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LAND AUCTION

SIMULCAST LIVE AND ONLINE

322.73± Acres, Keith County, Nebraska

Wednesday, February 25, 2026 | 1:30 PM MST

Petrified Wood Gallery Community Center | 418 East 1st Street, Ogallala Nebraska

Highlights:

- Highly productive irrigated farm ground near Ogallala and Paxton, Nebraska
- Open for 2026 farming season
- Offered in two individual tracts as well as a combination



For additional information, please contact:

Scott Dean, Agent | Lisco, Nebraska

(970) 560-1133

SDean@FarmersNational.com

Bidding starts | Wednesday, February 18, 2026 at 8:00 AM MST
Bidding closes | Wednesday, February 25, 2026 at close of live event.

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

Property Information

Directions to Property:

From Ogallala, take Highway 61 south to Road East 80, turn east and travel 9.5 miles to Road East J South, turn south, travel 1 mile to Road East 70, turn east and travel 2 miles to Road East L South, turn south and travel 2.5 miles. The property will be on the east side of the road.

From Paxton, take Paxton-Elsie Road south travel 4 miles to Road East 40 turn west and travel .5 miles to Road East S South turn South and travel 1 mile to Road East 40 turn west and travel 7 miles to Road East L South turn north and property sits on east side of the road.

Legal Description:

Tract 1: NW 1/4 31-13-36

Tract 2: SW 1/4 31-13-36

Farm Data:

Tract 1:		Tract 2:	
Cropland	157.22 acres	Cropland	158.63 acres

FSA Information: Tracts 1 and 2 Combined

	Base	Yield
Corn	233.43 acres	165 bushels
Soybeans	30.27 acres	60 bushels
Wheat	8.24 acres	48 bushels

Property Description:

Discover a rare opportunity to own top-tier irrigated farmland in Keith County, Nebraska. Offered in two tracts or as a combined unit, this property represents the pinnacle of Nebraska agriculture. Both tracts are equipped with 2004 Zimmatic electric center pivots and high-capacity wells rated at over 750 GPM, delivering unmatched water reliability and efficiency under the Twin Platte NRD. Featuring superior soils, proven productivity, and excellent access, this farm is ideally suited for high-yield row crop operations. Whether you're expanding an elite portfolio or securing a cornerstone investment in one of the region's most respected farming areas, this property offers premium performance and long-term value. There is no farm lease in place and the farm will be available to the new buyer(s) at closing.

Tract 1: 1: 161.36+/- estimated acres. NW 1/4 of 31-13-36 includes a 2004 Zimmatic 7 Tower Pivot w/ End Gun. There are 132.75 certified irrigated acres under the Twin Platte NRD. Well registration number G-126457 was drilled in 2004 and is rated for 760

GPM. The well is powered by an electric submersible pump. If purchased as an individual tract, a survey will be required. The cost of the survey will be split equally between the buyer and seller. The acre amount is subject to change with survey results. Auction purchase price will not change due to the results of the survey.

Tract 2: 161.37+/- estimated acres. SW 1/4 of 31-13-36 includes a 2004 Zimmatic 7 Tower Pivot w/ End Gun. There are 135.56 certified irrigated acres under the Twin Platte NRD. Well registration number G-126458 was drilled in 2004 and is rated for 750 GPM. The well is powered by an electric submersible pump. If purchased as an individual tract, a survey will be required. The cost of the survey will be split equally between the buyer and seller. The acre amount is subject to change with survey results. Auction purchase price will not change due to the results of the survey.

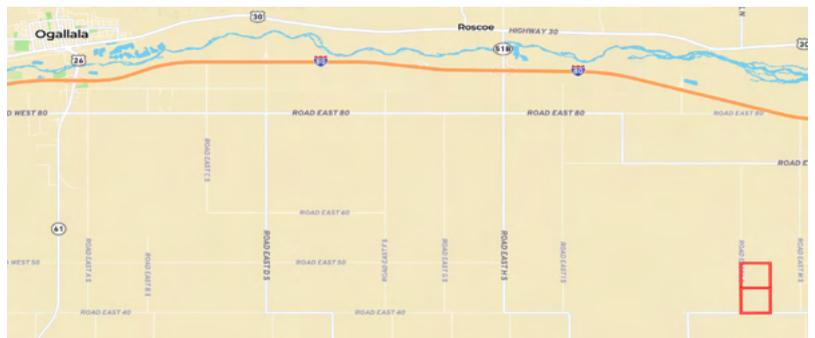
Tract 3: 322.73+/- taxable acres. W 1/2 of 31-13-36. Combination of Tract 1 and Tract 2. If purchased as a combination no survey will be required.

2025 Taxes:

Tract 1: \$4,485.10

Tract 2: \$5,013.70

Aerial and Location Maps



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1650	Kuma loam, 0 to 1 percent slopes	90.42	56.68	0	58	2c
1811	Satanta loam, 1 to 3 percent slopes	53.99	33.84	0	60	2e
1814	Satanta loam, 3 to 6 percent slopes	9.59	6.01	0	52	3e
1651	Kuma loam, 1 to 3 percent slopes	3.12	1.96	0	60	2e
1661	Lodgepole silt loam, frequently ponded	2.42	1.52	0	31	3w
TOTALS		159.54(*)	100%	-	57.95	2.08

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1811	Satanta loam, 1 to 3 percent slopes	118.66	75.4	0	60	2e
1651	Kuma loam, 1 to 3 percent slopes	21.29	13.53	0	60	2e
1814	Satanta loam, 3 to 6 percent slopes	17.24	10.95	0	52	3e
1661	Lodgepole silt loam, frequently ponded	0.19	0.12	0	31	3w
TOTALS		157.38(*)	100%	-	59.09	2.11

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 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 Thalken Title, Ogallala, Nebraska.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Thalken Title 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 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 Thalken Title.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller and Buyer(s) will each pay equal shares of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres

Sale Method: The real estate will be offered in two individual tracts or 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: Laura and Matthew Payne

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, February 18, 2026, at 8:00 AM MST. Bidding will be simultaneous with the live auction at 1:30 PM MST on Wednesday, February 25, 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.

