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L-2600077

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# LAND AUCTION

## SIMULCAST LIVE AND ONLINE

**76.32± Acres, Polk County, Nebraska**

**Thursday, January 29, 2026 | 10:00 AM**  
**Hordville Event Center | 315 Olive Street, Hordville, Nebraska**

### Highlights:

- 100% Class 1 Hastings Silt Loam soils
- 900 GPM well
- 97% tillable!



**For additional information, please contact:**  
**Jeremy Schreiber, Agent/AFM | (402) 276-3076**  
**JSchreiber@FarmersNational.com**

**Bidding starts | Saturday, January 24, 2026 at 8:00 AM**  
**Bidding closes | Thursday, January 29, 2026 at close of live event.**

**To register and bid go to: [www.FNCBid.com](http://www.FNCBid.com)**

## Property Information

**Property Description:** Up for sale is a very nice irrigated farm that was previously land leveled for gravity irrigation with potential to transition to pivot irrigation. The tract lays flat with prime class 1 dirt, and easy field access from both the west and south roads. It is located only two miles off of Highway 66 with good gravel roads. Don't miss your chance to add this farm to your land holdings!



**Directions to Property:** From Hordville, head 3 miles east on Highway 66 then 2 miles north on County Road A.

**Legal Description:** W1/2SW1/4 7-13N-4W of the 6th P.M.

**Improvements:** 8" Western Land Roller pump and Holloshaft gearhead

### Farm Data:

Cropland	73.80 acres
Non-crop	2.52 acres
Total	76.32 acres

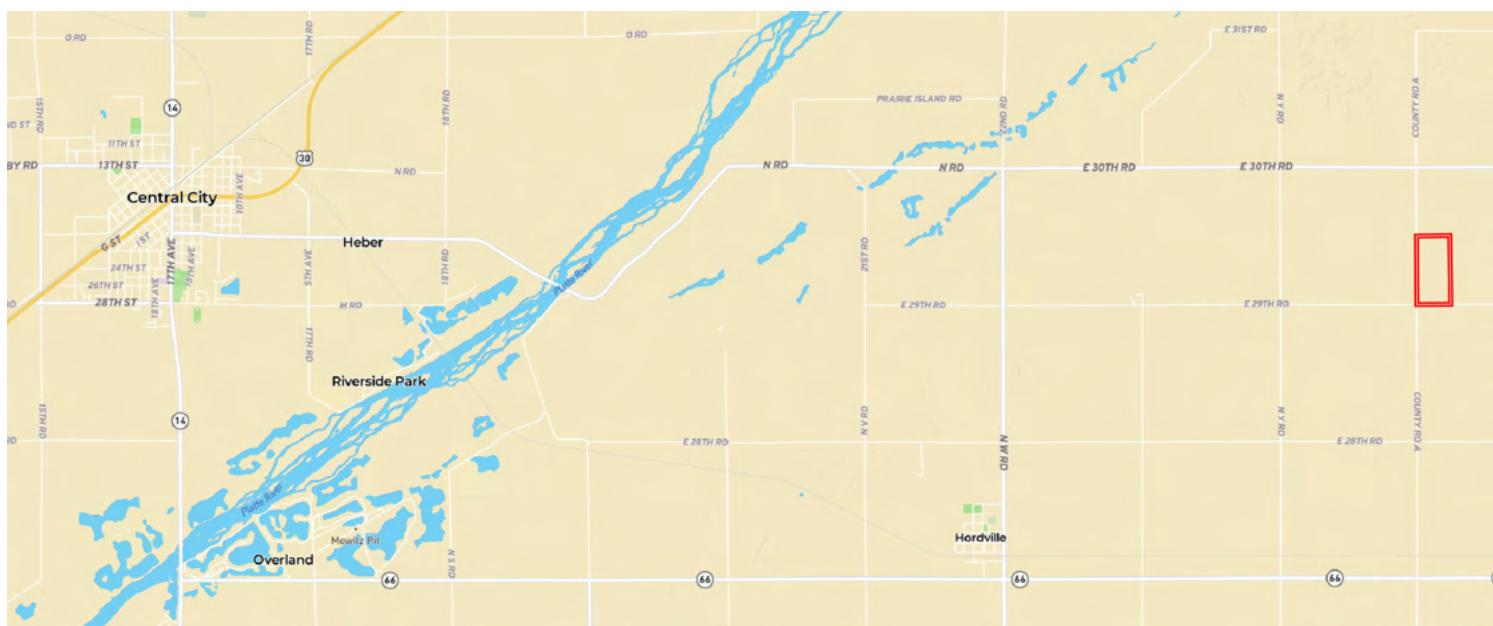


### FSA Information:

Crop	Base	Yield
Corn	65.5 acres	174 bushels
Soybeans	8.3 acres	34 bushels

**Taxes:** \$3,264.20

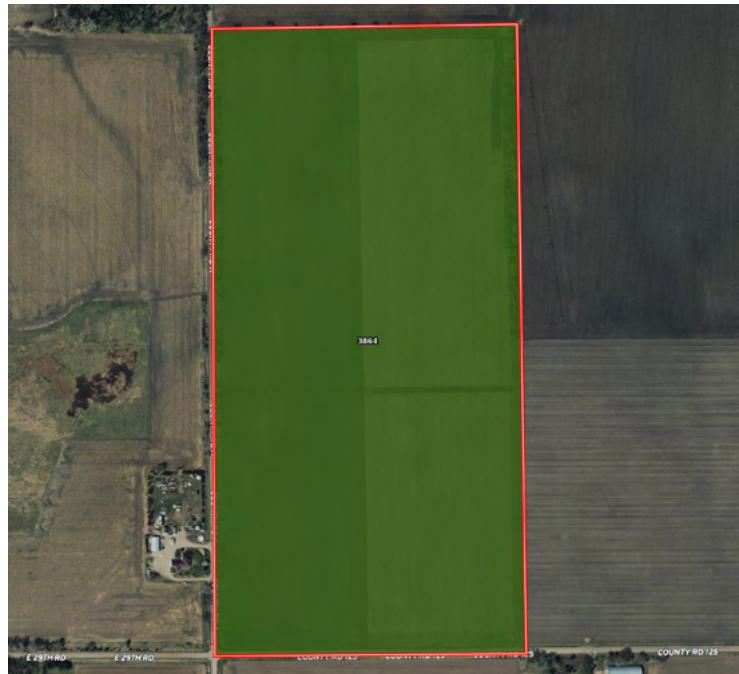
## Location Map



### Aerial Map



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	78.39	100	0	69	1
TOTALS		78.39( * )	100%	-	69.0	1



# 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 27, 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 Tri-County Title & Escrow Company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Tri-County Title & Escrow Company the required earnest payment. The cost of title insurance will be equally paid by both the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on February 27, 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 Tri-County Title & Escrow 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. 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 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:** Vendla V Carlson Trust

**Auctioneer:** Jim Eberle

**License Number:** 2022026

**Online Simultaneous Bidding Procedure:** The online bidding begins on Saturday, January 24, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, January 29, 2026, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.FNCBid.com](http://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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