



**Farmers
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L-2600133



LAND AUCTION

SIMULCAST LIVE AND ONLINE

158.26± Acres, Lancaster County, Nebraska

Wednesday, February 18, 2026 | 10:00 AM

Waverly Community Building | 11120 N 141st Street, Waverly, Nebraska 68462

Highlights:

- High quality dryland farm southeast of Waverly and east of Lincoln
- Excellent opportunity to buy productive farm ground surrounded by good markets
- Farm sells with open tenancy for the 2026 crop year



For additional information, please contact:
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Bidding starts | Thursday, February 12, 2026 at 10:00 AM
Bidding closes | Wednesday, February 18, 2026 at end of live event

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

Property Information

Directions to Properties: From Waverly head south on N 148th Street for about 1.5 miles to Alvo Road, turn east for two miles until you reach N 176th Street. The farm is located to the Northeast of the intersection of Alvo Road and N 176th Street. From Lincoln, Nebraska head east on Alvo Road to 176th Street.

Legal Descriptions: Lot 9 of Irregular Tracts in the West 1/2 of Section 25-T11N-R8E, Lancaster County, Nebraska

Property Descriptions: 158.26 acres of Lancaster County, Nebraska productive farm ground with Camp Creek along the east boundary. This farm is located near Waverly and close to Lincoln. The farm is located near multiple markets for grain delivery.

Farm Data:

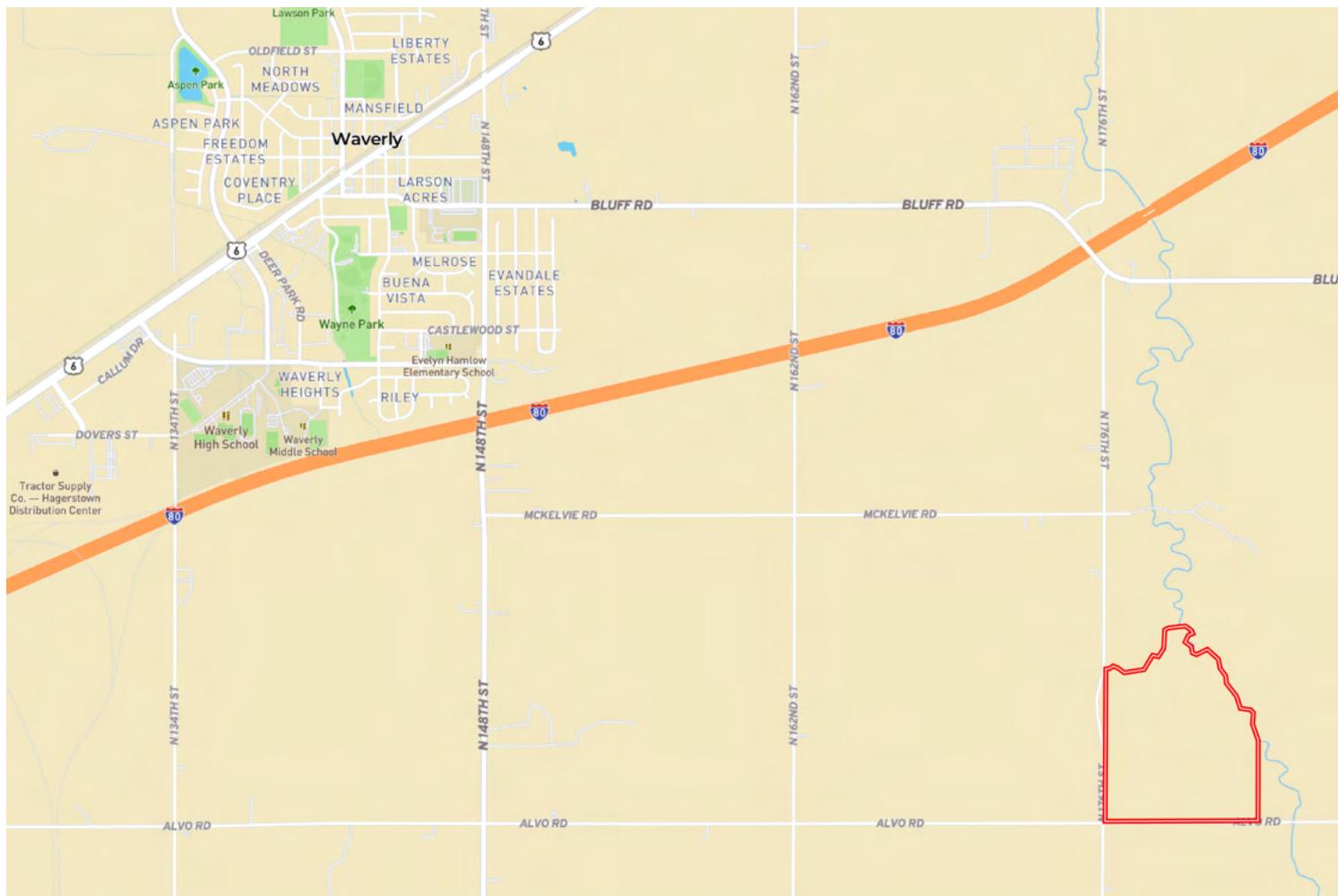
Cropland	137.48 acres
Timber	20.78 acres
Total	158.26 acres

FSA Information:

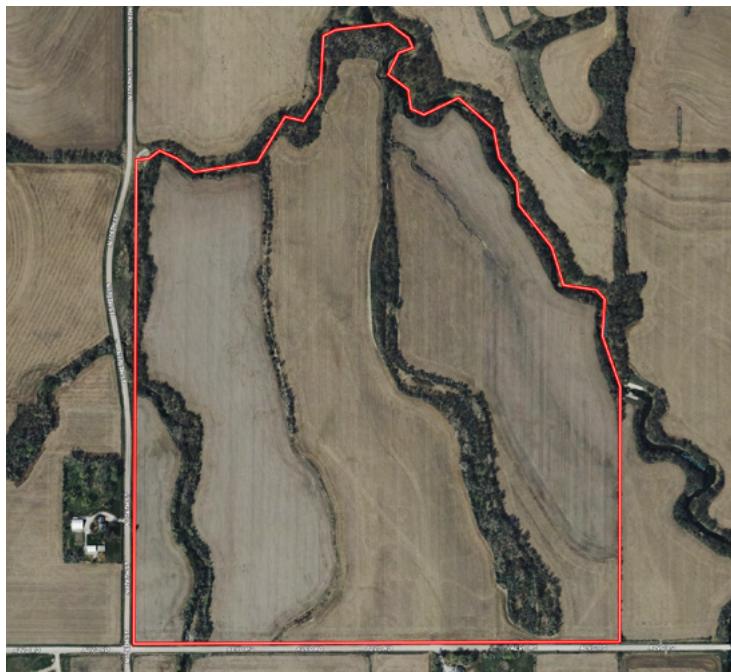
	Base	Yield
Corn	66.6 acres	120 bushels
Soybeans	70.5 acres	43 bushels

Taxes: \$7,888.88

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7050	Kennebec silt loam, occasionally flooded	43.57	27.59	0	94	2w
7770	Colo silty clay loam, occasionally flooded	39.11	24.76	0	61	2w
3518	Lamo silty clay loam, occasionally flooded	18.45	11.68	0	78	2w
7207	Aksarben silty clay loam, 6 to 11 percent slopes	15.97	10.11	0	65	3e
7867	Nodaway silt loam, channeled, frequently flooded	14.21	9.0	0	48	6w
7099	Zook silty clay loam, occasionally flooded	8.3	5.26	0	43	2w
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	8.04	5.09	0	59	3e
7231	Judson silt loam, 2 to 6 percent slopes	6.15	3.89	0	78	2e
7422	Morrill clay loam, 6 to 11 percent slopes, eroded	2.47	1.56	0	64	4e
7206	Aksarben silty clay loam, 2 to 6 percent slopes	1.69	1.07	0	66	2e
TOTALS		157.9 6(*)	100%	-	71.05	2.54



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 April 2, 2026, or such other date agreed to by the parties. Subject to open tenancy for the 2026 crop year.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of a cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Nebraska 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 Nebraska Title Company the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. 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 will be on April 2, 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.

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. 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: Kimberly D. Soukup Rev. Trust, Union Bank and Trust Co., Co Trustees

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, February 12, 2026, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, February 18, 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.

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