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LAND AUCTION

SIMULCAST LIVE AND ONLINE

**234.75± Acres, Thurston County, Nebraska
Offered in Three Tracts**

Wednesday, March 11, 2026 | 10:00 AM

Pender Community Center | 614 Main Street, Pender, Nebraska

Highlights:

- **Three highly productive tracts**
- **Great access and location**
- **Full possession for 2026**

For additional information, please contact:



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Co-Brokered With:

Staci Mueller | Berkshire Hathaway Home Services | (402) 699-0067



Bidding starts | Monday, March 9, 2026, at 8:00 AM
Bidding closes | Wednesday, March 11, 2026, at close of live event.

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

Property Information

Directions to Property:

Tract 1: From Thurston, travel one mile west to Highway 9 and continue west for 0.25 miles on H Avenue. Farm is located south of H Avenue. Look for signs.

Tracts 2 and 3: From Pender, travel north to Highway 16 and turn west onto Highway 16. Follow Highway 16 for 6 miles to the intersection of Highway 16 and 11th Road, also known as the Wayne County and Thurston County line road. Both tracts are southeast of the intersection. Look for signs.

Legal Description:

Tract 1: 77.54 Acres, Lot 2 & SW 1/4 NE 1/4 Section 4-T25N-R6E.
Tract 2: 77.21 Acres, N 1/2 NW 1/4 Section 26-T25N-R5E
Tract 3: 80 Acres, S 1/2 NW 1/4 Section 26-T25N-R5E

Property Description:

Three tracts of mostly tillable, well cared for productive cropland.

2025 Taxes:

Tract 1: \$3,834.50
Tract 2: \$3,865.68
Tract 3: \$3,952.90

Farm Data:

Tract 1:	
Cropland	76.53 acres
Non-crop	<u>1.01 acres</u>
Total	77.54 acres
Tract 2:	
Cropland	75.03 acres
Non-crop	<u>2.13 acres</u>
Total	77.21 acres
Tract 3:	
Cropland	80.18 acres

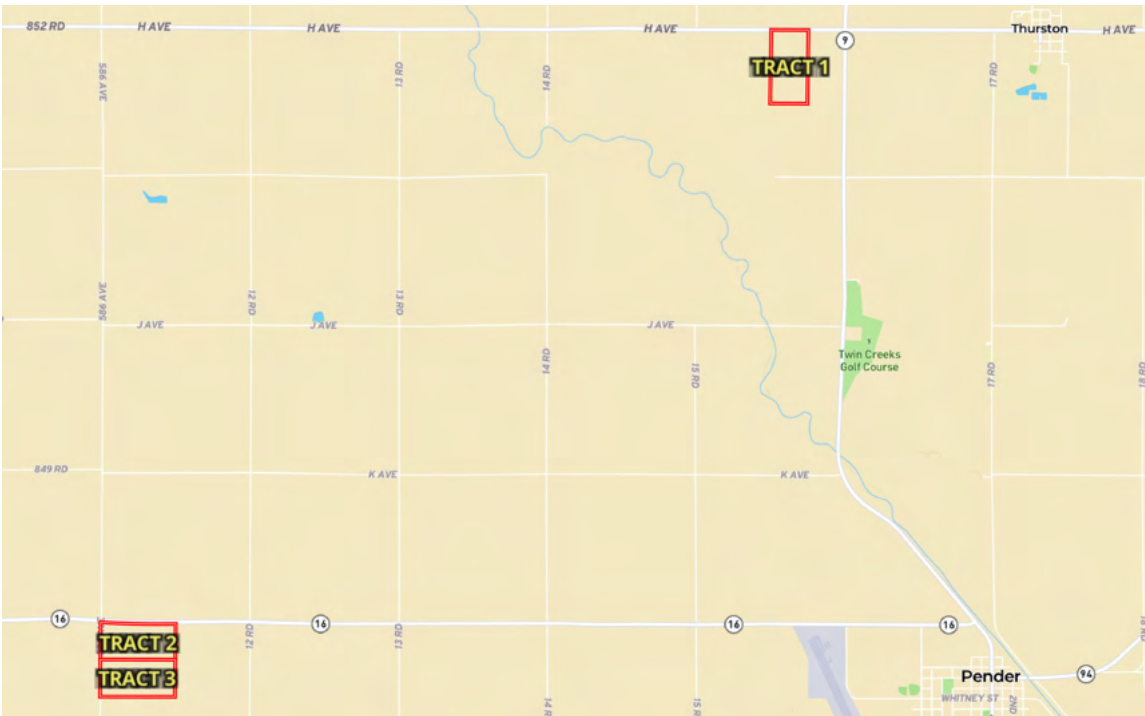
FSA Information:

Tract 1	Base	Yield
Corn	38.24 acres	170 bushels
Soybeans	38.26 acres	52 bushels
Tract 2	Base	Yield
Corn	49.35 acres	172 bushels
Soybeans	22.58 acres	54 bushels
Tract 3	Base	Yield
Corn	35.49 acres	162 bushels
Soybeans	5.37 acres	55 bushels

Additional Comments:

Proration of Residual Manure application/credit on Tracts 2 and 3.

Location Map



Aerial Maps



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6813	Moody silty clay loam, 6 to 11 percent slopes	22.68	28.82	0	74	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	18.73	23.8	91	76	2e
7716	McPaul silt loam, 0 to 2 percent slopes, occasionally flooded	16.45	20.9	0	80	2w
6811	Moody silty clay loam, 2 to 6 percent slopes	5.48	6.96	67	75	2e
6703	Thurman loamy fine sand, 2 to 6 percent slopes	4.49	5.71	45	48	4e
6600	Alcester silty clay loam, 0 to 2 percent slopes	4.27	5.43	98	76	1
6756	Nora silt loam, 6 to 11 percent slopes, eroded	2.64	3.35	52	67	3e
6847	Ortello fine sandy loam, 6 to 11 percent slopes	2	2.54	0	62	4e
6802	Leisy fine sandy loam, 6 to 11 percent slopes	1.95	2.48	0	85	4e
TOTALS		78.69(*)	100%	35.95	74.15	2.48

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7772	Coleridge and Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	24.6	31.66	0	83	2w
6756	Nora silt loam, 6 to 11 percent slopes, eroded	23.37	30.07	52	67	3e
6603	Alcester silty clay loam, 2 to 6 percent slopes	18.88	24.3	91	76	2e
6630	Belfore-Moody silty clay loams, 1 to 3 percent slopes	9.69	12.47	0	81	1
6811	Moody silty clay loam, 2 to 6 percent slopes	0.84	1.08	67	75	2e
6813	Moody silty clay loam, 6 to 11 percent slopes	0.33	0.42	0	74	3e
TOTALS		77.71(*)	100%	38.47	76.11	2.18

Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6756	Nora silt loam, 6 to 11 percent slopes, eroded	20.06	25.08	52	67	3e
6630	Belfore-Moody silty clay loams, 1 to 3 percent slopes	19.13	23.92	0	81	1
6603	Alcester silty clay loam, 2 to 6 percent slopes	19.03	23.8	91	76	2e
6813	Moody silty clay loam, 6 to 11 percent slopes	7.14	8.93	0	74	3e
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	6.83	8.54	0	63	3e
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	6.09	7.62	0	67	4e
6754	Nora silt loam, 2 to 6 percent slopes, eroded	0.96	1.2	50	69	2e
7772	Coleridge and Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.73	0.91	0	83	2w
TOTALS		79.97(*)	100%	35.3	72.94	2.34

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, Farmers National Company, or BHHS Ambassador Real Estate.

Possession: Possession will be granted at closing on April 12, 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 Midwest Title Inc..

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 Inc. 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 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 April 12, 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 Inc.

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 three individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. 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, BHHS Ambassador Real Estate 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, BHHS Ambassador Real Estate, 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, BHHS Ambassador Real Estate 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: JJK Family LLC

Auctioneer: Eric Mueller

Simulcast Public and Online: Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, March 11, 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, Farmers National Company, nor BHHS Ambassador Real Estate 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.

