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LAND AUCTION

SIMULCAST LIVE AND ONLINE

120.74± Acres, Clay County, Nebraska

Thursday, September 10, 2026 | 10:00 AM

Fairfield Auditorium | 302 D Street, Fairfield Nebraska

Highlights:

- Acreage with income producing cropland
- Nearly level productive irrigated cropland
- Highway frontage



For additional information, please contact:



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Bidding starts | Thursday, September 3, 2026 at 8:00 AM

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

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

Directions to Property:

From Fairfield travel 3.5 miles west on Highway 74. The property sets on the north side of the highway.

Legal Description:

PT E1/2SW1/4 & SE1/4NW1/4 Sec 36 - 6N - 8W

Property Description:

Income-producing cropland located just 3.5 miles west of Fairfield along Highway 74. This property features a classic farmhouse ready to be restored to its vintage charm, or it offers ample space to build your own dream home. Enjoy a secure, quiet rural setting with convenient access to nearby destinations.

The gravity-irrigated farm presents an excellent opportunity for conversion to a drip irrigation system. The owner will provide the gearhead, well, and a portion of the irrigation pipe. All other irrigation equipment is supplied by the tenant and is not included in the sale. This farm is located in the Little Blue NRD and has approximately 104.63 certified irrigated acres. The irrigation well was drilled in 1976 and was rated at 1325 gpm and is ran by a diesel power unit.

The house and outbuildings will be sold “As Is, Where Is” with no warranties or guarantees, expressed or implied.

Two ponds and a small wetland area provide excellent wildlife habitat and enhance the property’s natural appeal.

Property showings are by appointment only. Please contact the listing agents to schedule a viewing.

Improvements:

- 1,848 sq.ft. two-story house
- 1,360 sq ft. detached garage
- Two farm utility buildings
- Two grain bins

Farm Data:

Cropland	104.66 acres
Non-crop	10.00 acres
Buildings	<u>6.08 acres</u>
Total	120.74 acres

FSA Information:

	Base	Yield
Corn	82.7 acres	122 bushels
Soybeans	22.0 acres	34 bushels

2025 Taxes:

\$5,711.66

Location Map



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	3864	Hastings silt loam, 0 to 1 percent slopes	57.8%	69.8	1	1
●	3952	Fillmore silt loam, frequently ponded	13.2%	16	3w	4w
●	3953	Fillmore silt loam, drained, 0 to 1 percent slopes	10.9%	13.1	2w	2w
●	3910	Scott silt loam, frequently ponded	6.8%	8.2	4w	--
●	3820	Butler silt loam, 0 to 1 percent slopes	5.7%	6.9	2w	2w
●	3824	Crete silt loam, 0 to 1 percent slopes	5.6%	6.8	2s	2s

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 2026 payable in 2027 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 November 3, 2026 or such other date agreed to by the parties. Subject to farm lease expiring February 28 2027. House lease expires December 31, 2026.

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 York County 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 York County Title Co. the required earnest payment. The cost of title insurance will be equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on November 3, 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 York County Title Co.

Auction Sales: The real estate will be offered in one individual tract. 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 the 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: Craig Peshek

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, September 3, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, September 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 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.

