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L-2600015

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FOR MORE INFO!**



LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres, Burt County, Nebraska

Tuesday, November 18, 2025 | 2:00 PM

Uehling Auditorium | 224 3rd Street, Uehling, Nebraska

Highlights:

- **Open Possession for 2026**
- **Good Soils**
- **Close to Grain Markets**



For additional information, please contact:

Amanda Clausen, Agent, AFM, CCA | (402) 380-6076

AClausen@FarmersNational.com

Bidding starts | Tuesday, November 11, 2025 at 8:00 AM

Bidding closes | Tuesday, November 18, 2025 at close of live event.

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

Directions to Property:

From Craig travel west on County Road H two miles to County Road 17, turn south and travel one mile. Farm lies northeast of the intersection of County Road 17 and County Road G. Look for signs.

OR From Hwy 32 west of Craig turn south onto County Road 17 and travel 2.25 miles south to County Road G. **OR** From Hwy 77 turn east onto County Road H and travel 4.25 miles east to County Road 17, turn south and travel one mile to County Road G.

Legal Description

N2NW4 of Sec. 27, Twp. 21N, Rge. 9E of Craig Twp, Burt County, NE

Property Description:

Located southwest of Craig, this productive tract contains good silty clay loam soils! Excellent opportunity for a beginning farmer or a good addition to a current farming operation or land portfolio!

FSA Information:

Not available due to government shutdown. Information will be available when reopened. Contact agent for additional details.

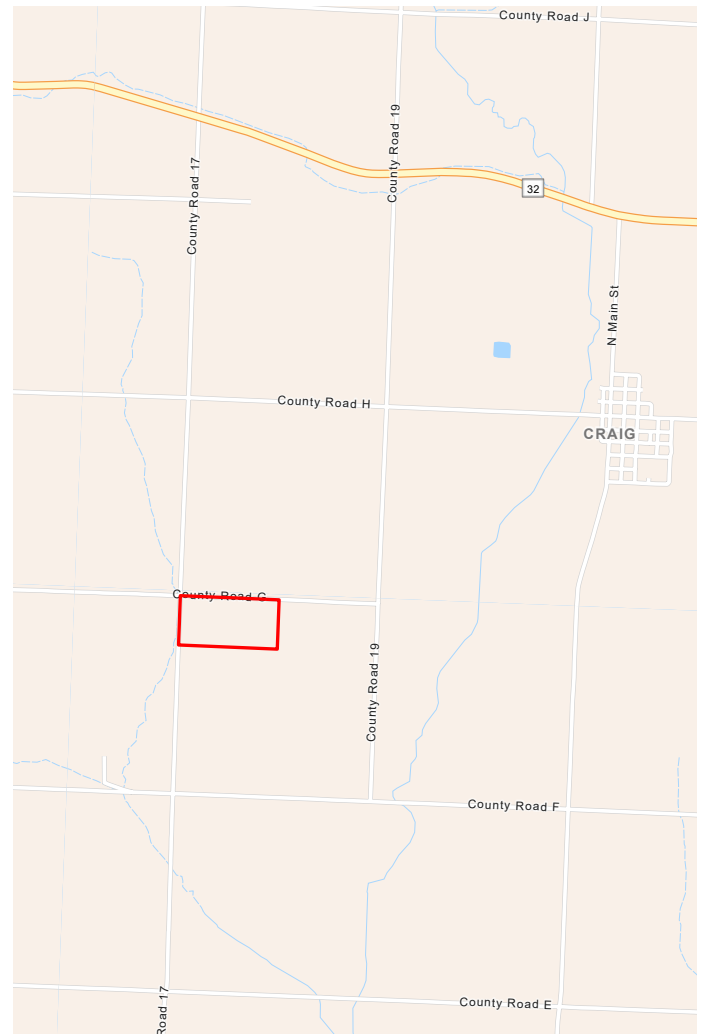
Farm Data:

Cropland	68.60 acres
Non-crop	11.40 acres
Total	80.00 acres

2024 Taxes:

\$3,574.18

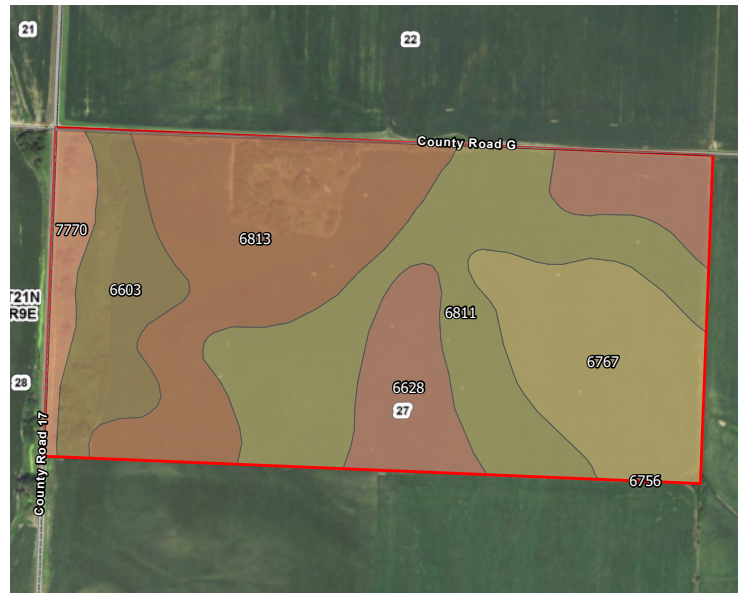
Property Location



Aerial Map



Soil Map



Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
6811	Moody silty clay loam, 2 to 6 percent slopes	2e	3e	22.7
6813	Moody silty clay loam, 6 to 11 percent slopes	3e	4e	21.1
6767	Nora silty clay loam, 6 to 11 percent slopes	3e	4e	14
6628	Belfore silty clay loam, 0 to 2 percent slopes	1	1	11
6603	Alcester silty clay loam, 2 to 6 percent slopes	2e	3e	8.6
7770	Colo silty clay loam, occasionally flooded	2w	2w	3.4
6756	Nora silt loam, 6 to 11 percent slopes, eroded	3e	4e	0
TOTAL				80.8



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 18, 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 Midwest Title Inc.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title Inc 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 18, 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 Midwest Title Inc.

Auction Sales: The real estate will be offered in 1 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 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.

Seller: David J. Lofdahl Estate

Auctioneer: Jim Eberle

Additional Comments: Farm is subject to a wetland determination. More information will be available once we are able to obtain FSA information. Farm is selling as-is.

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, November 11, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 2:00 PM, on Tuesday, November 18, 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.

