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FOR MORE INFO!



PROPERTY SHOWINGS!

December 6 and 13, 2025 | 12:00 - 2:00 PM
19640 Pawnee Road, Bennington, NE 68007

ONLINE AUCTION

78.86± Acres, Douglas County, Nebraska

Bidding starts | Monday, December 15, 2025 at 8:00 AM

Bidding closes | Thursday, December 18, 2025 at 12:00 PM

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



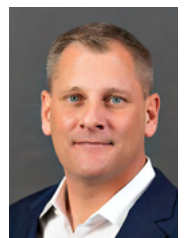
Highlights:

- Diverse property with development potential, excellent location on Highway 36
- Two modern residences with extensive building site
- Specialty crop present, recreation potential

For additional information, please contact:



Doug Hansen, AFM/Broker
(402) 290-9521
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Eric Mueller, Auctioneer/Broker
(402) 660-1044
EMueller@amdgcap.com

Property Information

Directions to Property:

Approximately three miles west of Bennington, Nebraska, on Highway 36.

Address: 19640 Pawnee Road, Bennington Nebraska 68007

Legal Description:

W 1/2 SE 1/4 Sec 6-16-11

Property Description:

ONLINE AUCTION: Bidding begins 12/15/2025 at 8:00 AM. Bidding ends 12/18/2025 at 12:00 PM. SET YOUR VISION INTO REALITY! This is your opportunity to own 78.86 acres located at 196th and Pawnee Road. Sitting on a paved county highway on the cusp of a booming Bennington community, this nearly eighty acre tract offers endless possibilities. Property features two homes, including a totally remodeled four-bedroom, four-bath, three-car, one and one-half story home; and a five-bedroom, four-bath, three-car garage, walkout ranch home. Plus, seven additional buildings including a huge barn and machine shed (see county assessor).

Land is currently a mixture of pasture, aronia berry plants, timber, and a small pond. Currently zoned AG. Make it your own private hunting and recreation oasis, turn it back to a row crop farm, consider development or hold for future development! Your chance to own a prime piece of real estate awaits! Buyers may register at www.farmersnational.com. Buyer's agents must register their clients prior to start of bidding.

Farm Data:

Cropland	56.55 acres
Creek with Ponds	7.25 acres
Buildings	<u>14.86 acres</u>
Total	78.86 acres

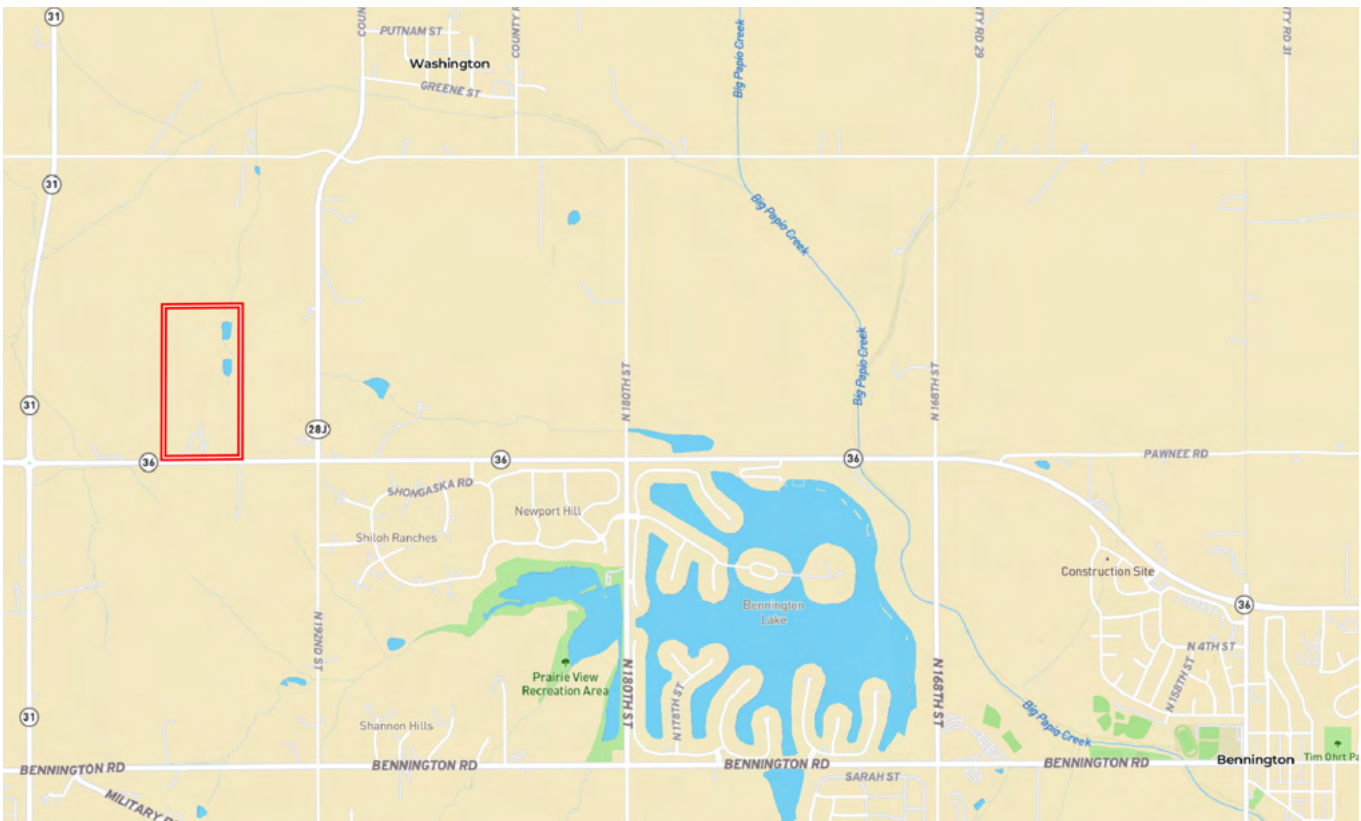
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	34.3 acres	88 bushels
Soybeans	8.2 acres	24 bushels

2024 Taxes:

\$16,074.14

Property Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8157	Contrary-Monona-Ilda complex, 6 to 17 percent slopes	26.19	33.26	0	80	4e
8153	Contrary-Marshall silty clay loams, 6 to 11 percent slopes	22.92	29.11	0	92	3e
8035	Marshall-Contrary silty clay loams, 2 to 7 percent slopes	19.27	24.47	0	94	2e
7234	Judson silty clay loam, 2 to 6 percent slopes	10.37	13.17	0	95	2e
TOTALS		78.75(*)	100%	-	88.9	2.96



Online Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

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 on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller, Farmers National Company, or BHHS Ambassador Real Estate.

Possession: Possession will be granted at closing on January 16, 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 Ambassador Title Services.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Ambassador Title Services 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 Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on January 16, 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 Ambassador Title Services.

Sale Method: The real estate will be offered as a total unit. All bids are open for advancement starting **Monday, December 15, 2025 at 8:00 AM until Thursday, December 18, 2025, at 12:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minute time frame. All

decisions of Farmers National Company are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company, BHHS Ambassador Real Estate 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, BHHS Ambassador Real Estate, 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, BHHS Ambassador Real Estate, 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: Bennington Farms Inc

Online Bidding Procedure: This online auction begins on Monday, December 15, 2025, at 8:00 AM. Bidding closes on Thursday, December 18, 2025, at 12:00 PM.

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, Farmers National Company, nor BHHS Ambassador Real Estate shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

