



**FARMERS
NATIONAL**
C O M P A N Y

L-2600352

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

76.67± Acres, Lancaster County, Nebraska

Wednesday, October 14, 2026 | 10:00 AM

Hickman American Legion Post 105 | 106 Locust Street, Hickman, Nebraska

Highlights:

- Showing by Appointment Only
- Prime Acreage Site for Rural Home Setting
- Farm Land for Additional Income
- Mature Fruit Trees and Pasture for Recreational Activities

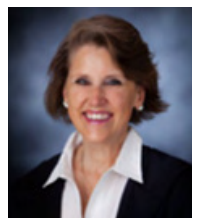


For additional information, please contact:
Tom Musgrave, Agent
(402) 462-0174
TMusgrave@FarmersNational.com



RE/MAX
CONCEPTS

Kathy Hall Asboe
(402) 499-3314
Kathy@recne.net



Bidding starts | Monday, October 5, 2026 at 8:00 AM
Bidding closes | Wednesday, October 14, 2026 at close of the live event.

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

Property Information

Property Description: 76.67 Acres of Land Containing 51.78 Acres of Cropland and the Remaining 24.89 Acres of Homesite and Recreational Land.

This farm has a small orchard, county-supplied water, and a site prepared for building a new home or recreational cabin next to the existing outbuilding. This property is a real estate gem, combining high-production agriculture, premium outdoor recreation, and immediate residential development potential.

Directions to Property: From Hickman, Nebraska, at the traffic circle at South 68th Street and West 7th Street, travel east on Hickman Road for 2 miles. Turn right on South 96th Street and travel 0.5 mile. Turn left on Wagon Train Road and travel 2 miles. Turn left on 134th Street and travel 0.05 mile, then turn right on Hickman Road and travel 1.25 miles. The property is located on the south side of Hickman Road.

Legal Description: NE NW & LOT 4 NW S33,T8, R8, 6TH PRINCIPAL MERIDIAN

Taxes: \$1,773.36

Improvements: Partly enclosed building (26' x 98')

Farm Data:

Cropland	12.80 acres
Hayland	38.98 acres
Non-crop	17.24 acres
Buildings	7.81 acres
Total	76.83 acres

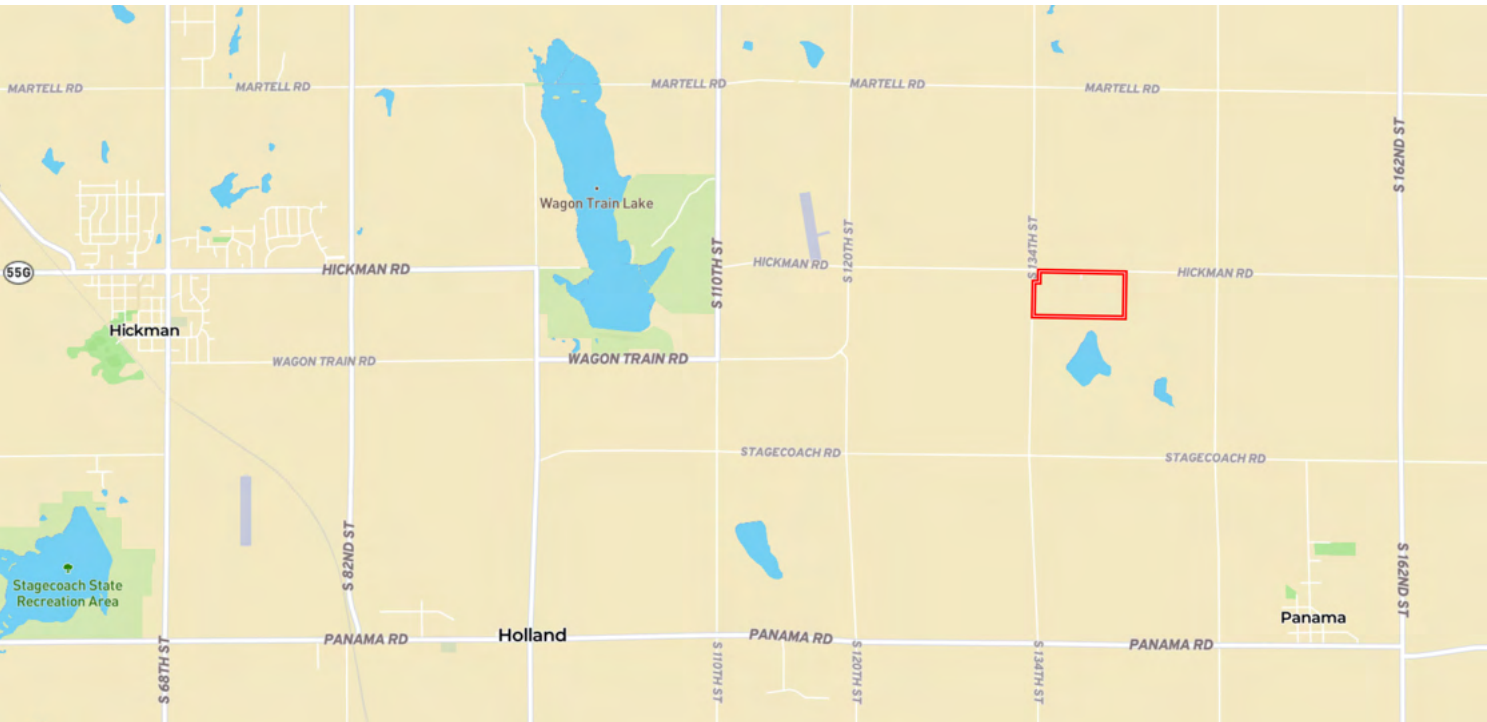
FSA Information:

Crop	Base	Yield
Wheat	16.50 acres	37 bushels
Grain Sorghum	30.20 acres	75 bushels

LIVE SHOWING

Saturday, October 10, 2026 | 1:00PM - 2:00 PM
13801 Hickman Road, Hickman, Nebraska

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	25.91	33.86	0	61	3e
7680	Wymore silty clay loam, 0 to 1 percent slopes	18.15	23.72	0	67	2s
7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	16.08	21.01	0	53	4e
7750	Nodaway silt loam, occasionally flooded	11.22	14.66	0	94	2w
7231	Judson silt loam, 2 to 6 percent slopes	4.9	6.4	0	78	2e
7466	Otoe silty clay, 6 to 11 percent slopes, eroded	0.19	0.25	0	54	4e
7507	Pawnee clay loam, 6 to 11 percent slopes, eroded	0.06	0.08	0	46	4e
TOTALS		76.51(*)	100%	-	66.63	2.77



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 November 18, 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 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 Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on November 18, 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 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. 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: John C Ragland II

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, October 5, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, October 14, 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 on-line 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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