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L-2600070

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Acres, Gage County, Nebraska

Friday, January 9, 2026 | 10:00 AM

Adams Community Center | 666 Main Street, Adams, Nebraska 68301

Highlights:

- Up and coming development area
- Great location with easy access to competitive grain markets
- CRP annual payment



Jacob Meybrunn, Farm Manager/Agent | (402) 921-9620
JMeybrunn@FarmersNational.com

For additional information, please contact:

Wendi Schutte, Broker | (402) 518-0115
WSchutte@FarmersNational.com



Bidding starts | Monday, January 5, 2026 at 8:00 AM
Bidding closes | Friday, January 9, 2026 at end of live event.

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

Property Information

Directions to Property: From the intersection of Highway 41 and Highway 43. Go west for 3.5 miles on Highway 41, turn north on S 110th road and travel one mile north. The property is on the west side of the S 110th road and on the north side of E Aspen road.

Farm Data:

Cropland	138.41 acres
CRP	7.30 acres
<u>Timber</u>	<u>22.02 acres</u>
Total	160.00 acres

Legal Description:

13 6 7 SEC 13-6-7 SE 160.00 AC, Gage County,
Nebraska

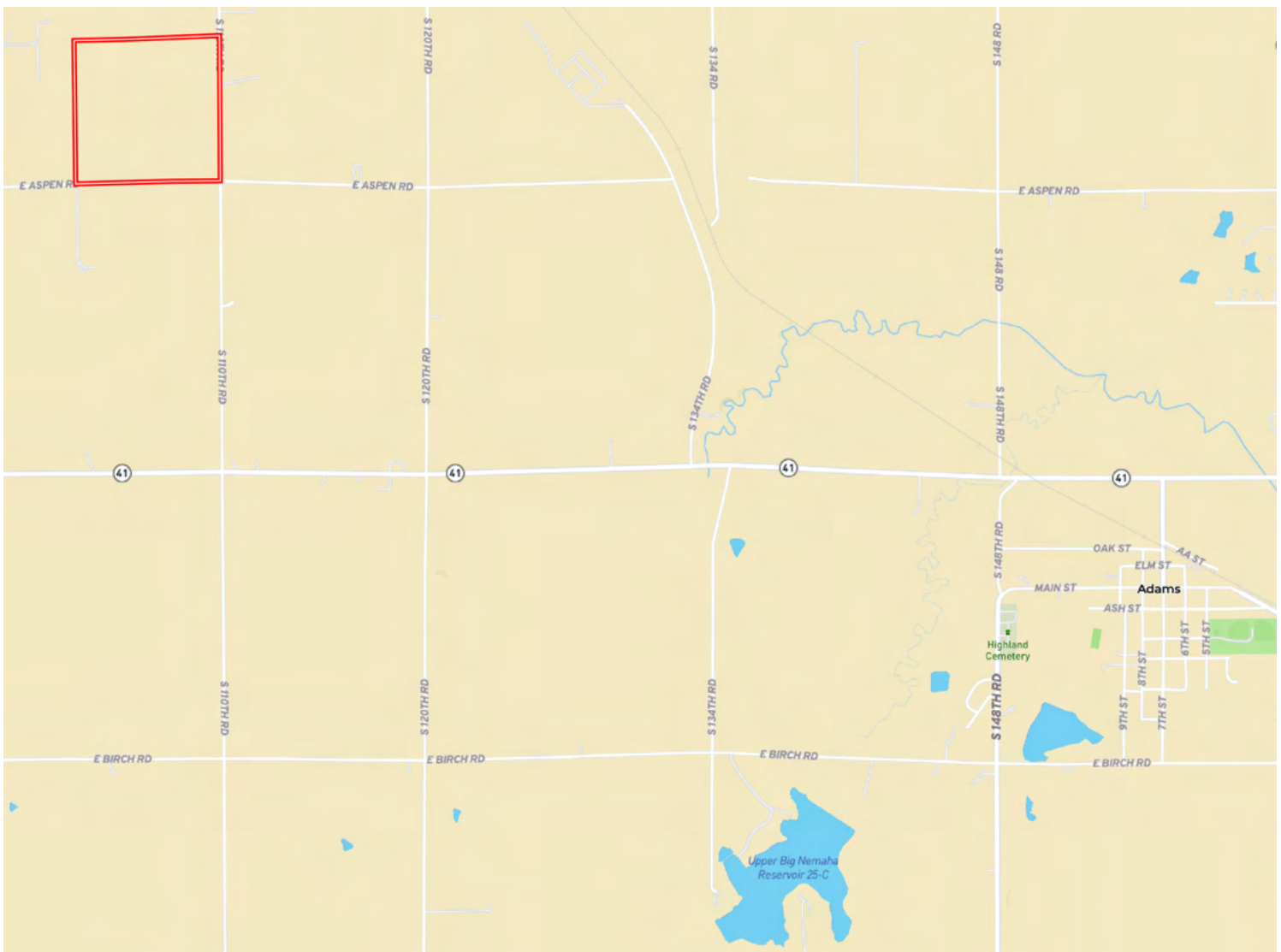
FSA Information:

	Base	Yield
Corn	60.80 acres	108 bushels
Soybeans	60.80 acres	34 bushels

CRP Information: CRP Contract for 7.30 acres, paying \$1,146 annually. Expires September 30, 2033.

Taxes: \$5,058.40 (\$31.62/acre)

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7344	Malmo, eroded-Pawnee complex, 6 to 11 percent slopes	49.02	30.4	0	47	4e
7693	Wymore silty clay loam, 2 to 6 percent slopes	43.17	26.78	0	64	3e
7464	Otoe silty clay loam, 6 to 11 percent slopes, eroded	39.01	24.2	0	54	4e
7689	Wymore silty clay loam, 0 to 2 percent slopes	17.47	10.84	0	67	2s
7268	Burchard-Steinauer clay loams, 6 to 11 percent slopes, eroded	8.16	5.06	0	56	4e
7868	Nodaway silt loam, channeled, occasionally flooded	3.43	2.13	0	65	6w
7231	Judson silt loam, 2 to 6 percent slopes	0.95	0.59	0	78	2e
TOTALS		161.2 1(*)	100%	-	56.43	3.55



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 February 10, 2026, or such other date agreed to by the parties. Subject to written lease expires on December 31, 2025.

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 Title Services of the Plains.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Title Services of the Plains 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 equally paid by both the Buyer(s) and the Seller. The cost of any escrow closing services 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 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 Title Services of the Plains.

Sale Method: The real estate will be offered as 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: Niemeyer Land & Farming Partnership

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, January 5, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, January 9, 2026, 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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