Nebraska**

**Bidding starts | Wednesday, February 18, 2026, at 10:00 AM MST**

**Bidding closes | Wednesday, February 25, 2026, at 10:00 AM MST**

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

## **Highlights:**

- **Quality irrigated and dry farmland**
- **Great access off Highway 34**
- **71.5 Certified Irrigated acres in the Upper Republican NRD**



**For additional information, please contact:**

**Kaleb Huxoll, Agent**

**(308) 345-1241 or (308) 350-0039**



# Aerial Map

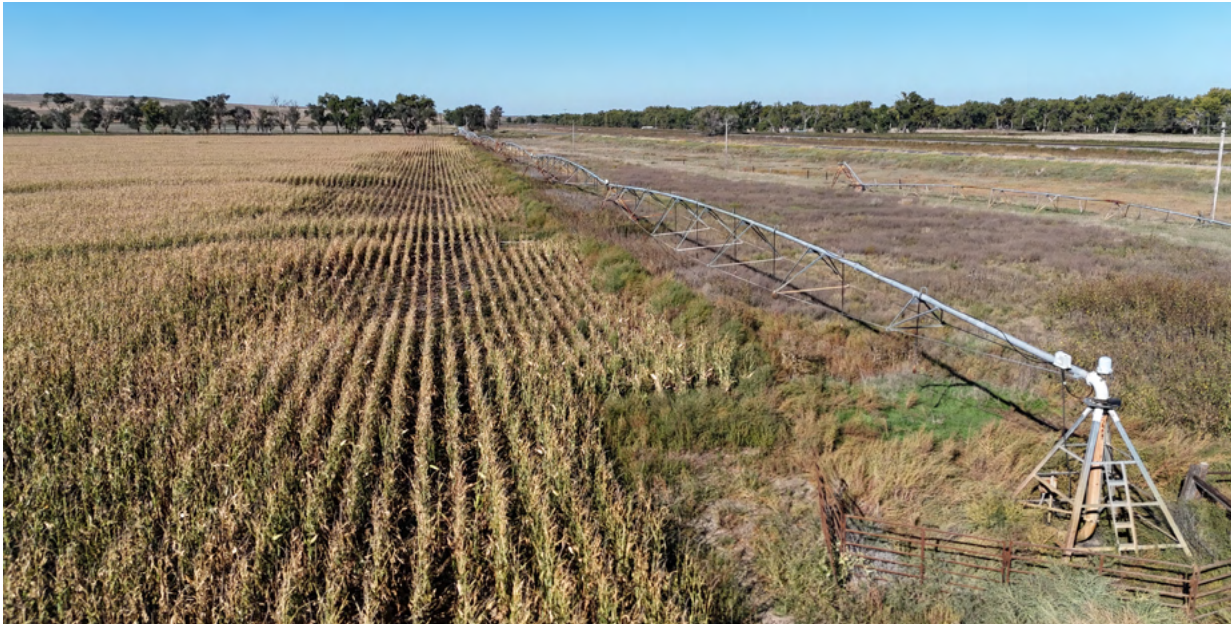


# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1553	Benkelman very fine sandy loam, 0 to 2 percent slopes	50.25	59.92	0	39	2c
1849	Sulco loam, 9 to 30 percent slopes	14.36	17.12	0	32	6e
1848	Sulco loam, 6 to 9 percent slopes	7.67	9.15	0	40	4e
1855	Ulysses loam, 3 to 6 percent slopes	7.45	8.88	0	53	3e
5859	Scoville loamy sand, calcareous, 1 to 3 percent slopes	4.13	4.92	0	27	4e
TOTALS		83.86(*)	100%	-	38.55	3.06







# Online Auction Terms

**Minerals:** All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

**Possession:** Possession will be granted at closing on March 25, 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 McCook Abstract.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCook Abstract 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 the buyer and seller. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on March 25, 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 McCook Abstract.

**Sale Method:** The real estate will be offered as a total unit. Bids on the tracts, combinations, and the total unit will compete. 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 Sellers.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers make 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers 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:** Tecker Ranch Inc

**Online Bidding Procedure:** This online auction begins on Wednesday February 18, 2026, at 10:00 AM MST. Bidding closes on Wednesday February 25, 2026, at 10:00 AM MST.

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



# Farmers National Company™