

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

L-2600463

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Acres, Wayne County, Nebraska

Friday, October 2, 2026 | 10:00 AM

State Nebraska Bank (Campus Branch) | 1010 Main Street, Wayne, Nebraska 68787

Highlights:

- Irrigated / Dry Farmland
- Kennebec Soil
- Watering for Livestock



For additional information, please contact:

Wendi Schutte, Broker | (402) 256-9320 or (402) 518-0115

WSchutte@FarmersNational.com

Bidding starts | Monday, September 28, 2026 at 8:00 AM

Bidding closes | Friday, October 2, 2026 at close of live event

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

Directions to Property:

South outside of Carroll. Go two miles south on 57, and then west on 857 Road. Located on the corner of 857 Road (north side) and 566 Avenue (east side). ~OR~ Straight west out of Wayne on Highway 35/98, north on Highway 57 one mile, then west on 857 Road for one mile.

Legal Description:

4 26 2 W1/2 SW1/4 4-26-2 (80 Acres) ~AND~ 4 26 2 E1/2 SW1/4 4-26-2 (80 Acres), Wayne County, NE

Property Description:

Irrigated Farm Land. Good producing, good soils on fairly flat land. Pivot makes full circle. Creek running through south side. Hydrant with water tanks on west side for watering cattle. Southwest corner makes a great area for grazing cattle after harvest. Full possession subject to tenant lease expiring February 28, 2027.

Windmill Energy Lease until July 15, 2029

2027 paying \$560 • 2028 paying \$640 • 2029 paying \$720
With the option to extend 30 years and payments go much higher.

Farm Data:

Cropland	132.79 acres
Timber	20.67 acres
Other	<u>6.54 acres</u>
Total	160.00 acres

FSA Information:

	Base	Yield
Corn	89.10 acres	159 bushels

Well Information:

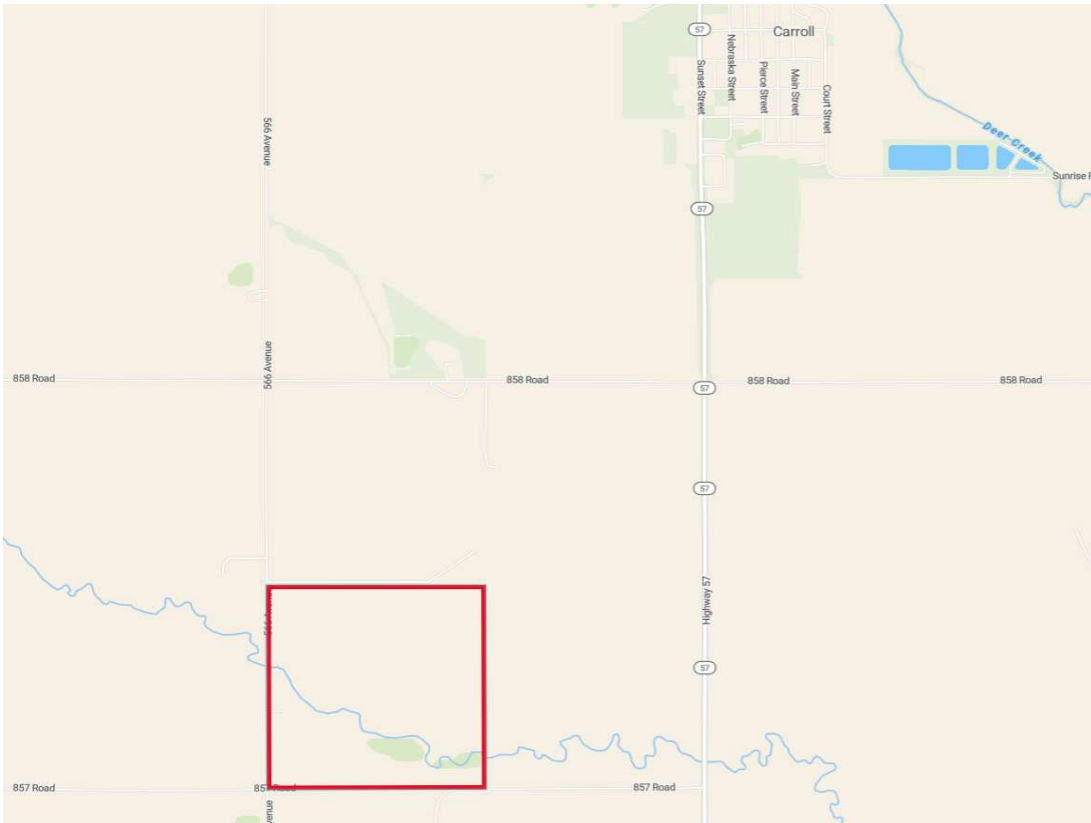
Replacement well July 1999. Well depth 150', Static Water Level 50', Pumping Water Level 74'

Irrigation Zimmatic, 6 towers, roughly 850' long. (Age unknown) Possibility to flood irrigate.

2025 Taxes:

\$4,388.30

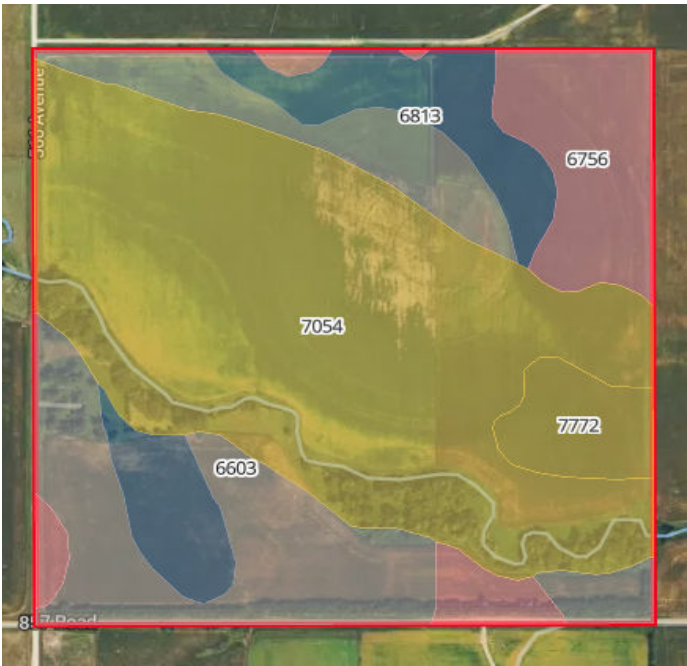
Property Location Map



Aerial Map



Soils Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	7054	Kennebec silty clay loam, 0 to 2 percent slopes, occasionally flooded	50.9%	81.3	1	1
●	6603	Alcester silty clay loam, 2 to 6 percent slopes	22.7%	36.2	2e	3e
●	6756	Nora silt loam, 6 to 11 percent slopes, eroded	11.6%	18.5	3e	4e
●	6813	Moody silty clay loam, 6 to 11 percent slopes	10.7%	17.1	3e	4e
●	7772	Coleridge and Lamo silty clay loam, 0 to 2 percent slopes, occasionally...	4.2%	6.6	2w	2w

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 5, 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 Title Services of the Plains-Wayne.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Title Services of the Plains 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 Buyer(s). **Sale is not contingent upon 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 has to null/void contract due to financing issues, Buyer will forfeit all earnest money.**

Closing: The sale closing is on November 5, 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 Title Services of the Plains.

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: Olauson / Kerstine

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, September 28, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM, Friday October 2, 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.

