

**FARMERS
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C O M P A N Y

L-2600437
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L-2600439

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

515.82± Acres, Saline County, Nebraska

Thursday, October 8, 2026 | 10:00 AM

The 1206 | 1206 Main Avenue, Crete, Nebraska

Highlights:

- Sold in 3 Tracts
- Easy Access
- Irrigated & Dry Land
- Good Producing Farms



For additional information, please contact:

Wendi Schutte, Broker | (402) 518-0115

WSchutte@FarmersNational.com

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

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

Property Information

Property Description: 3 Tracts Being Sold

All three tracts are in excellent locations, providing easy access to each property. These are well-laying, productive farms. Tract 1 and Tract 3 include irrigation equipment that will convey with the sale.

Tract 1 features a 7-tower pivot that irrigates 3/4 of a circle. Well Registration #G-201628 is associated with this tract; well information is unknown, and the pump was installed in 1960.

Tract 3 features a 9-tower pivot that irrigates a full circle. Well Registration #G-072564 is associated with this tract. The well pumps 800 gallons per minute, and the pump was installed in 2024.

Directions to Property: See maps. All tracts are located south of Crete, Nebraska.

Legal Description: ALL SALINE COUNTY, NE

- **Tract 1 (118.40 Acres)** - BIG BLUE PRCT PT S 1/2 NW1/4 & PT N 1/2SW 1/4 SEC 10-7-4 118.140 ACRES
- **Tract 2 (155.74 Acres)** - MONROE PRCT NE 1/4 SEC 27-7-2
- **Tract 3 (241.94 Acres)** - SOUTH FORK PRCT NW 1/4 & N 1/2 SW1/4 SEC 33-5-2

Taxes:

- **Tract 1** - \$7,899.66 (\$66.87/Ac)
- **Tract 2** - \$5,068.80 (\$32.56/Ac)
- **Tract 3** - \$7,599.42 (\$31.42/Ac)

Farm Data:

Tract 1

Cropland	117.40 acres
Other	0.74 acres
Total	118.14 acres

Tract 2

Cropland	133.44 acres
Non-crop	18.36 acres
Creek	2.06 acres
Other	1.88 acres
Total	155.74 acres

Tract 3

Cropland	233.08 acres
Other	8.82 acres
Total	241.94 acres

FSA Information:

Tract 1

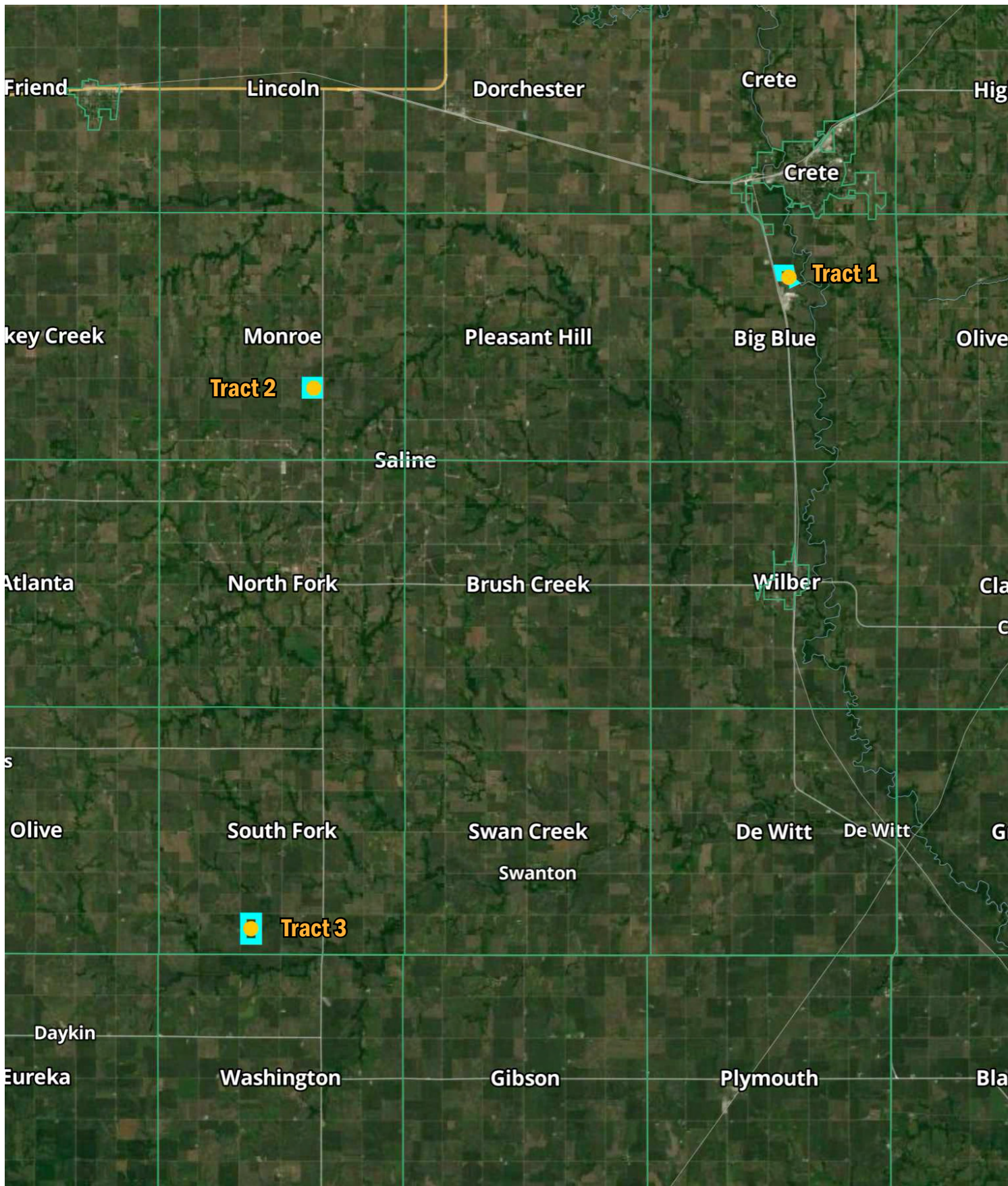
Crop	Base	Yield
Corn	117.00 acres	159 bushels
Soybeans	0.40 acres	51 bushels

Tract 2

Crop	Base	Yield
Wheat	18.10 acres	36 bushels
Grain Sorghum	103.40 acres	77 bushels
Soybeans	11.90 acres	38 bushels

Tract 3

Crop	Base	Yield
Corn	113.70 acres	164 bushels
Soybeans	113.30 acres	51 bushels

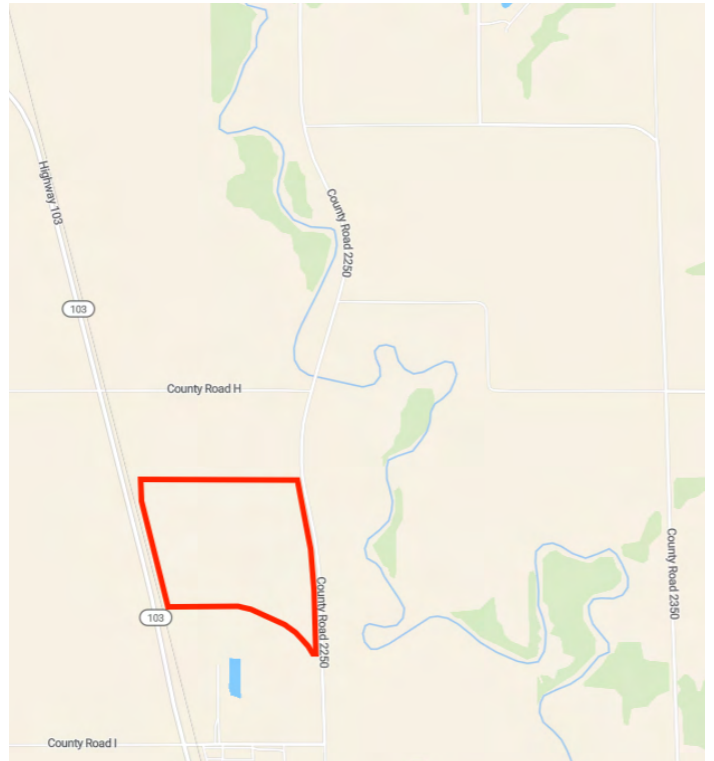


Tract 1:

Aerial Map



Location Map



Soil Maps are available on our Website.

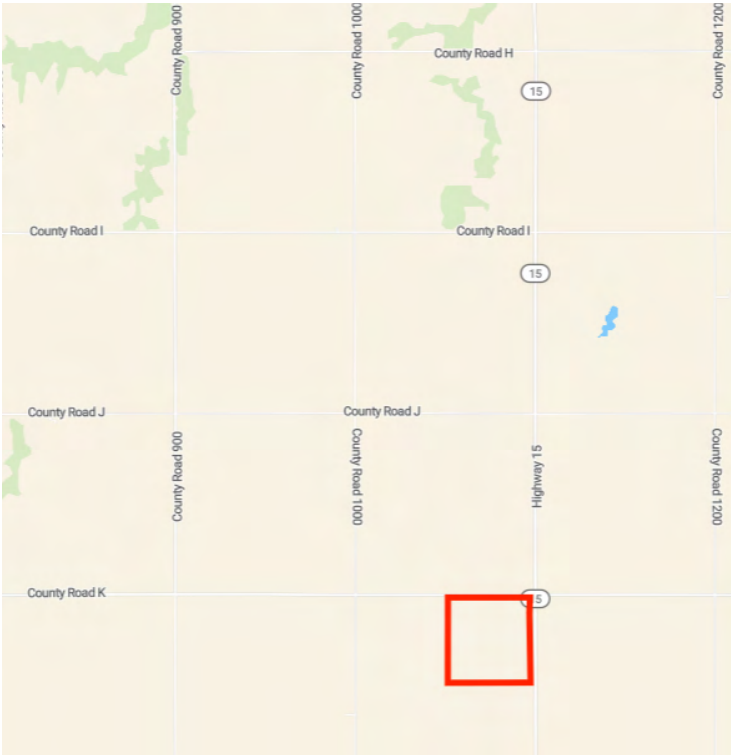


Tract 2:

Aerial Map



Location Map



Soil Maps are available on our Website.

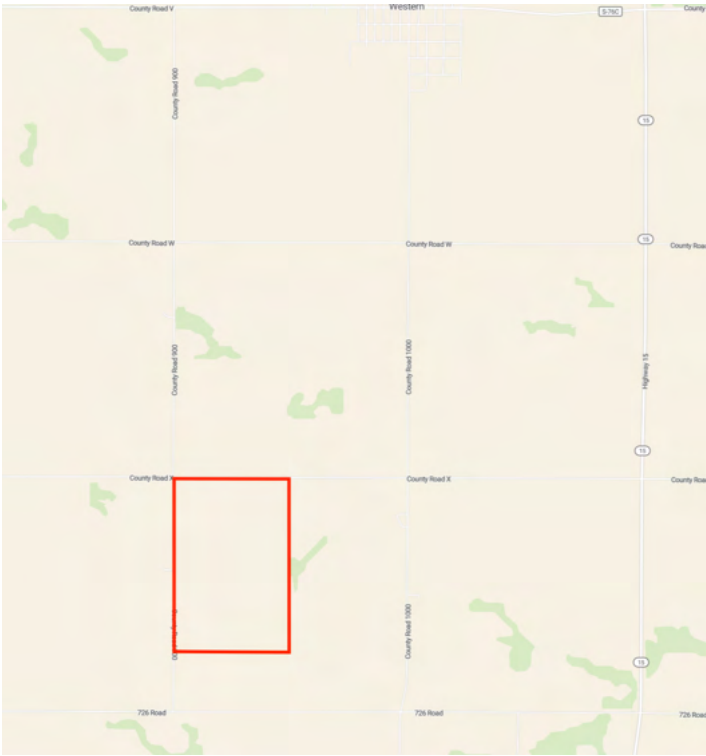


Tract 3:

Aerial Map



Location Map



Soil Maps are available on our Website.



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 November 10, 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 Nebr. Title Company - Crete.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Nebr. Title Company - Crete 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 10, 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 Nebr. Title Company - Crete.

Sale Method: The real estate will be offered in three individual tracts. 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: Niemeyer Land & Farming Partnership

Auctioneer: Jim Eberle

Additional Comments: Sale is not contingent on Buyer(s) financing. Please make sure you have your financing decided and/or approved before bidding. Closing will not be delayed due to financing. If Buyer(s) has to null/void contract due to financing issues, Buyer(s) will forfeit all earnest money.

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 Thursday, October 8, 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 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.

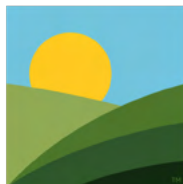


SIMULCAST AUCTION

515.82± Acres, Saline County, Nebraska

Selling in 3 Tracts!

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LEADERS IN LAND

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