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LAND AUCTION

SIMULCAST LIVE AND ONLINE

644.48± Acres, Kimball County, Nebraska

Wednesday, February 4, 2026 | 1:30 PM MST

The Sagebrush | 615 East 3rd Street, Kimball, Nebraska

Highlights:

- **Irrigated cropland near Kimball, Nebraska**
- **10 tower 2022 Zimmatic Center Pivot with approximately 1100 gallon/minute well**
- **Established CRP contracts with fixed annual payments**



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For additional information, please contact:



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Bidding starts | Wednesday, January 28, 2026 at 8:00 AM MST
Bidding closes | Wednesday, February 4, 2026 at close of live event.

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

Property Information

Directions to Property:

From Kimball, take Highway 71 north to County Road 42, turn east and travel one and one-half miles east. The property is on the north side of the road.

Legal Description:

All of Section 4, Township 15 North, Range 55 West of
the 6th P.M., Kimball County, Nebraska.

Property Description:

This well balanced Kimball County farm offers a productive mix of irrigated, dryland, grass, and CRP acres. The farm is made up of 242.94 irrigated acres under pivot and 306.16 dryland crop acres. The irrigated portion is supported by a 2022 Zimmatic center pivot and a high capacity 1,100 GPM irrigation well powered by a 200 HP electric motor, ensuring efficient, reliable water delivery and strong crop performance.

Established CRP contracts provide steady annual income, while the grass and dryland acres offer excellent flexibility for grazing, forage production, or expanded crop rotations.

The seller will convey the growing wheat crop to the Buyer. Buyer will reimburse the Seller for the wheat crop expenses including seed, fertilizer, and drilling at closing. The total cost to be reimbursed for the 2026 wheat is \$15,735.31. A detailed breakdown of wheat expenses will be available prior to the auction.

The farm also features convenient access off of a main county road, just a few miles from Highway 71, allowing easy movement of equipment and dependable year round entry.

With diverse income streams, modern irrigation infrastructure, and strong production potential, this property is an exceptional opportunity to acquire a versatile, income producing agricultural asset.

Farm Data:

Cropland	549.10 acres
Non-crop	10.75 acres
CRP	<u>82.25 acres</u>
Total	642.10 acres

FSA Information:

Tract 795	Base	Yield
Wheat	174.41 acres	35 bushels
Corn	192.92 acres	102 bushels
Sunflowers	68.16 acres	1,307 pounds
Tract 798	Base	Yield
Wheat	90.83 acres	35 bushels
Corn	100.47 acres	102 bushels
Sunflowers	35.49 acres	1,307 pounds

CRP:

Tract 11056: 9.24 acres with an annual payment of \$373, expiring September 30, 2031

Tract 11265: 14.43 acres with an annual payment of \$550, expiring September 30, 2032

Tract 11310: 58.58 acres with an annual payment of \$879, expiring September 30, 2032

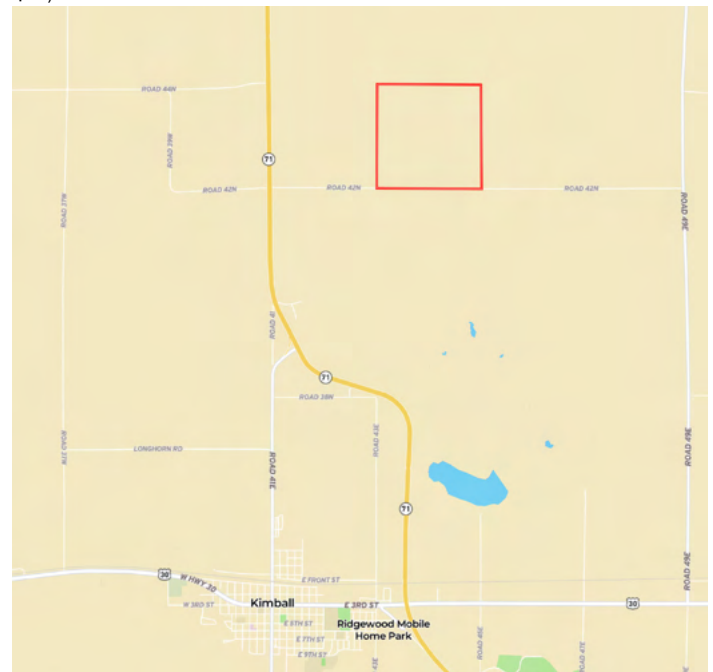
Tract 11311A: 26.83 acres with an annual payment of \$402, expiring September 30, 2032

Improvements:

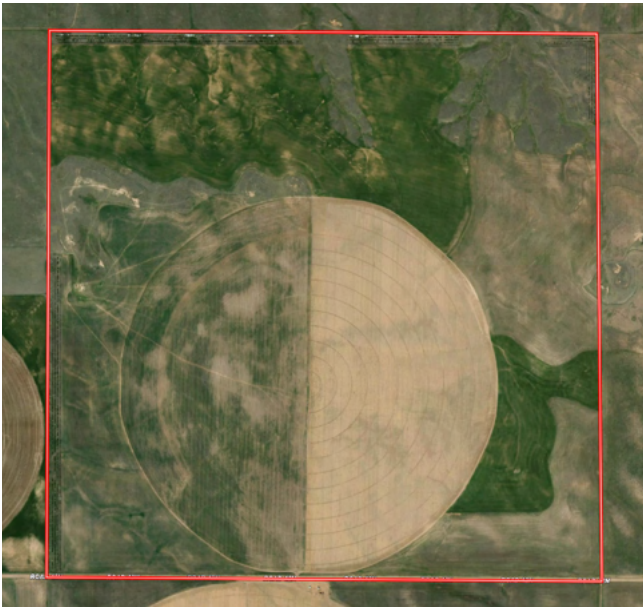
10 tower 2022 Zimmatic Center Pivot with 2428 hrs with an 1100 GPM well powered by a 200 hp electric motor.

2025 Taxes:

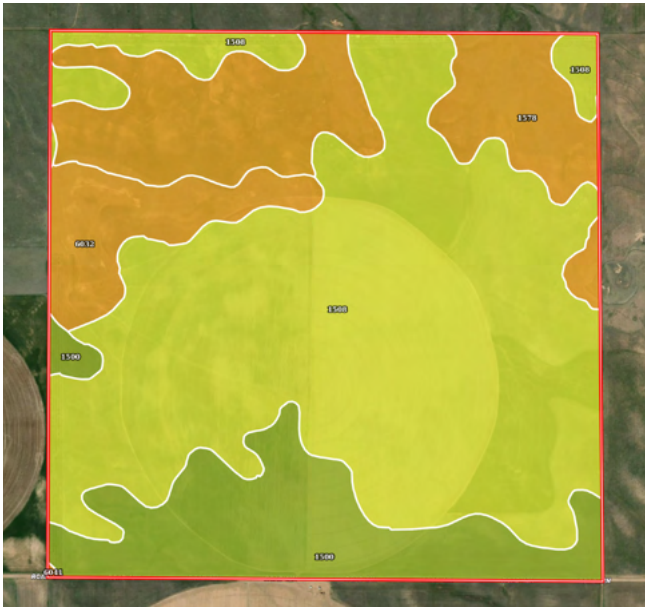
\$5,417.16



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1508	Altvan-Eckley complex, 3 to 9 percent slopes	382.99	59.51	0	26	4e
1578	Eckley and Altvan soils, 9 to 50 percent slopes	115.85	18.0	0	22	6s
1500	Altvan fine sandy loam, 1 to 3 percent slopes	101.41	15.76	0	35	3e
6032	Tassel-Blanche complex, 9 to 30 percent slopes	43.09	6.7	0	16	6s
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	0.28	0.04	0	17	6s
TOTALS		643.62(*)	100%	-	26.03	4.34



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 6, 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 Nebraska Title Company, Scottsbluff, Nebraska.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Nebraska Title Company, Scottsbluff, Nebraska, the required earnest payment. 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 the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on March 6, 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 Nebraska Title Company, Scottsbluff, Nebraska.

Sale Method: The real estate will be offered as a total unit. 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: Lukassen Farms, Inc.

Auctioneer: Jim Wakefield

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, January 28, 2026, at 8:00 AM MST. Bidding will be simultaneous with the live auction at 1:30 PM 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 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.