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FOR MORE INFO!



FOR SALE BY BIDS

130.12± Acres, Sarpy County, Nebraska

Offered in One Tract

BIDS DUE: Tuesday, January 13, 2026 by 10:00 AM

Contact Agents for Additional Details!

Highlights:

- **Excellent location near Omaha Metro Area!**
- **Farm provides excellent recreation opportunities!**
- **Farm sells with open tenancy for the 2026 crop year!**



For additional information, please contact:
Paul Hubert, AFM/Agent
(402) 710-9976
PHubert@FarmersNational.com



Tom Musgrave, AFM/Agent
(402) 462-0174
TMusgrave@FarmersNational.com

Property Information

Property Description:

Great opportunity to purchase farm ground close to Omaha, with excellent recreational opportunities!

Legal Description:

Tax Lot 3 5-13-14 & Pt of S1/2, SE 1/4 Lying E of NRD Dike 6-13-14 & Irreg Pt of Tax Lot 14 Lying N & E of Levee & Drainage Ditch NE 1/4 & That Pt of Tax Lot 14 & Pt of Tax Lot 11 Lying S of Drainage Ditch & E of Levee 7-13-14 & Tax Lot 11, 8-13-14

Directions to Property:

From Fort Crook Road S and Harlan Drive Intersection, drive east to Hancock Street, which turns into Harlan Lewis Road, and drive south until you reach Cunningham Road. Drive east until Elbow Bend Road. Drive north until you hit farm driveway. The farm is between Missouri River and Bellevue Loup Trail, on both sides of the dyke.

Farm Data:

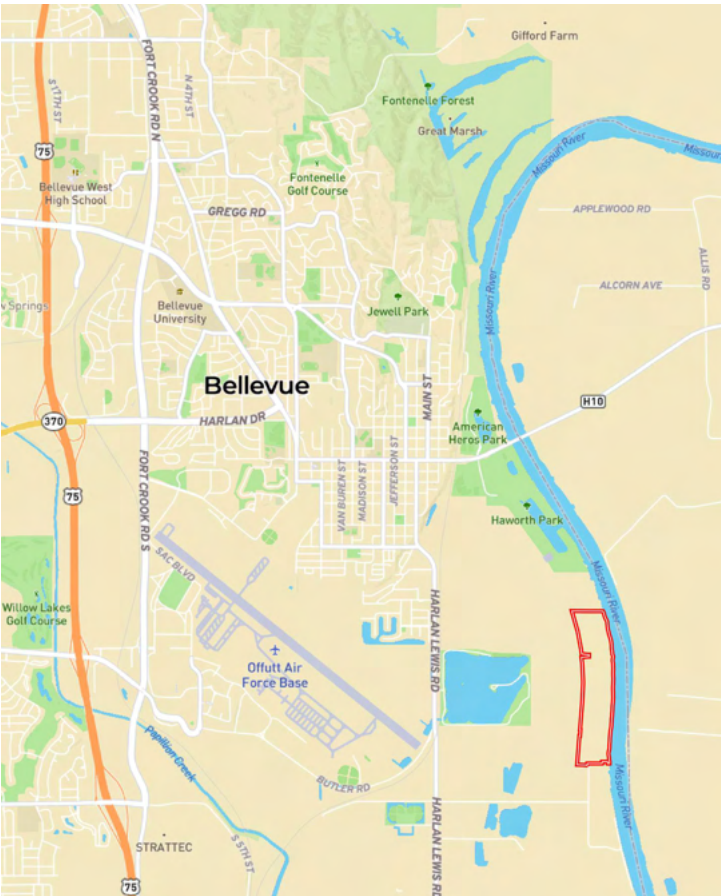
Cropland	85.73 acres
Non-crop	10.96 acres
Grass/Timber	33.43 acres
Total	130.12 acres

FSA Information:

156-EZ will be provided when the government re-opens.

Taxes: \$6,675.97

Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7880	Onawa silty clay, occasionally flooded	54.85	42.44	0	63	2w
7886	Onawa-Lossing silty clays, occasionally flooded	38.8	30.02	0	60	2w
7815	Ticonic-Sarpy-Carr complex, occasionally flooded	27.13	20.99	0	46	3s
8486	Gilliam-Onawa complex, occasionally flooded	6.93	5.36	0	76	2w
7741	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	1.52	1.18	0	84	2w
9999	Water	0.01	0.01	0	-	-
TOTALS		129.24(*)	100%	-	59.47	2.21



For Sale By Bid 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 February 10, 2026, 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 Community 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 Community Title Company 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 the Buyer(s). The cost of any escrow closing services will be paid equally by both the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on February 10, 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 Community Title Company.

For Sale by Bids: Written bids will be received at the office of Paul Hubert, PO Box 491, York, NE 68467 or PHubert@FarmersNational.com. All bid forms must be received in office on or before Tuesday, January 13, 2026 at 10:00 AM CST time.

Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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 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 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: Dickinson Sarpy, LTD



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