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LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Acres, Holt County, Nebraska

Thursday, May 28, 2026 | 1:30 PM

Chambers Community Center | 107 East Main Street, Chambers, Nebraska

Highlights:

- **Productive Holt County hay meadow**
- **Combination upland and sub-irrigated forage**
- **Spring fed pond**



For additional information, please contact:

Jim Wakefield, Agent

(402) 336-3500 or (402) 394-1927

JWakefield@FarmersNational.com

Bidding starts | Friday, May 22, 2026 at 8:00 AM

Bidding closes | Thursday, May 28, 2026 at close of live event

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

Directions to Property:

From Chambers, Nebraska, six miles south on 487th Avenue, then two miles east on 848th Road and one mile north on 489th Avenue to the northwest corner of the property.

From the Chambers Corner, five miles south on U.S. Highway 281, then 2½ miles west on 849th Avenue.

Legal Description:

Northwest Quarter (NW¼) of Section 22, Township 25 North, Range 12 West of the 6th P.M., Holt County, Nebraska.

Property Description:

This productive native hay meadow, combines 160+/- acres of both upland and sub-irrigated forage acres. This quarter boasts of a spring fed pond, protection, and good perimeter fence lending itself to livestock grazing in addition to consistent annual hay production. **Call the agent for details!**

2025 Taxes:

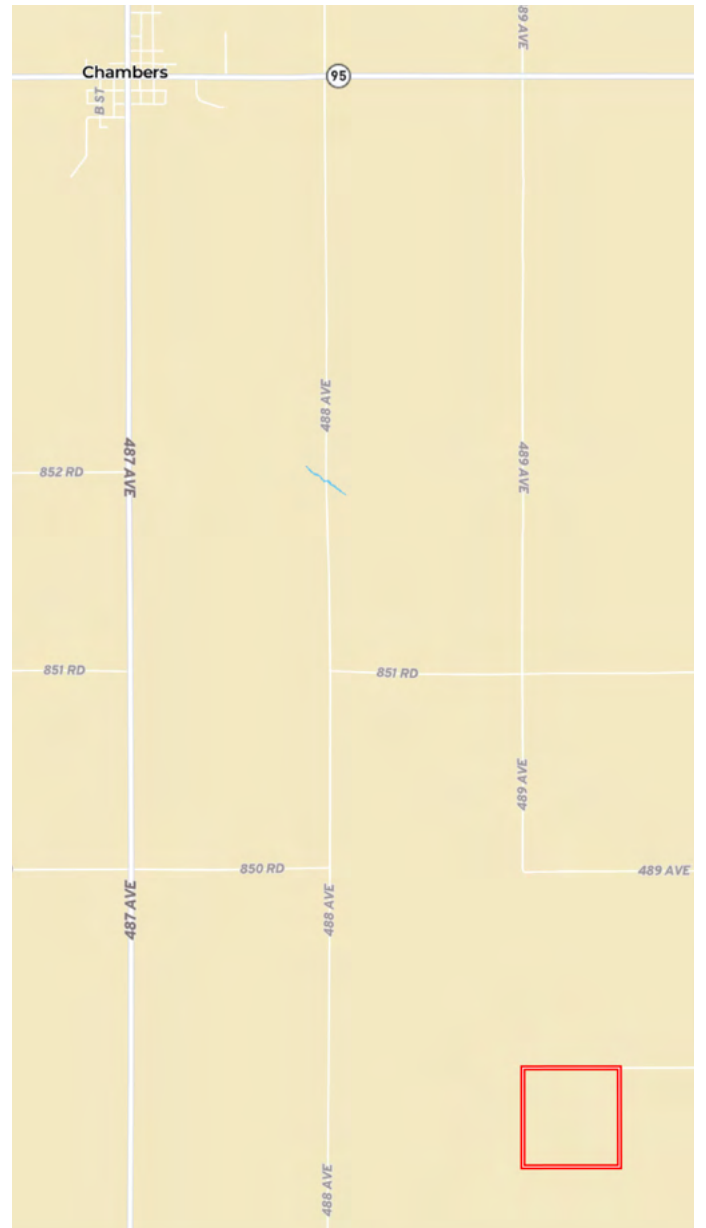
\$1,858.88



Aerial Map



Location Map



Simulcast 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 or before June 25, 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 must 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. 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 Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on or before June 25, 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.

Auction Sales: The real estate will be offered as a total unit. 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: Joe W. and Nancy E. Thramer

Auctioneer: Jim Wakefield

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, May 22, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction at 1:30 PM, on Thursday, May 28, 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.



www.FarmersNational.com