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LAND AUCTION

SIMULCAST LIVE AND ONLINE

155.47± Acres, Saline County, Nebraska

Wednesday, February 4, 2026 | 10:00 AM

The 1206 | 1206 Main Avenue, Crete, Nebraska

Highlights:

- High-quality dryland farms south of Crete
- Excellent access close to Highway 103!
- Farms are close to multiple competitive grain markets!



For additional information, please contact:

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Bidding closes | Wednesday, February 4, 2026, at close of live event.

Property Information

Directions to Property: From the intersection of US Highway 103 and County Road 'I', drive west 1/2 mile. Tract 1 is 1/2 mile to the west, on the north side of the road. The southeast corner of tract 1 is at the intersection of County Road 'I' and County Road 2100. Tract 2 is 1/4 mile west of Highway 103, on the south side of the road.

Tract 2: W1/2, NE 1/4, 16-7-4 - 75.32+/- Acres ** Subject to Survey as 4 acres surrounding house is not included in the sale of tract 2.

Tract 2: \$3,263.90

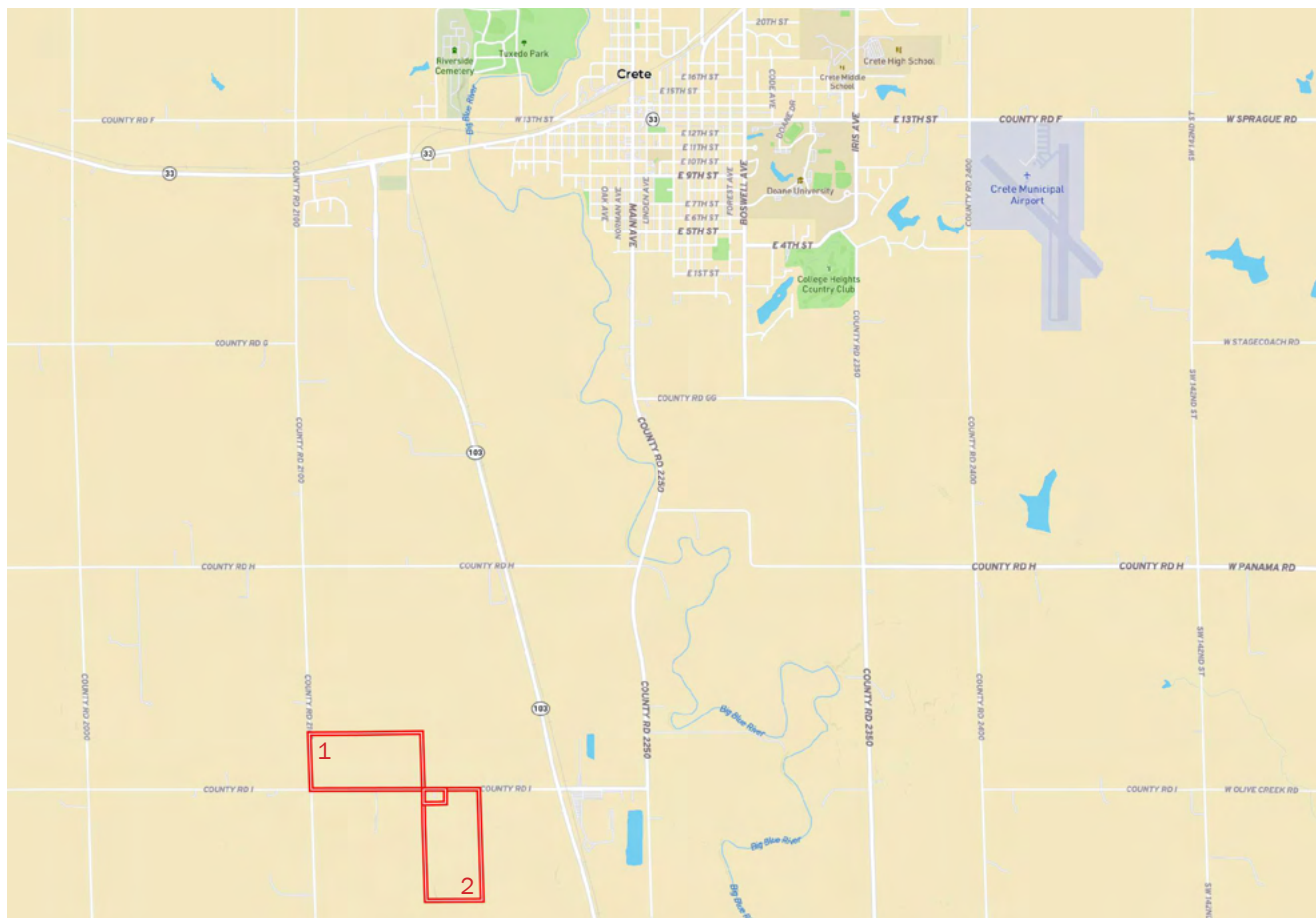
Cropland	72.15 acres
<u>Non-crop</u>	<u>8.00 acres</u>
Total	80.15 acres

Cropland	48.00 acres
Timber/Grass	27.32 acres
Total	75.32 acres

FSA Information: FSA Information is for both tracts combined. If tracts have separate buyers, acres will be reconstituted at the FSA Office.

Crop	Base	Yield
Corn	58.84 acres	145 bushels
Soybeans	58.66 acres	46 bushels

Property Location Map



Tract 1:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	31.5	39.13	0	58	3e
3825	Crete silt loam, 1 to 3 percent slopes	24.48	30.41	0	63	2e
3824	Crete silt loam, 0 to 1 percent slopes	15.22	18.91	0	63	2s
3820	Butler silt loam, 0 to 1 percent slopes	4.17	5.18	0	70	2w
3545	Hobbs silt loam, channeled, frequently flooded	1.92	2.39	0	39	6w
3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	1.71	2.12	0	53	3e
3776	Muir silt loam, 1 to 3 percent slopes	0.97	1.2	0	81	2e
3866	Hastings silt loam, 1 to 3 percent slopes	0.32	0.4	0	68	2e
7258	Deroir silty clay loam, 6 to 11 percent slopes, eroded	0.21	0.26	0	75	4e
TOTALS		80.5(*)	100%	-	60.89	2.51



Tract 2:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3545	Hobbs silt loam, channeled, frequently flooded	36.56	48.46	0	39	6w
7258	Deroin silty clay loam, 6 to 11 percent slopes, eroded	10.84	14.37	0	75	4e
3825	Crete silt loam, 1 to 3 percent slopes	9.75	12.92	0	63	2e
3776	Muir silt loam, 1 to 3 percent slopes	8.77	11.63	0	81	2e
3775	Muir silt loam, rarely flooded	5.73	7.6	0	87	1
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	3.27	4.33	0	58	3e
3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	0.49	0.65	0	53	3e
3868	Hastings silt loam, 3 to 7 percent slopes	0.03	0.04	0	68	3e
TOTALS		75.44(*)	100%	-	56.73	4.2



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 March 4, 2026, or such other date agreed to by the parties. Subject to current lease.

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 equally paid by both the Buyer(s) and the Seller. The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on March 4, 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.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in two individual tracts. 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: Lillian Kubicek Estate

Auctioneer: Jim Eberle

Additional Comments: Surveyor will identify 4 acres surrounding the house acreage, and it will be parceled off from tract 2. All acres on tract 2 are estimated until survey is finalized.

Both tracts sell with a verbal lease for the 2026 crop year. Call agents for details regarding 2026 verbal farm lease.

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, January 19, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, February 4, 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 tracts 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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