FARMERS NATIONAL COMPANY

L-2600497

SCAN THE QR CODE FOR MORE INFO!

LAND AUCTION

SIMULCAST LIVE AND ONLINE

78.50± Acres, Fillmore County, Nebraska

Wednesday, November 4, 2026 | 10:00 AM
Heartland Bank Conference Center | 872 G Street, Geneva, Nebraska

Highlights:

- High quality irrigated farm
- Just off of Highway 81, south of Geneva
- Close to competitive grain markets

For additional information, please contact:
Lance Pachta, AFM/Broker | (402) 768-3303
LPachta@FarmersNational.com

Bidding starts | Friday, October 30, 2026, at 8:00 AM
Bidding closes | Wednesday, November 4, 2026 at close of live event.

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

Property Information

Directions to Property: From the Highway 41 and Highway 81 intersection on the edge of Geneva, go three miles South on Highway 81, then turn west on County Road Q for a half mile. The farm is located on the northeast corner of the Road Q and Road 12 intersection.

Legal Description: South Half of the Southwest Quarter (S1/2SW1/4) of Section 24, Township 6, Range 3, West of the 6th P.M. in Fillmore County, Nebraska.

Property Description: This highly productive irrigated farm is located south of Geneva, Nebraska, just one-half mile west of Highway 81. According to the Farm Service Agency, the property includes 75.83 certified cropland acres consisting primarily of productive Class II soils. The farm offers an excellent opportunity to acquire a quality irrigated tract in a strong agricultural area of Fillmore County.

Improvements: The farm is currently irrigated by a well located on the neighboring property to the north (Well #G-074408), which is owned by the neighbor and is NOT included in this sale. However, this farm does include a well located on the south side of the property (Well #G-160657), which will transfer with the sale. The well was drilled in 2011, to a depth of 230 feet. When drilled, it pumped 750 gpm at 114 feet according to the Nebraska Department of Natural Resources.

The well, gearhead and pump are included with the sale. The irrigation pivot and power unit are owned by the tenant and are NOT included with the sale.

An approximately 30' x 18' outbuilding is located on the property and will sell with the property The building is being sold in its current "as-is" condition.

Farm Data:

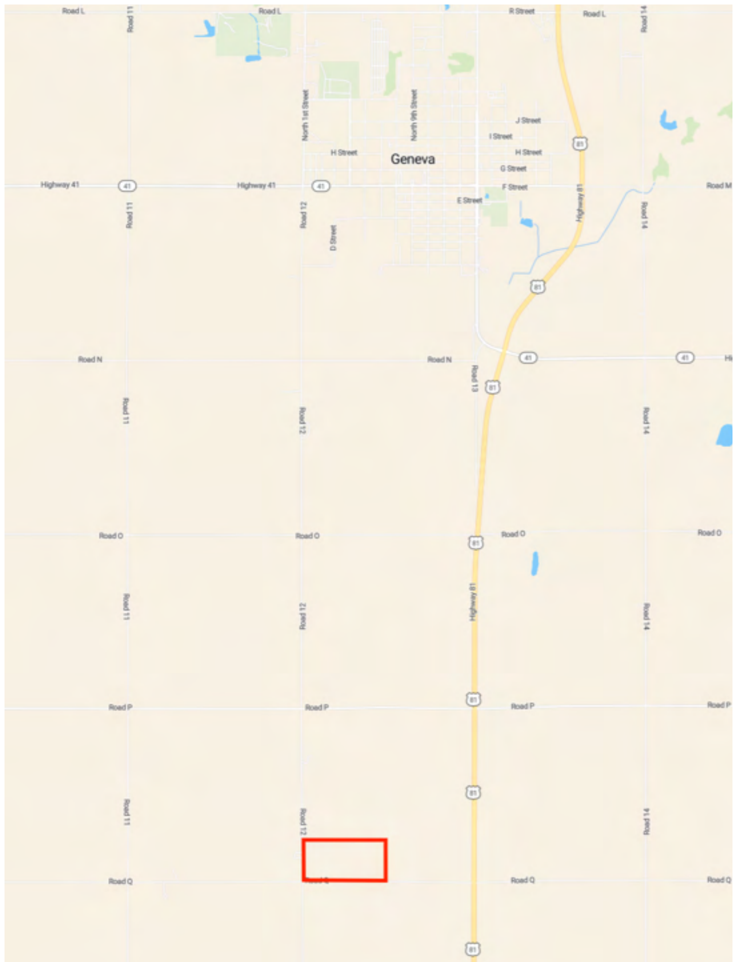
Cropland	75.83 acres
Other	2.67 acres
Total	78.50 acres

FSA Information:

	Base	Yield
Corn	60.50 acres	134 bushels
Grain Sorghum	12.50 acres	77 bushels
Soybeans	2.20 acres	46 bushels

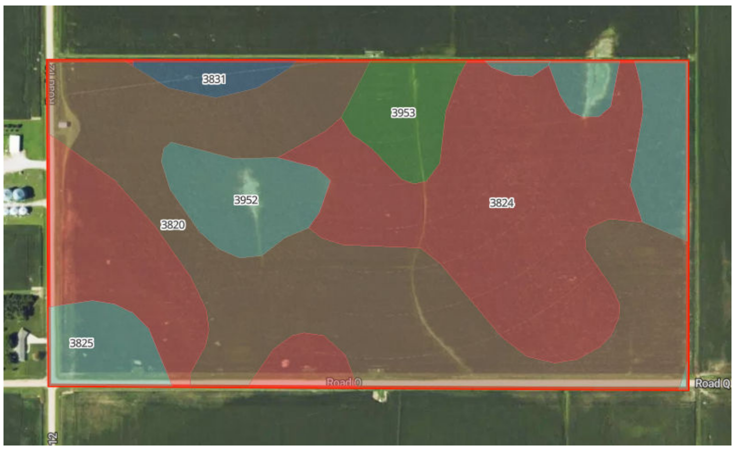
Taxes: $3,650.44

Location Map



Aerial Map

Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
	3824	Crete silt loam, 0 to 1 percent slopes	38.8%	30.4	2s	2s
	3820	Butler silt loam, 0 to 1 percent slopes	38.5%	30.1	2w	2w
	3825	Crete silt loam, 1 to 3 percent slopes	8.5%	6.7	2e	2e
	3952	Fillmore silt loam, frequently ponded	7.5%	5.8	3w	4w
	3953	Fillmore silt loam, drained, 0 to 1 percent slopes	4.8%	3.7	2w	4w

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 December 9, 2026, or such other date agreed to by the parties. Subject to the current lease which expires on 2/28/2027.

Earnest Payment: A 15% 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 Cottonwood 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 Cottonwood Title Company the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on December 9, 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 Cottonwood Title Company.

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: Theresa A Yates Estate

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, October 30, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, November 4, 2026, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: 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.