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LAND AUCTION

SIMULCAST LIVE AND ONLINE

77.81± Acres, Thayer County, Nebraska

Thursday, December 18, 2025 | 10:00 AM

Stastny Center | 1350 Dove Road, Hebron, Nebraska

Highlights:

- **High quality pivot irrigated farm**
- **Excellent soils**
- **Brand new Reinke pivot**



For additional information, please contact:

Lance Pachta, AFM/Broker | (402) 768-3303

LPachta@FarmersNational.com

Bidding starts | Friday, December 12, 2025, at 8:00 AM
Bidding closes | Thursday, December 18, 2025 at close of live event.

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

Property Information

Directions to Property:

The farm is located two miles west of Deshler on Highway 136 and one and one-half miles north on Road 5200. It is located on the southeast corner of the Road 5200 and Road N intersection.

Legal Description:

West Half of the Northwest Quarter (W½ NW¼) of Section Three (3), Township Two (2) North, Range Four (4) West of the 6th P.M.

Property Description:

The farm is a highly productive pivot irrigated farm with good water and excellent soils, consisting of primarily Class 1 and 2 soils. A new Reinke 7-tower pivot will be installed on the farm. It is currently certified as 65.00 irrigated cropland acres according to the Farm Service Agency.

Irrigation Equipment:

The irrigation equipment included with the sale consists of a new Reinke 7-tower pivot to be installed, the well, gearhead and pump. There is natural gas available. The irrigation motor, motor cover and fertilizer tank are owned by the tenant and are not included with the sale.



Well Information:

The farm is located within the Little Blue NRD. The well (G-040629) is a 9" well drilled to a depth of 199 feet in 1973. When drilled, it pumped 1,250 gpm at 136 feet according to the Nebraska Department of Natural Resources.

Farm Data:

Cropland	74.82 acres
Other	<u>2.99 acres</u>
Total	77.81 acres

FSA Information:

	Base	Yield
Corn	60.30 acres	163 bushels
Soybeans	13.70 acres	53 bushels

2024 Taxes:

\$3,421.90

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	45.4	58.44	0	69	1
3866	Hastings silt loam, 1 to 3 percent slopes	20.23	26.04	0	68	2e
3969	Hastings soils, eroded	6.94	8.93	0	58	4e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	4.29	5.52	0	65	2s
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	0.57	0.73	0	58	3e
3839	Geary silty clay loam, 11 to 30 percent slopes	0.27	0.35	0	52	6e
TOTALS		77.7(*)	100%	-	67.41	1.62



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 19, 2026, or such other date agreed to by the parties. Subject to the current lease which expires on 12/31/2025.

Earnest Payment: A 15% 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 Cottonwood 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 Cottonwood Title Company the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on January 19, 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 Cottonwood 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. 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: The Carolyn C. Raess Irr Trust u/t/a March 20, 2023

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, December 12, 2025 at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, December 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.



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