



**Farmers
National
Company™**

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L-2600487

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ONLINE AUCTION

85.08± Acres, Hamilton County, Nebraska

Bidding starts: Wednesday, October 14, 2026, at 8:00 AM

Bidding closes: Wednesday, October 21, 2026, at 11:00 AM

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

Highlights:

- High quality pivot irrigated land
- Close to grain markets
- Possession for the 2027 crop year

For additional information, please contact:



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Property Information

Directions to Property:

From the intersection of East 22 Road and Highway 14 southeast of Marquette, go one mile south to West 21 Road, turn west for one and one-half miles. The property is on the north side of the road.

Legal Description:

E1/2 of the SW1/4 20-12-6, Hamilton County, Nebraska.

Property Description:

A once-in-a-generation offering that is centrally located, showcasing high-quality farmland with exceptional soil quality.

Predominantly Hastings and Crete silt loam soils ideal for sustained high yields.

Situated in the Upper Big Blue NRD, ensuring reliable water management. 84.02 certified irrigated acres.

Proximity to strong local grain markets such as Aurora Coop, Green Plains Ethanol and KAAPA Ethanol provide excellent marketing opportunities.

Don't miss this rare chance to own top-tier farmland in a prime agricultural region.

Farm Data:

Cropland	84.02 acres
Non-crop	<u>1.06 acres</u>
Total	85.08 acres

FSA Information:

Tract 1224	Base	Yield
Corn	48.3 acres	168 bushels
Soybeans	31.0 acres	55 bushels

Well Information:

G-005911, 8/19/1957, 908 gal/min, 9" column, 174' deep, 97' static, and 140' pumping level

2013 Reinke seven tower pivot. The current operator owns the diesel power unit and fuel tank.

2025 Taxes:

\$3,969.32

Aerial Map



Soil Map



Property Location



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	3866	Hastings silt loam, 1 to 3 percent slopes	39.0%	33.2	2e	2e
●	3824	Crete silt loam, 0 to 1 percent slopes	31.6%	26.9	2s	2s
●	3864	Hastings silt loam, 0 to 1 percent slopes	28.2%	24		
●	3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	1.2%	1.1	3e	3e



Online 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 24, 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, Grand Island.

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, Grand Island, the required earnest payment. 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 November 24, 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, Grand Island.

Auction Sales: The real estate will be offered as a total unit. All bids are open for advancement starting **Wednesday, October 14, 2026, at 8:00 AM until Wednesday, October 21, 2026, at 11:00 AM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minutes time frame. All decisions of Farmers National Company 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 D. Ferguson Amended Revocable Trust and the Marlene K. Ferguson Amended Revocable Trust

Online Bidding Procedure: The online bidding begins on **Wednesday, October 14, 2026, at 8:00 AM until Wednesday, October 21, 2026, at 11:00 AM**. Bidders can also bid in person at the Farmers National Company office located at The Leadership Center, 2211 Q Street, Aurora, NE 68818. Farmers National Company personnel will walk through the on-line bidding process through the main office computer.

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 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.