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FOR MORE INFO!



ONLINE AUCTION

107.53± Acres, Brown County, Nebraska

Bidding starts | Monday, February 9, 2026 at 8:00 AM

Bidding closes | Tuesday, February 17, 2026 at 11:00 AM

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

Highlights:

- Low overhead farm
- Good soils
- Irrigation District water



For additional information, please contact:
Dave Hickey, Agent | (402) 340-4436
DHickey@FarmersNational.com

Property Information

Directions to Property: From Ainsworth, Nebraska, travel five miles west on US Highway 20, then travel north 4½ miles and turn west ¼ mile to the northeast corner of the property.

Legal Description: Part of the East Half of the Northwest Quarter (E½NW¼) and Part of the West Half of the Northeast Quarter (W½NE¼) of Section 35, Township 31 North, Range 23 West of the 6th P.M., Brown County, Nebraska.

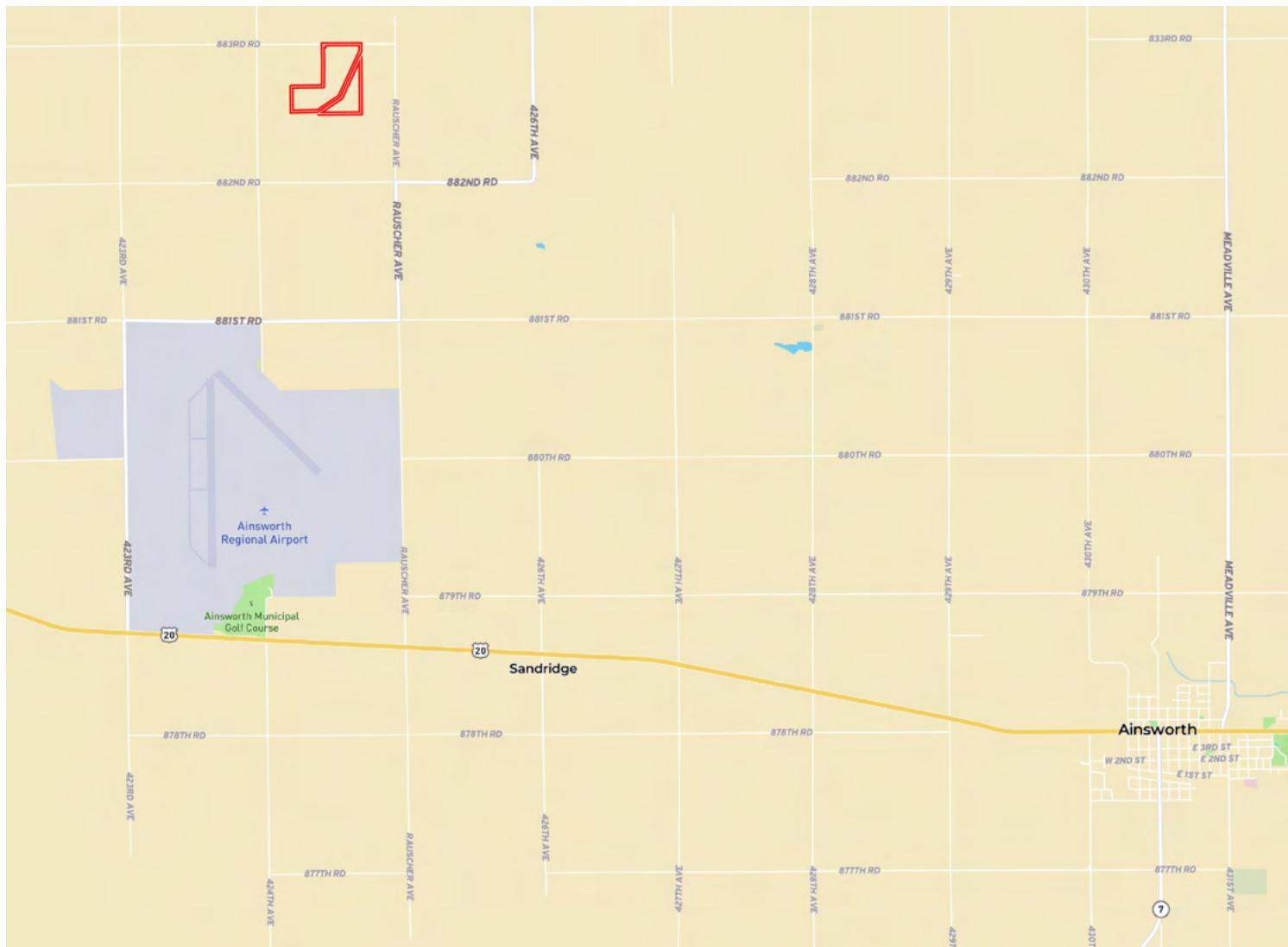
Ainsworth Irrigation District: 96.90 irrigated acres; 2025 Water Charges \$4,069.80; 2025 Repayment Charge \$661.10; Total 2025 Water Assessment \$4,730.90

Taxes: \$2,512.12

FSA Information:

	Base	Yield
Corn	91.3 acres	138 PLC

Location Map



Property Description: Here is your opportunity to purchase a smaller irrigated farm in the Ainsworth Irrigation District! This gravity irrigated farm offers 96.9 irrigated acres, with water provided by the reliable Ainsworth Irrigation District. Soils include Sandose, Johnstown and Dunday soils all being found on the property.

This farm offers excellent access along 883rd Road and is just 2 miles north of the Ainsworth Airport. Full possession sells for the 2026 growing season.

Irrigation equipment includes aluminum irrigation pipe, diesel generator, and fuel tank.

A great chance to purchase a quality gravity irrigated farm located in the Ainsworth Irrigation District!

Call the agent today!

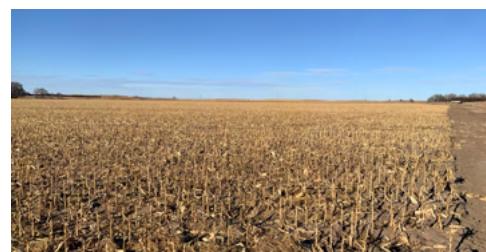
Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4730	Sandose loamy fine sand, 0 to 3 percent slopes	84.27	78.71	0	50	3e
3200	Johnstown fine sandy loam, 0 to 2 percent slopes	17.52	16.36	0	61	2e
3201	Johnstown loam, 0 to 2 percent slopes	4.74	4.43	0	57	2c
4492	Dunday loamy fine sand, 3 to 9 percent slopes, moist	0.28	0.26	0	35	6e
4487	Dunday loamy fine sand, 0 to 3 percent slopes, moist	0.25	0.23	0	35	4e
TOTALS		107.0 6(*)	100%	-	52.03	2.8



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, if any, will be conveyed to 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 17, 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 McCarthy Abstract Title & Escrow Company of Bassett, Nebraska.

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

Closing: The sale closing is on March 17, 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 McCarthy Abstract Title & Escrow Company of Bassett, Nebraska.

Sale Method: The real estate will be offered as a total unit. All bids are open for advancement starting Monday, February 9, 2026, at 8:00 AM, until Tuesday, February 17, 2026, at 11:00 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 will automatically extend the auction five minutes from the time the bid is placed. 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 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 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.

Sellers: Triple B, Inc.

Online Bidding Procedure: This online auction begins on Monday, February 9, 2026, at 8:00 AM. Bidding closes on Tuesday, February 17, 2026, at 11:00 AM.

To register and bid on this auction go to: www.FNCBid.com

Bidders can also bid in person at the Farmers National

Company office located at: 423 East Douglas Street, O'Neill, Nebraska. Farmers National Company personnel will walk through the online bidding process through the main office computer.

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.

www.FarmersNational.com/ONeill

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