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LAND AUCTION

SIMULCAST LIVE AND ONLINE

174.8± Acres, Keith County, Nebraska

Tuesday, September 15, 2026 | 10:00 AM

Petrified Wood Gallery (Community Room) | 418 E. 1st Street, Ogallala, Nebraska 69153

Highlights:

- **Irrigated quarter with great access in Keith County Nebraska**
- **131.83 Certified Irrigated Acres under Twin Platte NRD**
- **Newer 7 Tower Zimmatic Center Pivot**



For additional information, please contact:

Scott Dean, Agent | (970) 560-1133

SDean@FarmersNational.com

Bidding starts | Tuesday, September 8, 2026 at 8:00 AM
Bidding closes | Tuesday, September 15, 2026 at end of live event

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

Property Information

Directions to Property: From Ogallala, travel south on Highway 61 for approximately four miles to Road East 40. Turn left (east) and continue just over 1.5 miles to Road East B South. The property is located on the southwest corner of the intersection of Road East 40 and Road East B South.

Legal Description: NE1/4 of Section 6, Township 12 North, Range 38 West of the 6th P.M., Keith County, Nebraska

Property Description: This 174.82± acre property is located in Keith County, Nebraska, approximately 1.5 miles east off Highway 61 south of Ogallala, providing excellent access to local grain markets. The farm includes 131.83 certified irrigated acres (Registration #G-122607) under the Twin Platte NRD and 37.33 FSA-classified dryland acres, creating a productive farming operation.

The irrigated acreage is served by a newer Zimmatic seven-tower center pivot and an irrigation well powered by a 100 HP electric motor, offering reliable and efficient water delivery. The combination of certified irrigated acres, quality irrigation infrastructure, and primarily productive class 2 soils supporting strong crop production.

Surrounded by established agricultural operations, the property benefits from long-term neighborhood stability and a strong farming community. Its desirable location, dependable water resources, and manageable size make it an attractive opportunity for owner-operators, investors, or buyers seeking a quality irrigated farm in western Nebraska.

The property is currently under a written cash rent lease that expires December 31st 2026 and all 2026 cash rent income will be received by the seller.

Farm Data:

Cropland	170.63 acres
Non-crop	4.19 acres
Total	174.82 acres

FSA Information:

	Base	Yield
Corn	153.67 acres	173 Bushels
Wheat	.87 acres	52 Bushels

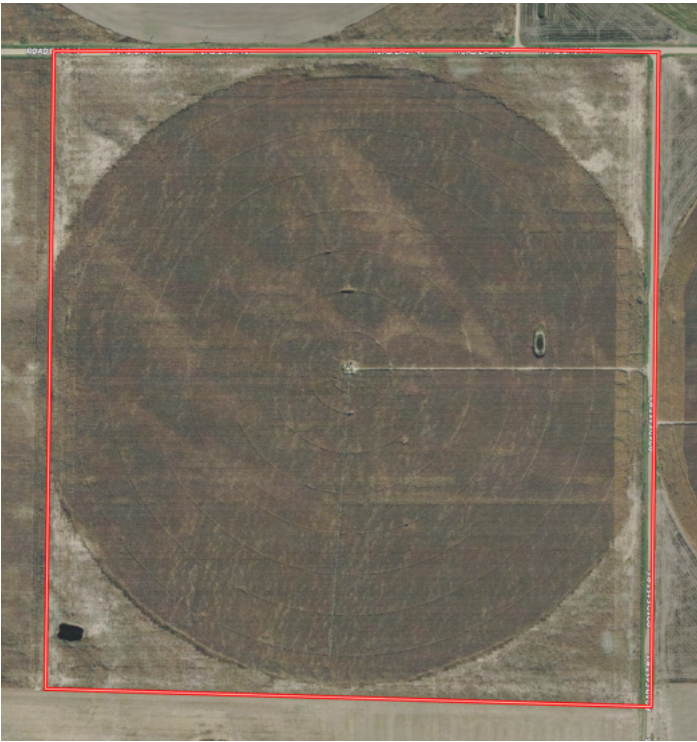
Improvements: 7 Tower Zimmatic Center Pivot

Taxes: \$5,640.88

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1651	Kuma loam, 1 to 3 percent slopes	85.44	49.13	0	60	2e
1811	Satanta loam, 1 to 3 percent slopes	60.55	34.82	0	60	2e
1814	Satanta loam, 3 to 6 percent slopes	27.89	16.04	0	52	3e
TOTALS		173.88(*)	100%	-	58.71	2.16



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 October 19, 2026, or such other date agreed to by the parties. Subject to current lease.

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 Thalken Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Thalken Title the required earnest payment. 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 the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on October 19, 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 Thalken Title.

Sale Method: The real estate will be offered in one 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 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 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: Tamara Hagge

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, September 8, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, September 15, 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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