



**Farmers
National
Company™**

www.FarmersNational.com/O'Neill

L-2600479

**SCAN THE QR CODE
FOR MORE INFO!**



OPEN HOUSE!

Saturday, August 8, 2026 | 1:30 - 4:00 PM
At the Building Site

LAND AUCTION

SIMULCAST LIVE AND ONLINE

319.52± Acres, Knox County, Nebraska

Thursday, August 27, 2026 | 1:30 PM

Lynch Community Hall | 412 Hoffman Street, Lynch, Nebraska

Highlights:

- Excellent dryland farm
- Tremendous deer and turkey hunting
- Building site, live water



For additional information, please contact:

Dave Hickey, Agent | (402) 336-3500 or (402) 340-4436

DHickey@FarmersNational.com

Bidding starts | Monday, August 24, 2026, at 8:00 AM

Bidding closes | Thursday, August 27, 2026, at close of live event.

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

Directions to the Property:

From Monowi, Nebraska (Highway 12), travel south on 509th Avenue 3 miles, then east on 894th Road 1 mile, then approximately 1 mile north on 510th Avenue to the southwest corner of the property.

Legal Description:

Southeast Quarter of the Southwest Quarter (SE¼SW¼) & Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section 30; Northwest Quarter (NW¼) & West Half of the Northeast Quarter (W½NE¼) of Section 31; Township 33 North, Range 8 West of the 6th P.M., Knox County, Nebraska.

Property Description:

Exceptional Hunting, Productive Cropland & Outstanding Potential. Discover this premier northwestern Knox County farm located just 3 miles south of Monowi, Nebraska. This impressive half-section features 211.30 acres of productive cropland, currently planted to soybeans for the 2026 crop year. The cropland boasts quality soils, including primarily Bazile loam, Thurman silt loam, and Trent silt loam, providing excellent agricultural productivity and investment value. For outdoor enthusiasts and hunters, this property offers a rare combination of the key ingredients for exceptional wildlife habitat: water, cover, and food sources. Several spring-fed creeks wind through the property, complemented by mature oak and cedar timber, scattered wooded draws, and a secluded pond. This diverse landscape creates outstanding opportunities for deer, turkey, and other wildlife. The farm also includes a convenient building site in the southwest corner featuring a 39' x 72' slant-wall machine shed and an older trailer house. Rural water and electricity are available, adding flexibility for future improvements, recreational use, or farm operations. Whether you're seeking a productive agricultural investment, a premier hunting retreat, or a property with endless recreational possibilities, this Knox County farm delivers. Don't miss this rare opportunity—join us in Lynch on August 27th for your chance to own this outstanding Nebraska property!

Improvements:

Building	Condition	Year Built
14' x 66' Trailer House	poor	1974
24' x 24' Two Car Detached Garage	poor	
39' x 72' Chief Brand Slant Wall	average	1983

Farm Data:

Cropland	211.30 acres
Timber	25.70 acres
Grass	79.37 acres
Building Site	2.96 acres
Roads	0.19 acres
Total	319.52 acres

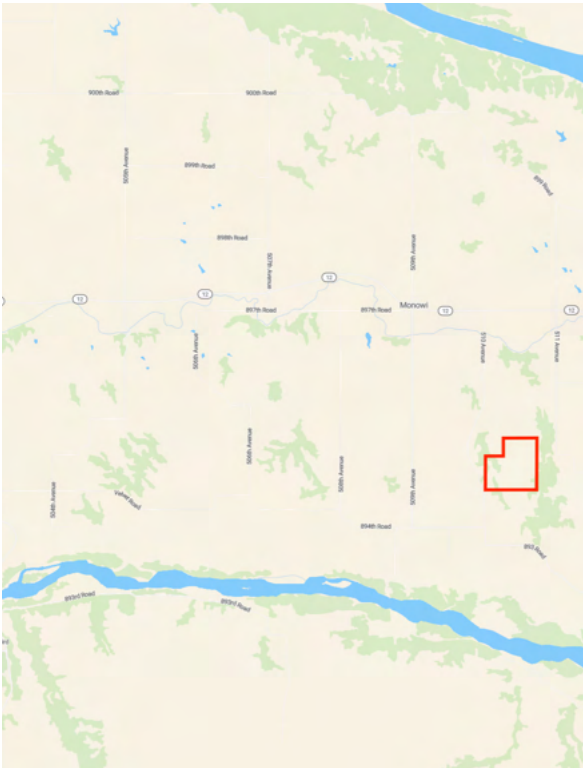
FSA Information:

Crop	Base	Yield
Wheat	21.69 acres	38 bushels
Oats	11.68 acres	52 bushels
Corn	88.50 acres	114 bushels
Soybeans	61.81 acres	44 bushels

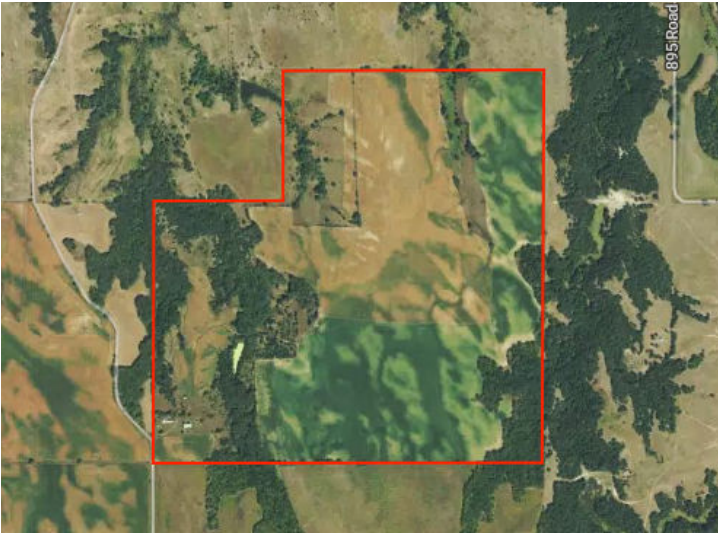
2025 Taxes:

\$3,767.66

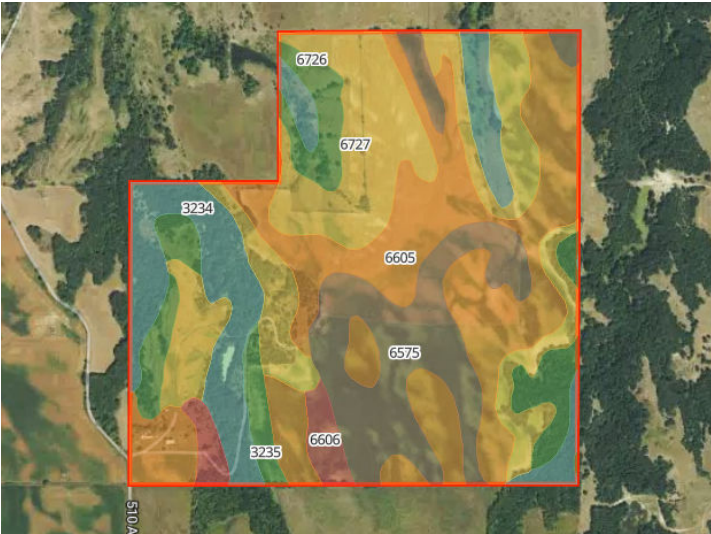
Location Map



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	6605	Bazile loam, 2 to 6 percent slopes	30.4%	96.4	3e	3e
●	6727	Thurman fine sandy loam, 2 to 11 percent slopes	25.9%	82.1	4e	4e
●	6575	Trent silt loam, 0 to 2 percent slopes	16.2%	51.5	1	1
●	3234	Monowi-Bristow silty clays, 9 to 35 percent slopes	14.4%	45.6	6e	6e
●	6726	Thurman fine sandy loam, 11 to 30 percent slopes	7.4%	23.6	6e	--
●	6606	Bazile loam, 6 to 11 percent slopes	2.9%	9.1	4e	4e
●	3235	Monowi-Verdel silty clays, 6 to 15 percent slopes	2.8%	9	4e	4e



Simulcast Auction Terms

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

Taxes: Real estate taxes will be prorated to closing.

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 September 25, 2026 or such other date agreed to by the parties.

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 McCarthy Abstract Title & Escrow Co. of O'Neill, Nebraska.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCarthy Abstract Title & Escrow Co. of O'Neill, Nebraska, 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 Buyer(s). The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on September 25, 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 McCarthy Abstract Title & Escrow Co. of O'Neill, Nebraska.

Auction Sales: The real estate will be offered as a total unit. 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 from 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: Marilyn Sharp; Jocelyn Robinson; Jacquelyn Porter; Rodney McGill; Douglas McGill; & Rosilyn McGill

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, August 24, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, August 27, 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.

