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LAND AUCTION

SIMULCAST LIVE AND ONLINE

80.42± Acres, Saunders and Dodge County, Nebraska

Thursday, March 12, 2026 | 10:00 AM

Fremont City Auditorium | 925 N. Broad St. Fremont, Nebraska 68025

Highlights:

- **Tract 1: Good producing cropland with some recreation land located close to Fremont area**
- **Tracts 2 - 4: Small city lots located in eastern Fremont**



For additional information, please contact:
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Bidding starts | Tuesday, March 10, 2026 at 8:00 AM
Bidding closes | Thursday, March 12, 2026 at 9:00 AM

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

Property Information

Directions to Property:

Tract 1: From intersection of Highway 109 and Highway 77 - 1.5 miles west on Highway 109, farm located 1/4 mile north access is by field road Ag eastment located on the west side of the SE 1/4, SW1/4 Sec 33-17-8.

Tract 2: Approximately 1140 North H Street, Fremont, Nebraska

Tract 3: Approximately 350 East 9th Street, Fremont, Nebraska

Tract 4: Northwest corner of 9th and Luther Road. Fremont, Nebraska

Legal Description:

Tract 1: North 1/2 of the Southeast 1/4 of Section 33-17-8 Saunders Co. (80 ACRES)

Tract 2: Dodge County Parcel ID 270136118 (Contains Building), approx. 0.06 acres. Approx 1140 North H street.

Tract 3: Dodge County Parcel ID 270136131 (Contains Building), approx. 0.22 acres. Approx 350 East 9th Street

Tract 4: Dodge County Parcel (No PID) located NW corner of 9th & Luther Road (Contains Building), approx. 0.14 acres. Approx 2530 E 9th st.

Property Description: Tract 1: 80 acres made up of good quality cropland , grassland and timber lined creek offering good crop income with quality hunting and recreational opportunities.

Improvements:

Tract 1: None

Tract 2 - 4: Each tract has a small brick Decommissioned City Well House on it

Farm Data:

Tract 1:
Cropland 66.87 acres
Non-crop .89 acres
Timber 12.24 acres
Total 80.00 acres

Tract 2:
City Lot .06 acres
Total .06 acres

Tract 3:
City Lot .22 acres
Total .22 acres

Tract 4:
City Lot .14 acres
Total .14 acres

FSA Information:

Tract 1:

	<u>Base</u>	<u>Yield</u>
Corn	31.65 acres	133 bushels
Soybeans	31.65 acres	45 bushels

Taxes: \$2,748.70

Additional Comments: The sale is subject to City Council Approval and waiting period for Public Notices of sale as outlined by City Ordinances, Regulations and State Law.

Location Map



Tract 1:



Tract 1 Aerial Map

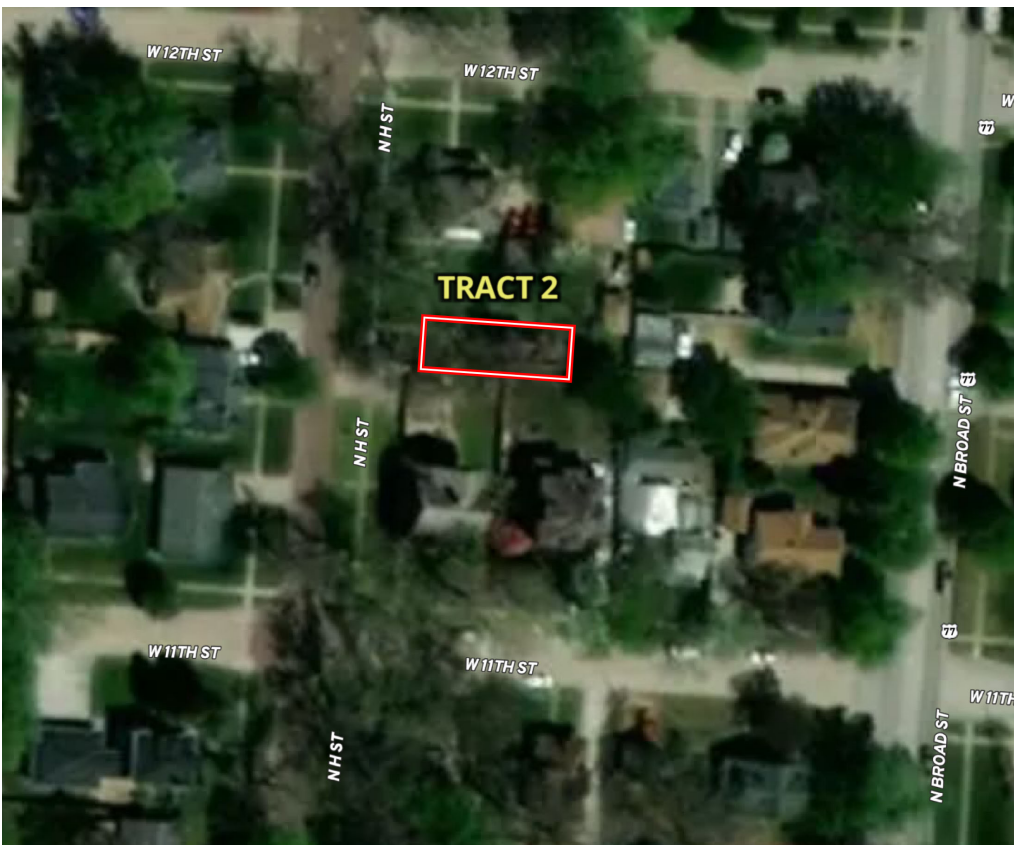


Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8119	Pohocco silty clay loam, 11 to 17 percent slopes, eroded	39.61	49.13	0	58	4e
7647	Yutan, eroded-Aksarben silty clay loams, 2 to 6 percent slopes	15.52	19.25	0	61	2e
8013	Ida-Steinauer complex, 17 to 60 percent slopes	13.2	16.37	0	14	7e
8125	Pohocco silty clay loam, 6 to 11 percent slopes, eroded	12.3	15.26	0	62	3e
TOTALS		80.63(*)	100%	-	51.99	3.95

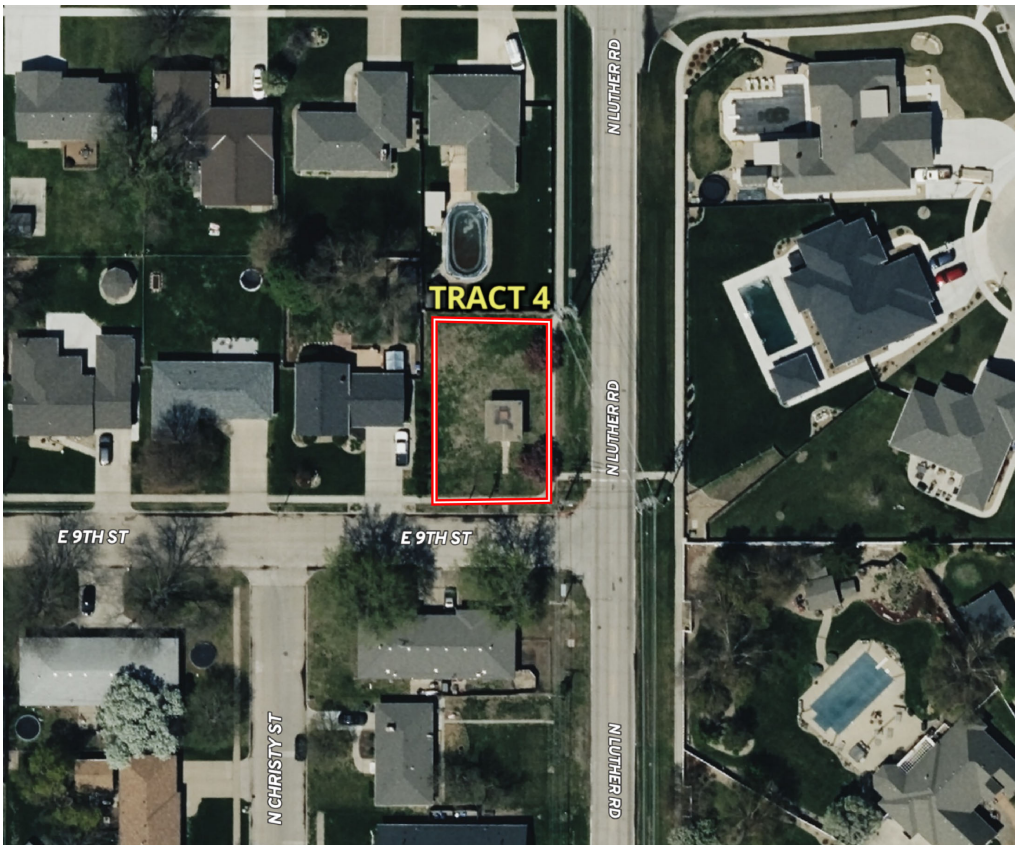
Tract 2:



Tract 3:



Tract 4:



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 May 22, 2026, or such other date agreed to by the parties. Subject to City Council Approval and Public Notice requirements. Buyer to get Tenant's possession upon signing real estate contract and receipt of earnest deposit

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 the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title Co. 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 both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on May 22, 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 Midwest Title Co.

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 will pay 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 4 individual tracts. 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. Seller's obligation to sell the Property to Purchaser is conditioned on: (i) the passage and approval of an ordinance by the City Council of the City of Fremont and (ii) publication of notice of sale and right of remonstrance for three weeks (twenty-one (21) days) as provided by Neb. Rev. Stat. §16-202. Closing shall not occur until the lapse

of thirty (30) days following the last day of publication with no remonstrance. The Parties agree that the "Remonstrance Period" shall be sixty (60) days following the passage and approval of the ordinance approving this Agreement. If the right of remonstrance as provided by law, as set forth under this Section 4(ii) has been met, and sale is prevented, this Agreement is null and void, and Seller shall immediately return the Earnest Money to Purchaser.

Anticipated Dates:

Auction: March 12

Approve Sale at City Council: March 31

3 weeks to advertise sale results until April 22

30 days for public comment until May 22.

Close on May 22.

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: City of Fremont

Auctioneer: Eric Mueller

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, March 10, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 9:00 AM on Thursday, March 12, 2026, with bidding concluding at the end of the live auction.

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