

**SCAN THE QR CODE
FOR MORE INFO!**



ONLINE AUCTION

357.41± Acres, Phelps, Adams and Webster Counties, Nebraska

Bidding starts | Tuesday, January 27, 2026, at 8:00 AM

Bidding closes | Tuesday, February 3, 2026, at 10:00 AM

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

Highlights:

- **Offered in three tracts**
- **High-quality, irrigated farmland**
- **All irrigation equipment included**



For additional information, please contact:

Jared Hodgson, Agent/AFM | (308) 746-1229

JHodgson@FarmersNational.com

Tract 1 Property Information

Property Description:

This highly productive Nebraska farm offers gravity irrigation with 32.06 irrigated acres complemented by 13.62 acres of quality dryland ground. Well G-120881 was drilled in 2003 to a depth of 191 feet and produces approximately 600 gallons per minute. The property is well suited for efficient row-crop production and provides a strong combination of irrigated and dryland acres. With reliable irrigation and productive soils, this farm presents an excellent opportunity for both operators and investors seeking dependable farmland in Nebraska.

Directions to Property:

Farm is located northeast of Holdrege, on the north side of 18th Avenue and on the west side of Brewster Road.

Legal Description:

PT SE1/4 of section 27 – Township 6 North, Range 18 West of the 6th P.M. Phelps County Nebraska.

Improvements:

Electric well is located on the east side of the farm. All irrigation pipe and fittings located on the farm sell with the farm.

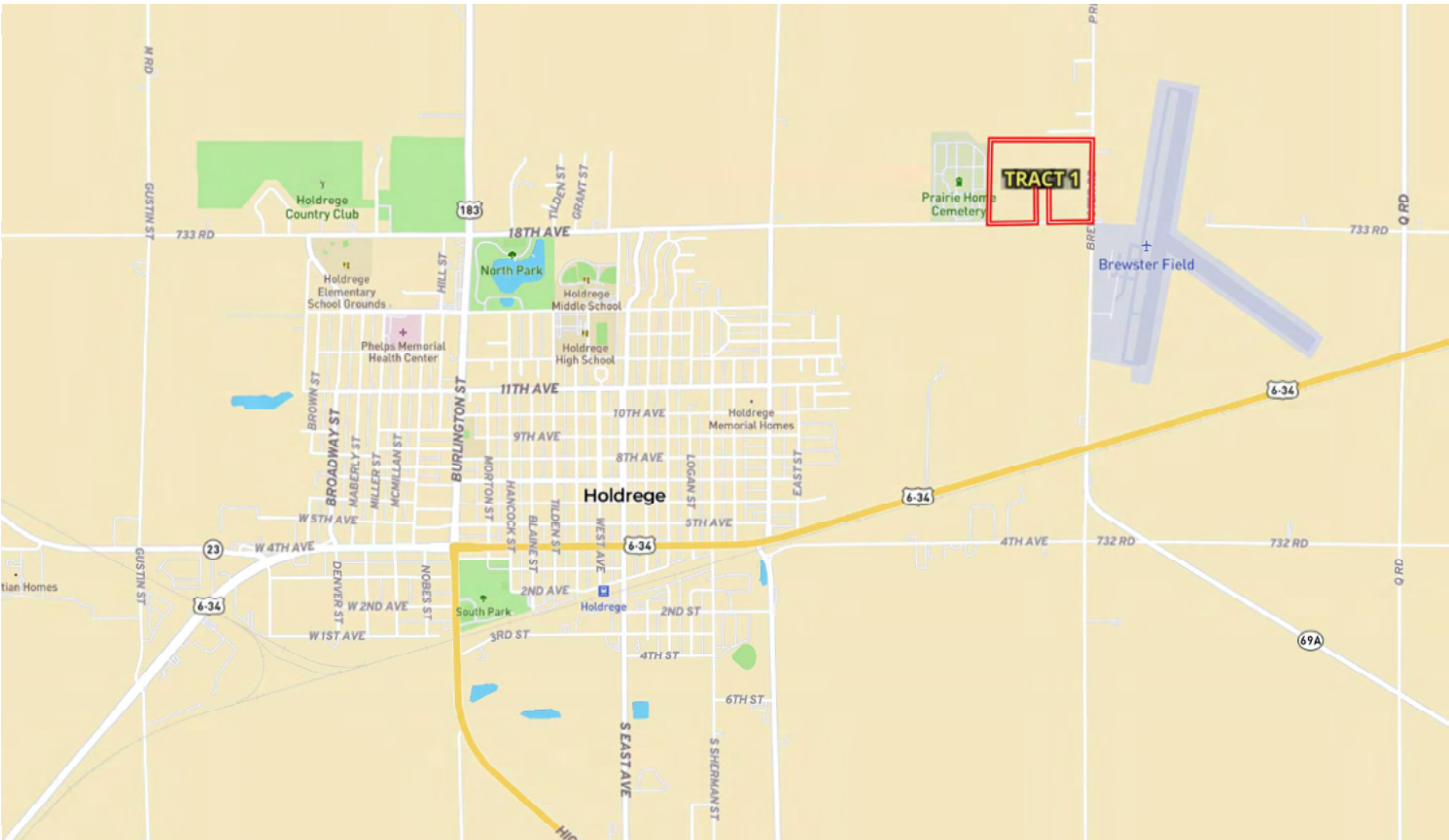
Farm Data:

Cropland	45.95 acres
Non-crop	4.02 acres
Total	49.97 acres

Taxes: \$2,146.34



Location Map



Tract 1

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2667	Holdrege silt loam, 0 to 1 percent slopes	37.94	73.07	0	80	2e
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	9.64	18.57	0	75	3e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	4.35	8.38	0	69	2e
TOTALS		51.93(*)	100%	-	78.17	2.19



Tract 2 Property Information

Property Description:

This farm is located along the edge of the Adams County line and features good water resources with well-drained soils. The property is conveniently located near local grain elevators and feedyards. Well G-063001 was drilled in 2010 to a depth of 175 feet and produces approximately 1,000 gallons per minute.

Directions to Property:

From Prosser, go 1 mile north to West Barrows Road and then 1.5 miles west, and the farm will be on the south side.

Legal Description:

NW1/4 of Section 6, Township 8 North, Range 11 West of the 6th P.M. Adams County Nebraska.

Improvements:

2018 7 tower T&L pivot, 2000-gallon diesel fuel tank, motor shed, and John Deere 4045t diesel irrigation motor that was overhauled in 2024.

Farm Data:

Cropland	141.41 acres
Non-crop	6.38 acres
Total	147.79 acres

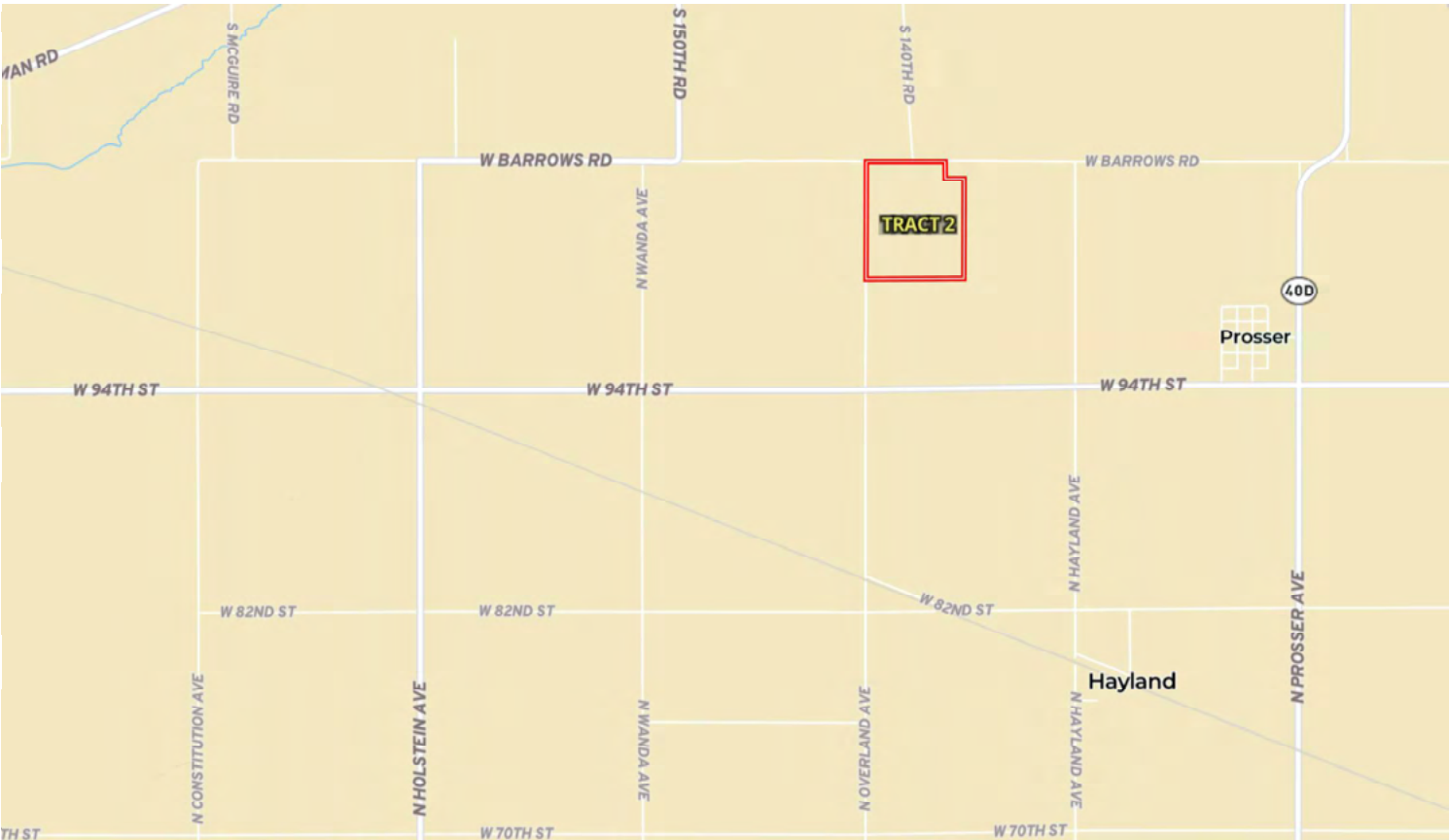
FSA Information:

Crop	Base	Yield
Corn	141.41 acres	177 bushels

Taxes: \$7,362.08

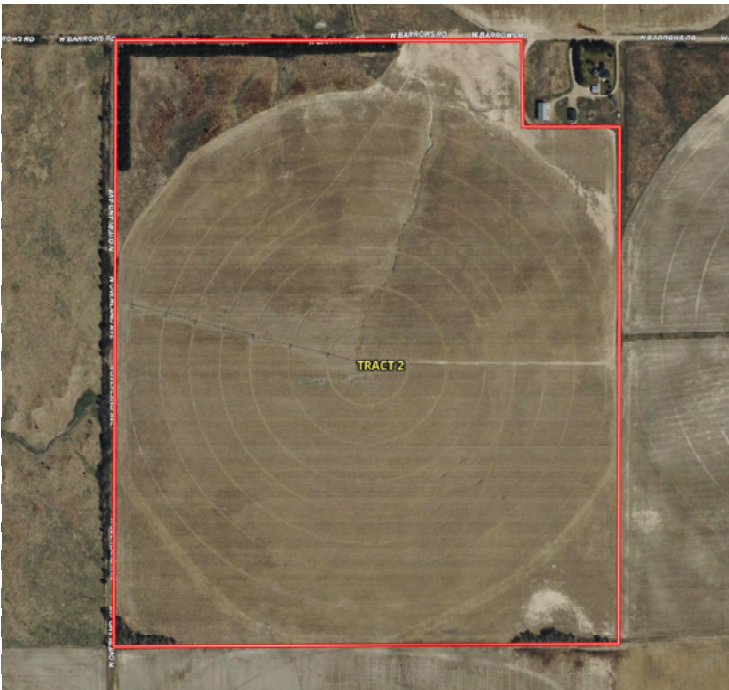


Location Map



Tract 2

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9064	Kenesaw silt loam, 1 to 3 percent slopes	50.62	35.07	0	72	2e
4834	Valentine loamy fine sand, rolling	45.29	31.37	0	30	6e
9063	Kenesaw silt loam, 0 to 1 percent slopes	17.14	11.87	0	73	2c
6571	Thurman-Valentine loamy fine sands, undulating	14.41	9.98	0	38	3e
9066	Kenesaw silt loam, 3 to 6 percent slopes	12.22	8.46	0	71	3e
9027	Gates silt loam, 1 to 3 percent slopes	3.6	2.49	0	61	2e
2533	Coly silt loam, 11 to 30 percent slopes	0.72	0.5	0	59	6e
2596	Hersh fine sandy loam, 3 to 6 percent slopes	0.36	0.25	0	59	3e
TOTALS		144.36(*)	100%	-	55.09	3.46



Tract 3 Property Information

Property Description:

This is an outstanding, well-maintained farm located in Webster County with a proven history of strong production. The property benefited from manure application at a rate of 25 tons per acre in the fall of 2024, enhancing soil fertility and long-term productivity. The irrigation well and motor are conveniently located in the northwest corner of the farm. Well G-093894, drilled in 2009 to a depth of 185 feet, delivers approximately 700 gallons per minute, providing a reliable water supply. With consistent care, excellent fertility, and dependable irrigation, this farm represents a high-quality opportunity for both owner-operators and investors seeking productive Nebraska farmland.

Directions to Property:

From Red Cloud, head north on Highway 281 for 9 miles and turn west on Road R. Then head 3 miles to the farm that sits on the south side of Road R.

Legal Description:

NE1/4 of Section 20, Township 3 North, Range 11 West, of the 6th P.M. Webster County Nebraska.

Improvements:

2009 8-tower Zimmatic pivot, John Deere Diesel Motor and Diesel tank with motor cover.



Farm Data:

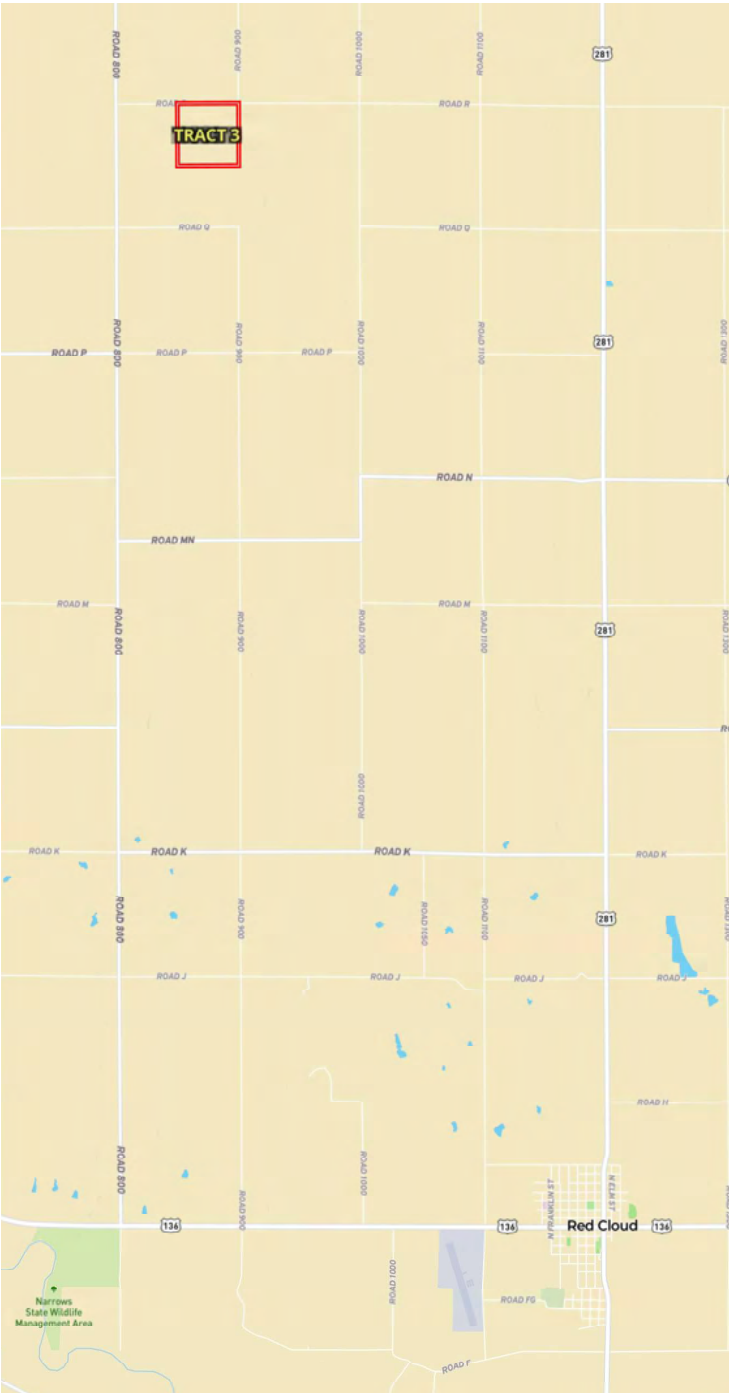
Cropland	156.13 acres
Non-crop	1.92 acres
Total	158.05 acres

FSA Information:

Crop	Base	Yield
Wheat	18.10 acres	39 bushels
Corn	112.50 acres	168 bushels
Grain Sorghum	17.40 acres	96 bushels

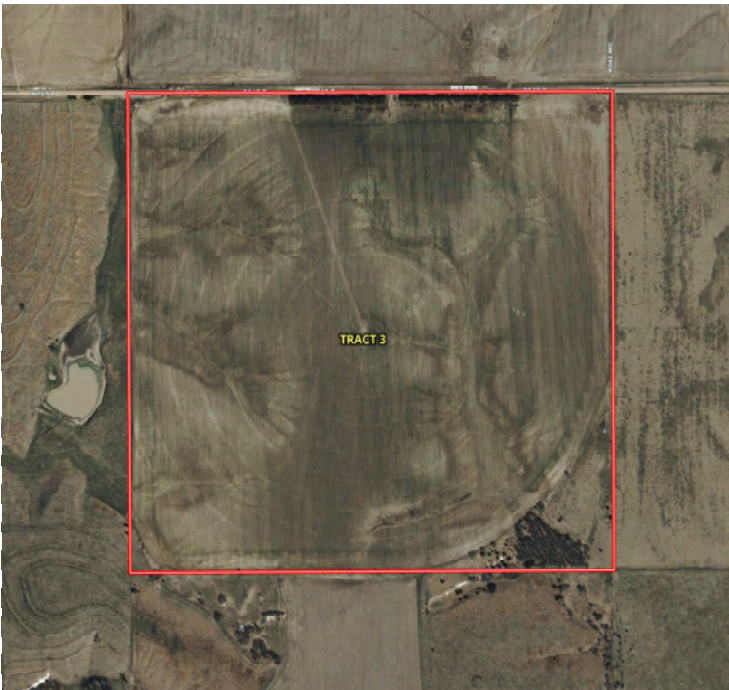
Taxes: \$4,552.54

Location Map



Tract 3

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3852	Geary and Hobbs soils	34.59	21.55	0	58	6e
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	32.56	20.28	0	61	3e
2667	Holdrege silt loam, 0 to 1 percent slopes	28.84	17.96	0	80	2e
2668	Holdrege silt loam, 1 to 3 percent slopes	18.86	11.75	0	79	2e
2524	Coly silt loam, 3 to 11 percent slopes	17.78	11.08	0	70	4e
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	15.85	9.87	0	56	6e
4148	Holdrege silty clay loam, 7 to 11 percent slopes, severely eroded	7.05	4.39	0	58	4e
4138	Holdrege silt loam, 7 to 11 percent slopes	5.02	3.13	0	77	4e
TOTALS		160.55(*)	100%	-	66.76	3.83



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on March 25, 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 Adams Land 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 Adams Land Title Company the required earnest payment. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on March 25, 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 Adams Land Title Company.

Sale Method: The real estate will be offered in three individual tracts. All bids are open for advancement starting Tuesday, January 27, 2026, at 8:00 AM until Tuesday, February 3, 2026, at 10:00 AM, 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 on any of the tracts will automatically extend the auction five minutes from the time the bid is placed on all tracts. The auto-extend feature remains active until no further bids are placed within 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 and its representatives are acting as Agents of the Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers 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: Kelsey L. Gabus GST Trust

Online Bidding Procedure: This online auction begins on Tuesday, January 27, 2026, at 8:00 AM. Bidding closes on Tuesday, February 3, 2026, at 10:00 AM.

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.



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