



**Farmers
National
Company™**

www.FarmersNational.com/O'Neill

L-2600138

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



OPEN HOUSE!

Saturday, February 7, 2026 | 1:30 - 4:00 PM

At the Property

Or, Call for a Private Showing!

LAND AUCTION

SIMULCAST LIVE AND ONLINE

479.52± Acres, Knox County, Nebraska

Thursday, February 26, 2026 | 1:30 PM

Z.C.B.J. Hall | 401 South Main Street, Verdigre, Nebraska

Highlights:

- Productive hayland, pasture and farmland
- Offered in tracts
- Beautiful property, tremendous views



For additional information, please contact:

Dave Hickey, Agent | (402) 336-3500 or (402) 340-4436

DHickey@FarmersNational.com

Bidding starts | Monday, February 23, 2026, at 8:00 AM

Bidding closes | Thursday, February 26, 2026, at close of live event.

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

Agent's Comments: We are pleased to represent the Delores Belka Estate in the sale of her property west of Verdigre in Knox County. Delores was born on this property and lived her entire life at this location! She was a long-time teacher in both area country schools, and in Verdigre.

When I think of true recreation property, I feel the property needs to “check a number of boxes”.

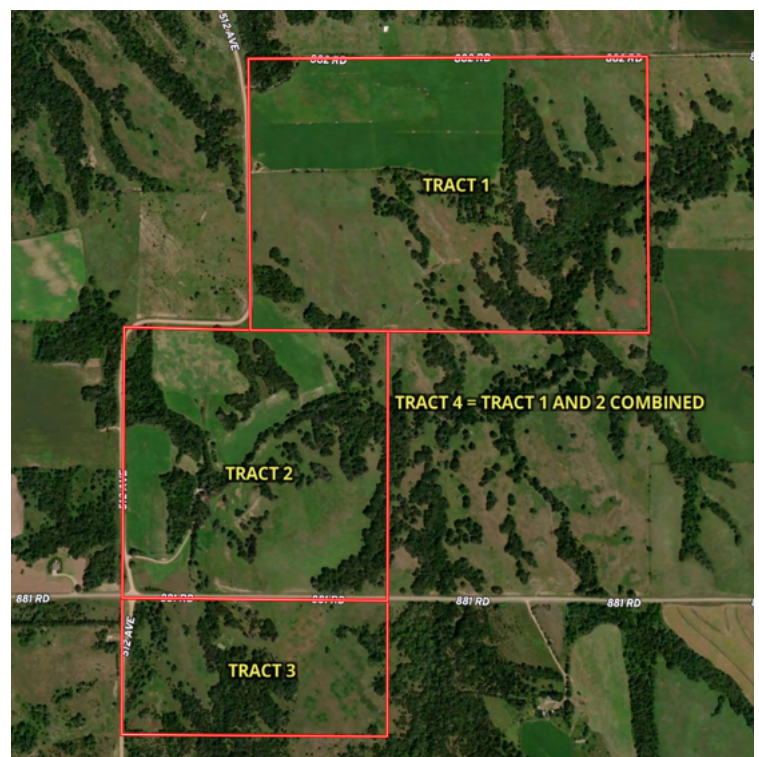
- **Pretty:** yes, this property is very pretty and offers tremendous views of the surrounding countryside
- **Productive:** yes, with cropland, hay land and pasture, this property offers solid income potential
- **Hunting:** undoubtedly, with deep timbered draws plus cropland, all the deer hunting and turkey hunting you would want
- **Timber:** yes, tons of hardwoods, some cedar trees
- **Accessibility:** yes, highly accessible property with paved and gravel road access to all tracts
- **Power:** yes, power located on, or adjacent to all tracts

An impressive offering of pristine, unspoiled real estate that offers opportunity for the livestock producer, farmer and recreational enthusiast.

We'll be having an open house on Saturday, February 7th from 1:30 to 4:00 P.M. at the building site. Make plans to come check out the property on February 7th, or call the agent anytime for a private showing!

Directions to Property: From Verdigre, Nebraska, travel 11½ miles west on paved 881st Road to the east side of the property. From O'Neill, Nebraska, travel 11 miles east on Old Highway 108, then 9 miles north on 504th Avenue, then 8 miles east on 881st Road to the property.

Aerial Map



Property Information | Tract 1

Acres:

239.52+/-

Legal Description

Northeast Quarter (NE¼) and East Half of the Northwest Quarter (E½NW¼) of Section 4, Township 30 North, Range 8 West of the 6th P.M., Knox County, Nebraska.

Property Description:

A beautiful 239.52+/- acre tract of rolling hills, timber, cropland, hayland and pasture, all rolled into one!

Beautiful hills with spectacular views, plus deep timbered draws full of hardwood trees. This property offers 67 acres of cropland with another 60+/- acres of native hayland. The balance of the acres consist of pasture and timber.

Excellent access with 512th Avenue running along the west, and 882nd Road along the north side.

Just over 62 acres of the cropland currently in alfalfa. If you have been looking for a tract of native hayland and pasture, with tremendous hunting and recreation, this tract deserves your inspection.

Other Information:

60+/- native hayland acres. Balance of the acres comprised of native pasture, timber, roads and waste.

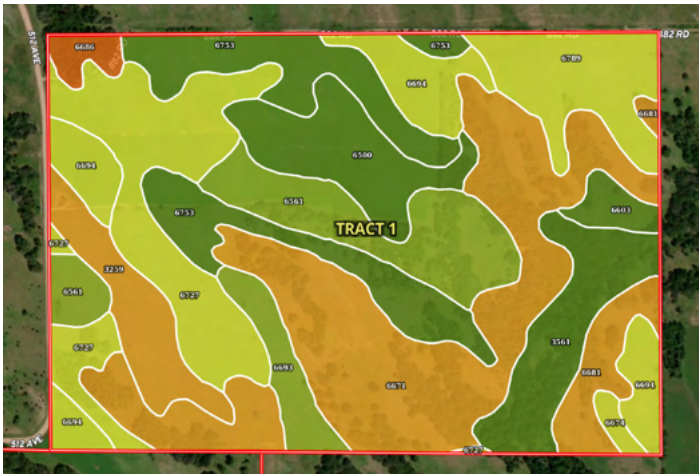
FSA Information:

Farm #5936 Tract #2647
67.3+/- cropland acres
(no base acres associated with this tract)

2025 Taxes:

\$3,302.21 (estimated, as per Knox County Assessor)

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6671	Crofton-Thurman complex, 17 to 30 percent slopes	58.8	24.25	0	27	6e
6727	Thurman fine sandy loam, 2 to 11 percent slopes	32.48	13.4	0	43	4e
6753	Nora silt loam, 2 to 6 percent slopes	29.38	12.12	52	76	2e
6561	Thurman fine sandy loam, 0 to 2 percent slopes	21.82	9.0	0	45	3e
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	18.53	7.64	47	65	4e
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	15.71	6.48	0	79	2w
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	15.61	6.44	48	60	4e
6500	Bazile loam, 0 to 2 percent slopes	15.61	6.44	6	70	2s
3259	Meadon-O'Neill complex, 2 to 30 percent slopes	11.81	4.87	0	33	6s
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	8.33	3.44	0	37	6e
6693	Crofton-Nora complex, 2 to 6 percent slopes, eroded	6.79	2.8	51	67	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	3.37	1.39	91	76	2e
6686	Crofton silt loam, 30 to 60 percent slopes	2.78	1.15	0	15	7e
6674	Crofton silt loam, coarse, 8 to 17 percent slopes, eroded	1.43	0.59	0	56	4e
TOTALS		242.45(*)	100%	16.06	50.34	4.04

Property Information | Tract 2

Acres:

160+/-

Legal Description

Southwest Quarter (SW¼) of Section 4, Township 30 North, Range 8 West of the 6th P.M., Knox County, Nebraska.

Property Description:

160 acres of pasture, cropland and building site located directly adjacent to paved 881st Road and 512th Avenue. This tract offers an older building site with home plus 48+/- acres of cropland. A beautiful rolling property with timbered draws, excellent native pasture and outstanding hunting opportunities.

Other Information: Balance of the acres consist of productive native pasture, building site, timber, roads and waste.

Improvements:

- One story home of 1,069 square feet
- Tractor shed
- Corn crib
- Chicken house
- Cattle loafing/utility shed
- Several miscellaneous outbuildings

FSA Information:

Farm #5936 Tract #2647
49.2+/- cropland acres
(no base acres associated with this tract)

2025 Taxes:

\$2,347.17 (estimated, as per Knox County Assessor)

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	47.77	30.15	0	37	6e
6671	Crofton-Thurman complex, 17 to 30 percent slopes	24.83	15.67	0	27	6e
6727	Thurman fine sandy loam, 2 to 11 percent slopes	19.64	12.4	0	43	4e
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	16.87	10.65	0	79	2w
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	15.95	10.07	47	65	4e
6603	Alcester silty clay loam, 2 to 6 percent slopes	13.54	8.55	91	76	2e
6767	Nora silty clay loam, 6 to 11 percent slopes	10.77	6.8	0	75	3e
6672	Crofton-Thurman complex, 6 to 11 percent slopes, eroded	5.04	3.18	0	47	4e
6753	Nora silt loam, 2 to 6 percent slopes	4.03	2.54	52	76	2e
TOTALS		158.44(*)	100%	13.83	50.7	4.41

Property Information | Tract 3

Acres: 80+/-

Legal Description

North Half of the Northwest Quarter (N½NW¼) of Section 9, Township 30 North, Range 8 West of the 6th P.M., Knox County, Nebraska.

Property Description:

Very accessible 80 acre pasture with lots of timber and a small pond for livestock water. This tract lends itself to the producer looking for a place to summer heifers or a few cow/calf pairs.

Power runs along 512th Avenue to the west, and offers an opportunity for a home or building site.

Other Information: 80 acres native pasture with timber and small pond for water.

FSA Information:

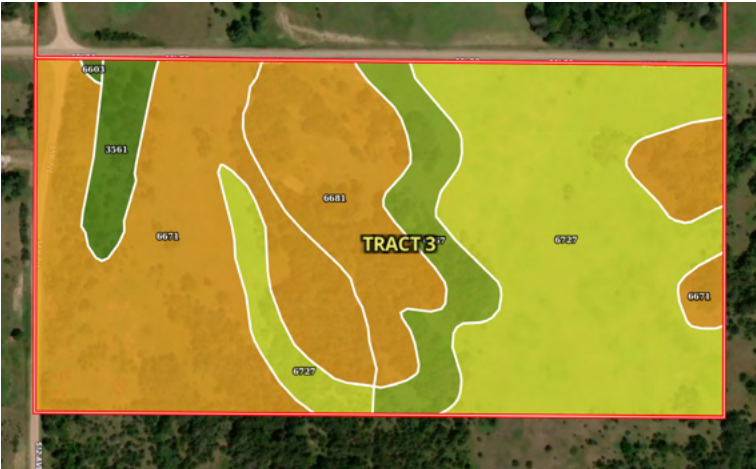
Farm #5936 Tract #2647
(no base acres associated with this tract)

2025 Taxes:

\$1,030.68



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6727	Thurman fine sandy loam, 2 to 11 percent slopes	30.96	38.54	0	43	4e
6671	Crofton-Thurman complex, 17 to 30 percent slopes	29.36	36.55	0	27	6e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	10.77	13.41	0	37	6e
6767	Nora silty clay loam, 6 to 11 percent slopes	6.18	7.69	0	75	3e
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	2.93	3.65	0	79	2w
6603	Alcester silty clay loam, 2 to 6 percent slopes	0.13	0.16	91	76	2e
TOTALS		80.33(*)	100%	0.15	40.18	4.85

Property Information | Tract 4

Acres:

399.52+/-

Legal Description

Northeast Quarter (NE¼), East Half of the Northwest Quarter (E½NW¼), & Southwest Quarter (SW¼) of Section 4, Township 30 North, Range 8 West of the 6th P.M., Knox County, Nebraska.

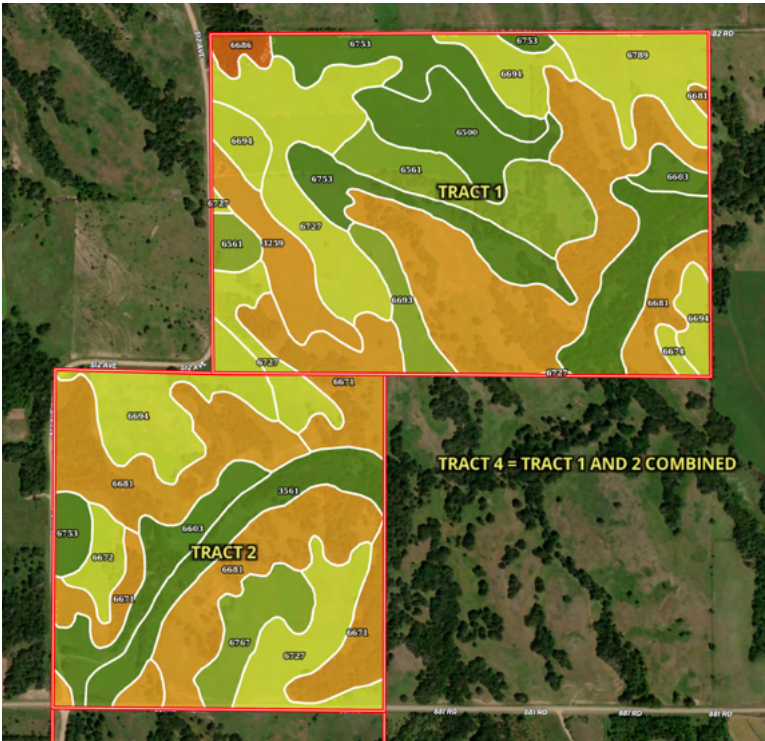
Property Description:

The combination of Tracts 1 and 2.

2025 Taxes:

\$5,649.38

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6671	Crofton-Thurman complex, 17 to 30 percent slopes	83.56	20.86	0	27	6e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	56.09	14.0	0	37	6e
6727	Thurman fine sandy loam, 2 to 11 percent slopes	52.1	13.0	0	43	4e
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	34.53	8.62	47	65	4e
6753	Nora silt loam, 2 to 6 percent slopes	33.31	8.31	52	76	2e
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	32.57	8.13	0	79	2w
6561	Thurman fine sandy loam, 0 to 2 percent slopes	21.82	5.45	0	45	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	16.91	4.22	91	76	2e
6500	Bazile loam, 0 to 2 percent slopes	15.61	3.9	6	70	2s
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	15.58	3.89	48	60	4e
3259	Meadin-Oneill complex, 2 to 30 percent slopes	11.81	2.95	0	33	6s
6767	Nora silty clay loam, 6 to 11 percent slopes	10.77	2.69	0	75	3e
6693	Crofton-Nora complex, 2 to 6 percent slopes, eroded	6.76	1.69	51	67	3e
6672	Crofton-Thurman complex, 6 to 11 percent slopes, eroded	5.04	1.26	0	47	4e
6686	Crofton silt loam, 30 to 60 percent slopes	2.75	0.69	0	15	7e
6674	Crofton silt loam, coarse, 8 to 17 percent slopes, eroded	1.43	0.36	0	56	4e
TOTALS		400.64(*)	100%	15.18	50.48	4.19

Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

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 27, 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 Northeast Nebraska Title & Escrow Co. of Norfolk, Nebraska.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Northeast Nebraska Title & Escrow Co. of Norfolk, Nebraska, 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 Seller and Buyer(s). 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 27, 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 Northeast Nebraska Title & Escrow Co. of Norfolk, Nebraska.

Auction Sales: The real estate will be offered in three individual tracts, and one combination. 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 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: Estate of Delores D. Belka

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, February 23, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 1:30 PM, on Thursday, February 26, 2026, with bidding concluding at the end of the live auction.

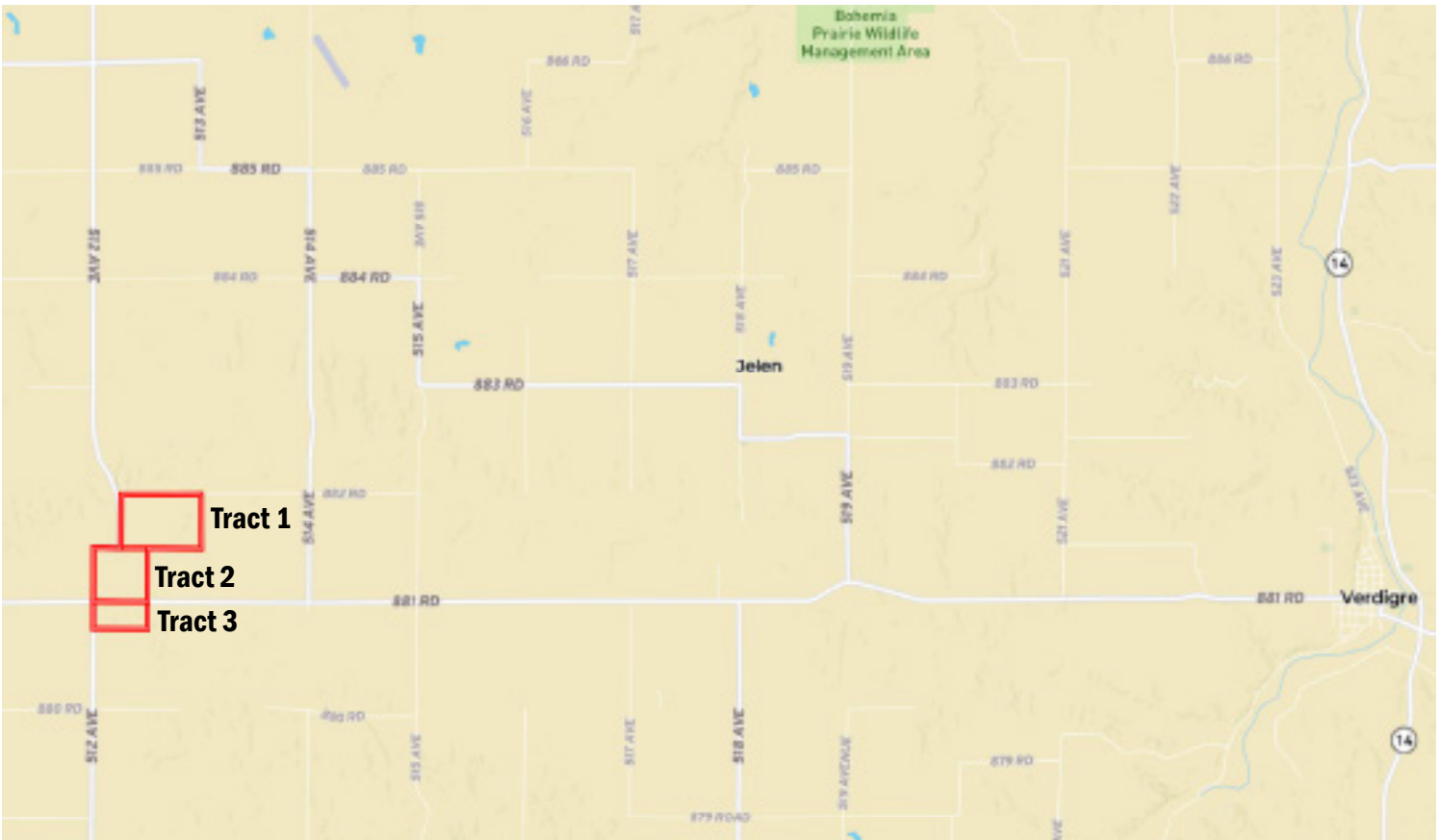
To register and bid on this auction go to: www.fncbid.com

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.



Property Location



**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock**