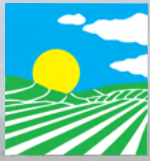


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SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

149.76± Acres, York County, Nebraska

Wednesday, July 15, 2026 | 10:00 AM

York Country Club | 1016 W Elm St. York NE 68467

Highlights:

- **Great Location:** Near York & Waco, 1.5 miles north of Hwy 34
- **Quality Farm:** Irrigated, productive soils with strong grain markets
- **Rare Offering:** Long-held family farm, rare opportunity to buy



For additional information, please contact:

Eric Mueller, Agent | (402) 660-1044

EMueller@FarmersNational.com

Bidding starts | Friday, July 10, 2026
Bidding closes | Wednesday, July 15, 2026 at close of live event

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

Property Information

Directions to Property: Just northeast of York and west of Waco, from HWY 34 & Road P, go 1.5 miles north. The farm lies on the east side of the road.

Property Description: LAND AUCTION!
Wednesday, July 15 | 10:00 AM | York Country Club
Don't miss this outstanding opportunity to purchase a top-quality irrigated York County farm. 149.76+/- acres ideally located between York and Waco, just 1.5 miles north of Highway 34, this property offers an excellent combination of productive soils, strong water resources, and close proximity to multiple grain markets—truly making it one of the area's premier farms. Held in the same family for many years, this farm represents both a rich legacy and a rare chance for a new owner to create their own. Please note: The pivot, power unit, and fuel tank are not included in the sale.

Legal Description: NW 1/4 EXC IRR TR #1 14-11-2, York County, NE

Improvements: Well - Reg # A-007391 - Upper Big Blue NRD - 850 gpm - Static Level 95ft - Pumping Level 260ft

Farm Data:
Cropland - 144.93 acres

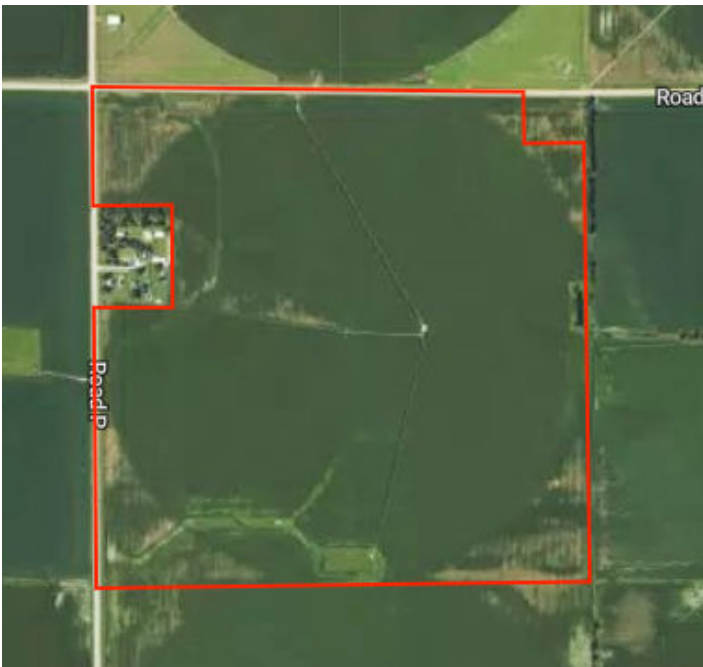
FSA Information:

	Base	Yield
Corn	144.16 acres	168 bushels

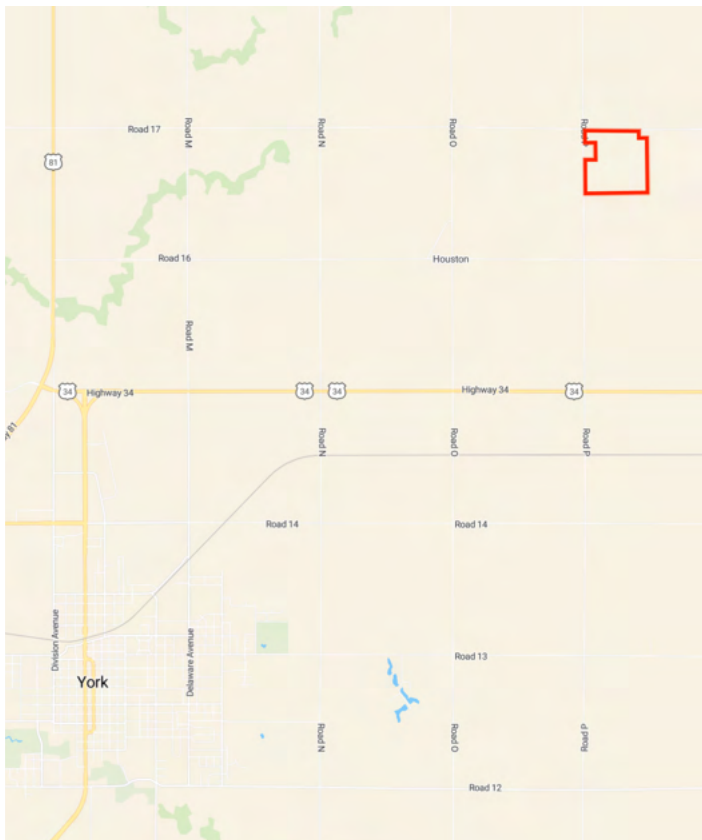
(Acres are approximate. The FSA-156 EZ is combined with the adjacent farm to the south. The FSA office will adjust accordingly once the farm has sold and closed.)

Taxes: \$5,923.14

Aerial Map



Location Map



Soils Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	3864	Hastings silt loam, 0 to 1 percent slopes	78.6%	118.4	1	1
●	3952	Fillmore silt loam, frequently ponded	18.7%	28.2	3w	4w
●	3820	Butler silt loam, 0 to 1 percent slopes	2.7%	4	2w	2w



Simulcast Auction Terms

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

Taxes: Seller will pay those real estate tax installments due and payable through the first half of 2026.

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 August 12, 2026, or such other date agreed to by the parties. Subject to the current lease in place.

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

Closing: The sale closing will be on August 12, 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 Community Title Company.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

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. 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: Sarah Jane Bennett

Auctioneer: Eric Mueller

Additional Comments: The Buyer will receive the 2026 second half cash rent payment. The Seller will retain the 2026 first half rent payment and pay the first half of 2026 real estate taxes. Irrigation equipment (pivot, power unit and fuel tank) are not included in the sale.

Online Simultaneous Bidding Procedure: Bidding will be simultaneous with the live auction. Online bidding begins on Friday, July 10, 2026 at 8:00 AM 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.