

**Farmers
National
Company™**

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L-2600245

**SCAN THE QR CODE
FOR MORE INFO!**



ONLINE AUCTION

320± Acres, Holt County, Nebraska

Bidding starts: Friday, April 10, 2026, at 8:00 AM

Bidding closes: Friday, April 17, 2026, at 1:00 PM

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

Highlights:

- **Fantastic hunting**
- **Beaver Creek flows through the property**
- **Irrigated acres, pivots, home, and buildings**



For additional information, please contact:

Dave Hickey, Agent | (402) 336-3500 or (402) 340-4436

DHickey@FarmersNational.com

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Property Information

Directions to Property:

From Stuart, Nebraska (north edge), travel two miles east on paved 882nd Road, then 10.5 miles north on paved 469th Avenue (Stuart-Naper Road), then one mile west on Drake Road to the southeast corner of the ranch.

Property Description:

A fantastic combination of recreation and irrigated cropland with a large older home and Beaver Creek flowing through the property! An outstanding northwestern Holt County half-section with irrigated cropland watered by five pivots pumping from the Beaver Creek and a small holding pond. All the irrigation equipment will remain with the property. Beaver Creek offers a deep cedar and oak tree lined canyon with unlimited wildlife and hunting potential. Previous hunters have paid top dollar annually for the right to hunt this gem! All leases have expired, and the Buyers shall receive full possession upon closing. A small fishing pond at the north end of the property makes this a complete recreation and hunting property with income!

If you have been looking for deluxe hunting and recreation plus irrigated cropland, give Dave a call today for a showing!

Legal Description:

Southeast Quarter (SE¼) of Section 1 and Northeast Quarter (NE¼) of Section 12, Township 32 North, Range 16 West of the 6th P.M., Holt County, Nebraska.

2025 Taxes:

\$5,018.74

FSA Information:

Farm 2552; Tract 7499 - 180.7 FSA cropland acres

	Base	PLC Yield
Corn	119.9 acres	124 bushels
Grain Sorghum	0.3 acres	73 bushels
Soybeans	8.7 acres	35 bushels

Irrigation Information - Surface Water Permits:

Permit A-8226

Permit held in: Wayne Herley/David J Hickey Trust
251.0 acres (115.8 acres Shald Trust)
Priority Date: 10-17-1955
Source: Beaver Creek

Permit A-13935

Permit held in: Wayne Herley/David J Hickey Trust
212.4 acres (7.0 acres Shald Trust)
Priority Date: 01-13-1976
Source: Beaver Creek

Note: This information is for the entire water right on both permits. The acres/rate would be split according to ownership of the land in which the water rights currently lie.

Irrigation Equipment:

6-tower Valley pivot
4-tower Olson pivot
2-tower Olson pivot
3-tower Olson pivot
2-tower Olson pivot
6-tower Olson pivot
Cummins 6BT 5.9 L diesel power unit, Gorman-Rupp MB4A 20-B pump, fuel tank

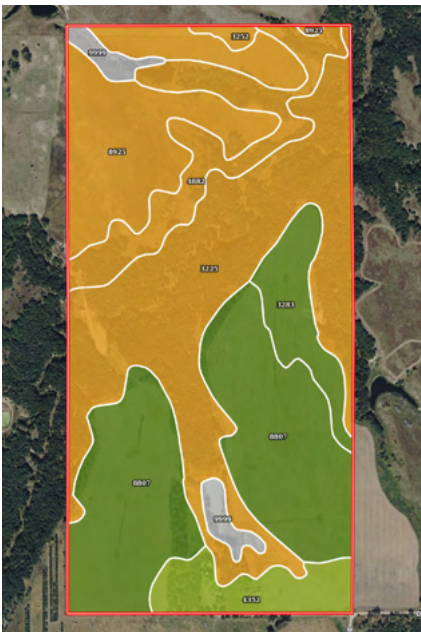
Homes:

Two-story 1,741 square foot home built in 1920. Four bedrooms and two bathrooms with central air and heat. Home has been utilized as a hunting lodge for the past several years.

1967 modular home of 1,388 square feet. Poor condition.



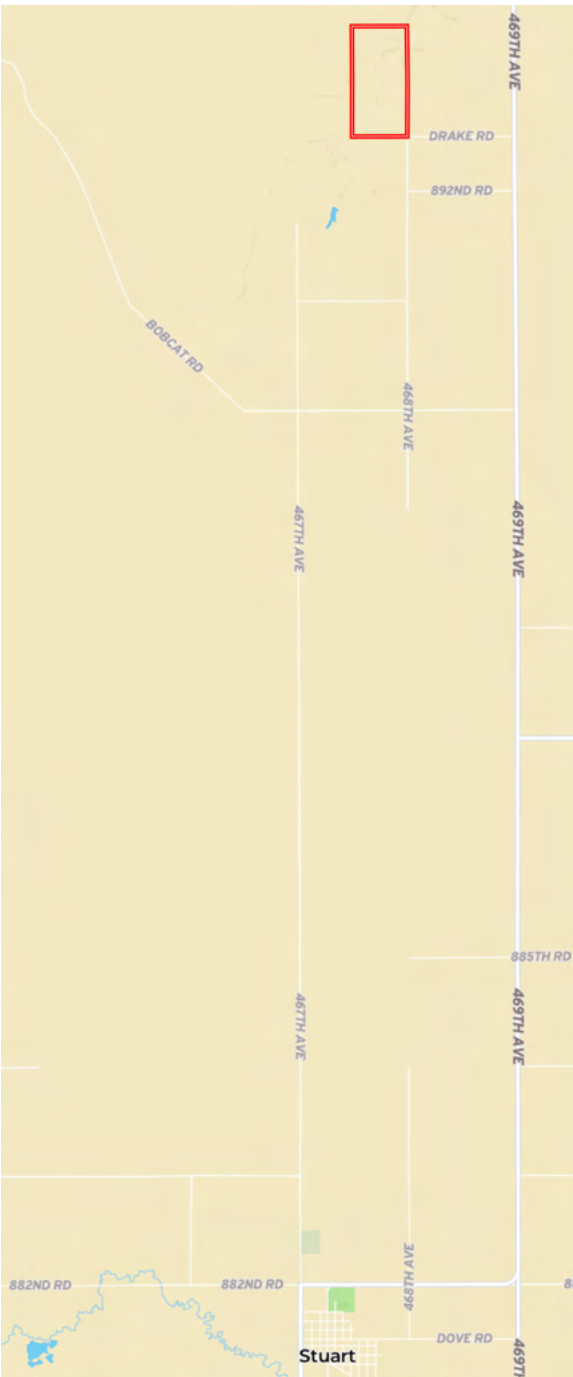
Soil Map



Aerial Map



Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	101.27	31.26	33	26	6e
8807	Anselmo-Oneill sandy loams, 0 to 3 percent slopes	92.02	28.41	0	46	2e
8925	Simeon loamy sand, 0 to 3 percent slopes	53.02	16.37	0	25	6s
4882	Valentine-Simeon sands, 9 to 30 percent slopes, eroded	32.19	9.94	0	15	6e
4352	Elsmere fine sandy loam, 0 to 3 percent slopes	18.06	5.57	0	34	3w
3283	Paka fine sandy loam, 0 to 2 percent slopes	17.57	5.42	0	54	2e
9999	Water	7.86	2.43	0	-	-
3252	Meadin sandy loam, 0 to 2 percent slopes	1.95	0.6	0	34	6s
TOTALS		323.94(*)	100%	10.32	31.81	4.44



Online Auction Terms

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

Taxes: Real estate taxes will be prorated to closing.

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 15, 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 McCarthy Abstract Title & Escrow Co. of O'Neill, Nebraska.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCarthy Abstract Title & Escrow Co. of O'Neill, Nebraska 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 Seller and Buyer(s). 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 15, 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 McCarthy Abstract Title & Escrow Co. of O'Neill, Nebraska.

Auction Sales: The real estate will be offered as a total unit. All bids are open for advancement starting **Friday, April 10, 2026, at 8:00 AM until Friday, April 17, 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 five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minutes 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 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: John J. Shald Revocable Living Trust dated June 28, 2019

Online Bidding Procedure: The online bidding begins on **Friday, April 10, 2026, at 8:00 AM until Friday, April 17, 2026, at 1:00 PM.**

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

Bidders can also bid in person at the Farmers National Company office located at 423 East Douglas Street, O'Neill, Nebraska. Farmers National Company personnel will walk through the on-line bidding process through the main office computer.

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.

