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LAND AUCTION

SIMULCAST LIVE AND ONLINE

493.87± Acres, Gage and Jefferson Counties, Nebraska

Tuesday, March 10, 2026 | 10:00 AM

On the Bricks Venue and Lofts | 508 E Street, Fairbury, Nebraska



Highlights:

- **Tract 1: High quality irrigated farm with easy access and close to aggressive grain markets.**
- **Tracts 2 and 3: Good mix of quality cropland, grass and timber.**
- **All tracts have excellent hunting potential.**

For additional information, please contact:



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Bidding starts | Thursday, March 5, 2026, at 8:00 AM

Bidding closes | Tuesday, March 10, 2026, at close of live event.

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

Property Information

Directions to Property:

Tract 1: Traveling north out of Beatrice on Highway 77, turn west on W Hickory Road and travel 5 ½ miles. Turn north on Southwest 89th Rd and travel ½ mile. The farm is on the east and west sides of the road.

Tracts 2 and 3: Travel south out of Fairbury on Highway 15, turn west on Highway 8 and travel 1 mile. Turn north on Fredrick Street. Travel 1 ½ miles and turn west on Crystal Springs Road at the T Intersection. Travel ½ mile and both tracts are on the south side of the road.

Legal Description:

Tract 1: Northeast Quarter (NE1/4) of Section 10 AND the North Half of the Northwest Quarter (N1/2NW1/4) of Section 11 West of the Blue River, all in Township 4, Range 5 East of the 6th P.M., less RTY & PC & EX 8.76 acres, in Gage County, Nebraska

Tract 2: Northeast Quarter (NE1/4) of Section 28 AND East 33 Feet of the West Half of the Southeast Quarter (W1/2 SE1/4) of Section 21, all in Township 2, Range 2 East of the 6th P.M. in Jefferson County, Nebraska.

Tract 3: East Half of the Southeast Quarter (E1/2SE1/4) of Section 21 AND the West Half of the West Half of the Southwest Quarter (W1/2W1/2SW1/4) of Section 22 AND the South 10 acres of the East Half of the Southwest Quarter of the Southwest Quarter (E1/2SW1/4SW1/4), all in Township 2, Range 2 East of the 6th P.M. in Jefferson County, Nebraska.

Property Description:

Tract 1: includes 161.26 cropland acres, with 122.48 acres irrigated and 38.78 acres non irrigated, according to the Farm Service Agency. This is a high quality irrigated farm with strong hunting potential.

Tract 2: consists of 135.92 cropland acres, featuring a mix of grass and timber that also offers excellent hunting opportunities. Access to this tract is provided through a 2 acre parcel included in the sale, located just west of Tract 3.

Tract 3: contains 89 cropland acres, along with approximately 35 acres of pasture, per the Farm Service Agency. Improvements on this tract include a dilapidated house, outbuildings, and bins, none of which are usable in their current condition. It also features an approximately 80' x 50' Morton building in fair condition with a concrete floor. Located just southwest of Fairbury across from Crystal Springs, this tract offers an excellent potential homesite for your dream home.

Improvements:

Tract 1: The 2 wells with pumps, 2 gearheads, 2 oil drippers, 1 flow meter, 1 valve assembly, all pivot bridges crossing the creek and all underground pipe and wires are included with the sale.

The irrigation pivot, motors, generators, control panels, drive shafts, motor shed, flood irrigation pipe, pivot stops and propane tanks are provided by the tenant and are not included with the sale.

Well Information:

Tract 1: There are 2 wells on tract 1. The northeast well (G-006864) is a 9" well drilled to a depth of 110 feet in 1956. When drilled, it pumped 1,200 gpm at 32 feet. The southwest well (G-034172) is a 6" well drilled to a depth of 91 feet in 1970. When drilled, it pumped 750 gpm at 40 feet. This information is according to the Nebraska Department of Natural Resources.

2025 Taxes:

Tract 1: \$9,195.00

Tract 2: \$5,535.98

Tract 3: \$3,613.78



Property Information

Farm Data:

Tract 1:

Cropland	161.26 acres
Timber	<u>40.66 acres</u>
Total	201.87 acres

Tract 2:

Cropland	135.92 acres
Non-crop	6.35 acres
Timber	<u>19.73 acres</u>
Woods	162.00 acres

Tract 3:

Cropland	89.00 acres
Pasture	35.27 acres
Buildings	<u>5.73 acres</u>
Total	130.00 acres

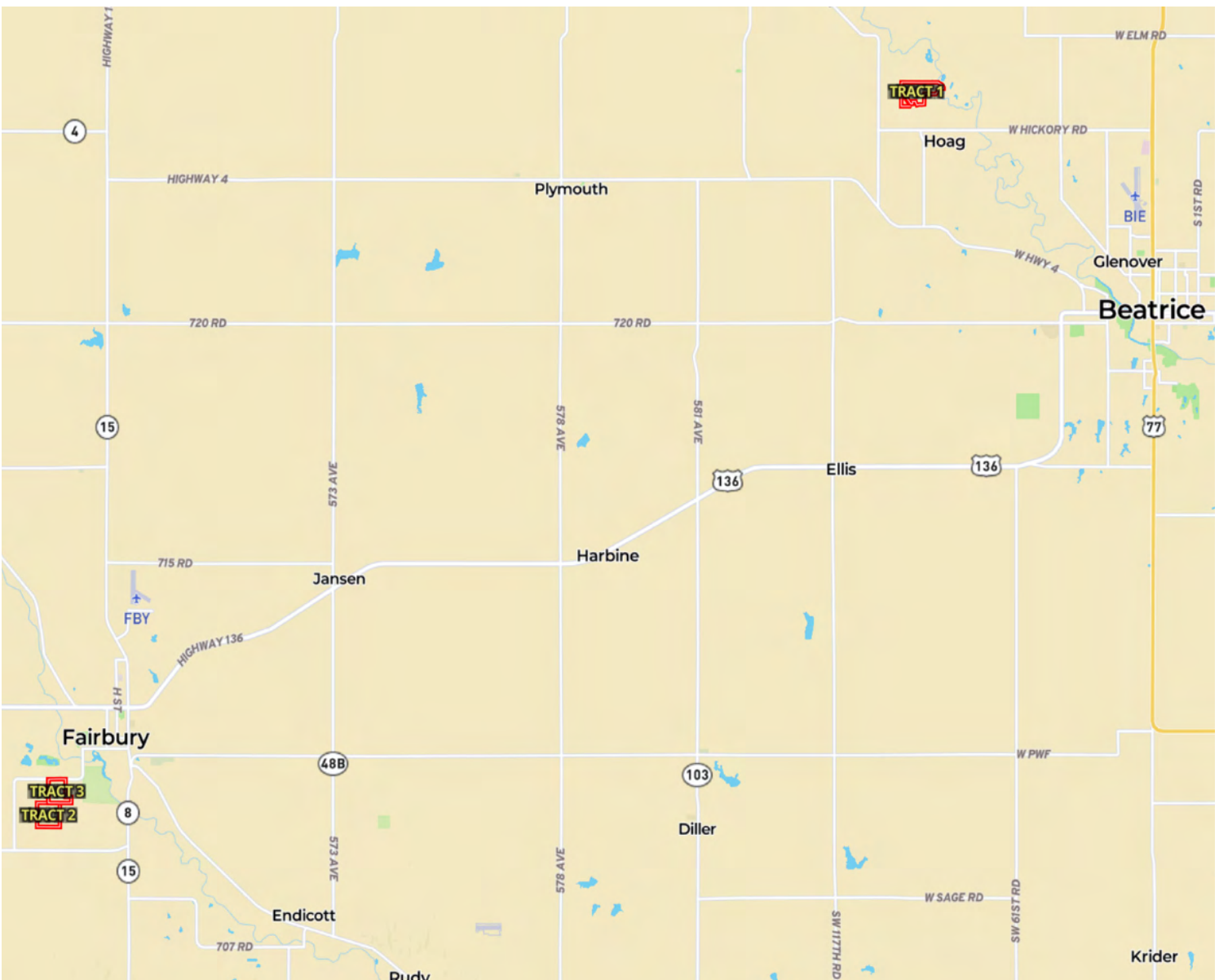
FSA Information:

Tract 1	Base	Yield
Corn	129.70 acres	158 bushels
Soybeans	4.50 acres	48 bushels
Wheat	9.70 acres	33 bushels
Grain Sorghum	0.20 acres	91 bushels

Tracts 2 and 3	Base	Yield
Corn	114.10 acres	104 bushels
Soybeans	40.60 acres	33 bushels
Wheat	10.00 acres	37 bushels
Grain Sorghum	61.20 acres	72 bushels

Tracts 2 and 3 are combined on the FSA Report

Property Location Map



Tract 1

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7868	Nodaway silt loam, channeled, occasionally flooded	54.53	27.71	0	65	6w
7050	Kennebec silt loam, occasionally flooded	43.33	22.02	0	94	2w
7153	Kennebec silt loam, rarely flooded	38.1	19.36	0	94	1
4350	Chase silty clay loam, rarely flooded	28.72	14.6	0	71	2w
7750	Nodaway silt loam, occasionally flooded	14.09	7.16	0	94	2w
7061	Muscotah silty clay loam, occasionally flooded	12.17	6.19	0	67	2w
7464	Otoe silty clay loam, 6 to 11 percent slopes, eroded	3.8	1.93	0	54	4e
9999	Water	1.45	0.74	0	-	-
7102	Wymore silty clay loam, terrace, 0 to 2 percent slopes	0.56	0.28	0	65	2s
7693	Wymore silty clay loam, 2 to 6 percent slopes	0.02	0.01	0	64	3e
TOTALS		196.7 7(*)	100%	-	79.39	2.96



Tract 2

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	53.1	32.65	0	63	2e
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	42.53	26.15	0	62	3e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	26.52	16.31	0	58	3e
3862	Geary and Jansen soils, 7 to 11 percent slopes, severely eroded	18.86	11.6	0	51	4e
3857	Geary and Jansen soils, 7 to 11 percent slopes	9.67	5.95	0	61	4e
3557	Hobbs silt loam, channeled, occasionally flooded	4.56	2.8	0	54	6w
3561	Hobbs silt loam, occasionally flooded	4.2	2.58	0	81	2w
3776	Muir silt loam, 1 to 3 percent slopes	2.43	1.49	0	81	2e
3861	Geary and Jansen soils, 7 to 11 percent slopes, eroded	0.65	0.4	0	55	4e
3860	Geary and Jansen soils, 11 to 30 percent slopes	0.11	0.07	0	47	6e
TOTALS		162.6 3(*)	100%	-	60.85	2.9



Tract 3

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3861	Geary and Jansen soils, 7 to 11 percent slopes, eroded	63.1	49.06	0	55	4e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	23.39	18.19	0	58	3e
3862	Geary and Jansen soils, 7 to 11 percent slopes, severely eroded	20.22	15.72	0	51	4e
3561	Hobbs silt loam, occasionally flooded	10.89	8.47	0	81	2w
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	4.37	3.4	0	63	2e
3857	Geary and Jansen soils, 7 to 11 percent slopes	3.61	2.81	0	61	4e
3776	Muir silt loam, 1 to 3 percent slopes	2.79	2.17	0	81	2e
3557	Hobbs silt loam, channeled, occasionally flooded	0.17	0.13	0	54	6w
3860	Geary and Jansen soils, 11 to 30 percent slopes	0.07	0.05	0	47	6e
TOTALS		128.6 1(*)	100%	-	58.12	3.54



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 April 10, 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 Nebraska Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Nebraska Title Company 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 10, 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 Nebraska Title Company.

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. 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 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: Pamela Olsen and Stephanie Bernoteit

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, March 5, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, March 10, 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.



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