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ONLINE AUCTION

466.36± Acres, Franklin County, Nebraska

Bidding starts | Wednesday, March 11, 2026 at 8:00 AM
Bidding closes | Wednesday, March 18, 2026 at 1:00 PM

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

Highlights:

- **Diversified Irrigation:** Supported by two NRD-regulated groundwater permits (G-102218 & G-136955) and surface water from the Bostwick Irrigation District
- **Productive Row-Crop Unit:** Improved with two center-pivot irrigation systems, 3 power units, 1 booster pump and owner-owned underground infrastructure; grain storage includes one bin and two corn cribs
- **Flexible Layout & Access:** Located just west of the Webster–Franklin County line with access from U.S. Highway 136 and County Road 100; offered as a single farming unit



For additional information, please contact:
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Property Information

Property Description: The subject farm is being offered as one contiguous tract and consists of highly productive irrigated cropland supported by a combination of surface water from the Bostwick Irrigation District and groundwater under active permits administered by the Lower Republican Natural Resources District. The farm benefits from an overall surface-water allocation of approximately 78 acre-feet and groundwater irrigation is authorized under two active well permits: Well Registration No. G-102218 (80 acres) and Well Registration No. G-136955 (210 acres). Collectively, these surface and groundwater sources support the majority of the farm's irrigated footprint and contribute to its strong and reliable production profile.

Access to the farm is excellent, with frontage along U.S. Highway 136 on the north and County Road 100 along the east boundary, allowing efficient movement of farm equipment and grain hauling. The property also includes grain storage improvements consisting of one grain bin and two corn cribs; the grain bin currently lacks an electrical connection, and access to the grain storage facilities on the south portion of the farm.

Bostwick irrigation fees shall be paid by the seller and reimbursed to the seller by the buyer at closing.

Directions to Property: The property is located 1 1/4 mile east of Riverton, Nebraska along Highway 136.

Legal Description: All that part of Section 1, Township 1 South, Range 13 West, Franklin County, Nebraska, including the Northeast Quarter (NE 1/4), Southeast Quarter (SE 1/4), the East One-Half (E 1/2) of the West One-Half (W 1/2), and portions of the Northeast Quarter (NE 1/4) and the East One-Half (E 1/2) of the Northwest Quarter (NW 1/4), together with all appurtenant water rights and irrigation improvements.



Improvements:

- 2004 9 tower T&L pivot, diesel fuel tank, and John Deere 4045D I diesel irrigation motor
- 2012 6 tower T&L pivot, diesel fuel tank, pressure booster, and John Deere 4039D diesel irrigation motor
- Diesel fuel tank, John Deere 4045T diesel irrigaton motor purchased new in 2025

Buildings:

- Grain Bin: Poor condition
- Corn Crib: Poor condition

Farm Data:

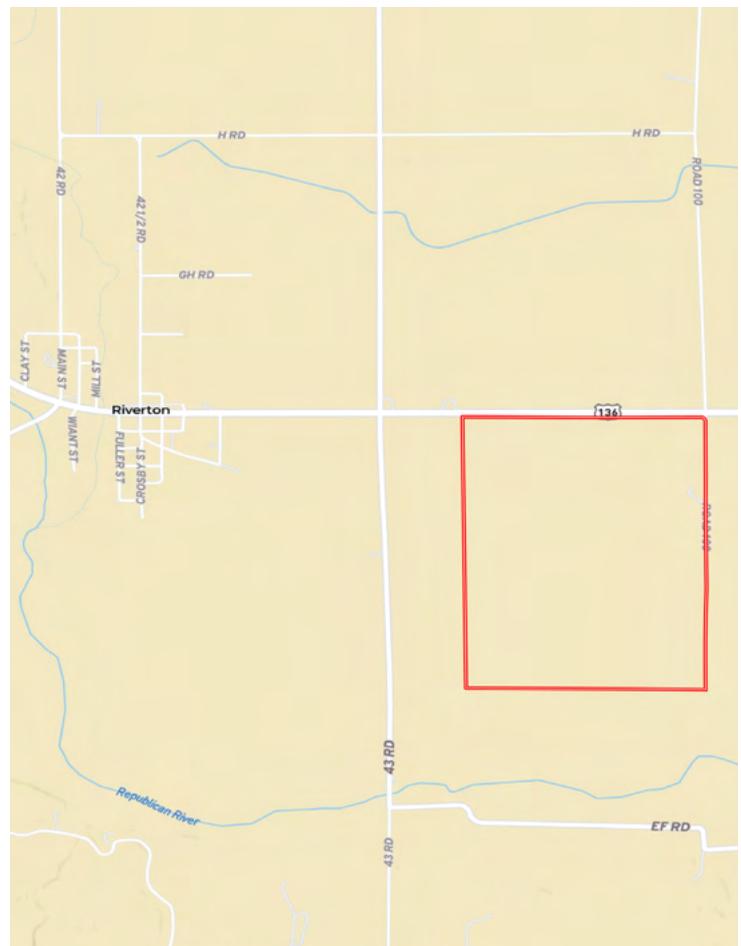
Cropland	399.39 acres
Non-crop	63.54 acres
Total	462.93 acres

FSA Information:

Crop	Base	Yield
Wheat	18.00 acres	37 bushels
Corn	229.55 acres	156 bushels
Soybeans	117.38 acres	44 bushels

Taxes: \$10,512.22

Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2333	Inavale loamy sand, rarely flooded	110.29	23.68	0	23	4e
2347	McCook silt loam, rarely flooded	107.17	23.01	0	54	1
2360	Munjor fine sandy loam, rarely flooded	82.61	17.74	0	35	2e
2559	Coly-Uly silt loams, 11 to 30 percent slopes	35.02	7.52	0	61	6e
4123	Holdrege and Uly soils, 3 to 7 percent slopes, eroded	25.52	5.48	0	66	3e
2830	Uly-Coly silt loams, 11 to 30 percent slopes	24.62	5.29	0	65	6e
2327	Inavale fine sandy loam, rarely flooded	24.46	5.25	0	35	3e
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	23.72	5.09	0	75	3e
4138	Holdrege silt loam, 7 to 11 percent slopes	12.39	2.66	0	77	4e
2366	Munjor loamy fine sand, rarely flooded	7.89	1.69	0	34	3e
2668	Holdrege silt loam, 1 to 3 percent slopes	5.17	1.11	0	79	2e
3561	Hobbs silt loam, occasionally flooded	5.08	1.09	0	81	2w
2667	Holdrege silt loam, 0 to 1 percent slopes	1.32	0.28	0	80	2e
8870	Hord silt loam, 1 to 3 percent slopes	0.4	0.09	0	80	2e
TOTALS		465.66(*)	100%	-	46.07	2.98

Online Auction Terms

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

Taxes: Seller will pay those real estate tax installments due and payable through December 31, 2025.

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 18, 2026, or such other date agreed to by the parties. Buyer will be granted immediate access to perform necessary operations for preparation for the 2026 crop year upon completed sales contract. In the event the transaction is not closed at no fault of the seller, the buyer will not be reimbursed for operations or inputs.

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 Miller Abstract and Title Co.

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

Closing: The sale closing is on April 18, 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 the closing agent.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Wednesday, March 11, 2026, at 8:00 AM until Wednesday, March 18, 2026, at 1:00 PM, 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 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 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 Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller 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 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: John F Davis and Carmen L Davis

Online Bidding Procedure: This online auction begins on Wednesday, March 11, 2026, at 8:00 AM. Bidding closes on Wednesday, March 18, 2026, at 1:00 PM.

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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.



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