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L-2600499

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,830.1± Acres, Holt County, Nebraska

Friday, October 16, 2026 | 1:30 PM

Atkinson Community Center | 206 West 5th Street, Atkinson, Nebraska

Highlights:

- Quality pasture and meadow property
- Four tracts - all with good access
- Full possession for 2027



For additional information, please contact:

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

DHickey@FarmersNational.com

Bidding starts | Monday, October 12, 2026, at 8:00 AM
Bidding closes | Friday, October 16, 2026, at close of live event.
To register and bid go to: www.fncbid.com

Agent's Comments:

An exceptional opportunity to purchase productive Holt County pasture and hay meadow land in tracts designed to fit a variety of operations and investment goals. Offering highly productive parcels ranging from 146± acres to 883± acres, this diverse land offering features excellent access throughout, making it well-suited for both established ranchers and those looking to expand their operation.

Ideally located in central Holt County, Nebraska, along the eastern edge of the renowned Nebraska Sandhills, these properties are positioned near multiple livestock sale barns and agricultural service centers, providing convenience and efficiency for livestock producers.

Several tracts offer valuable natural protection from winter weather, creating opportunities for winter grazing, calving operations, and year-round livestock management. The combination of productive pasture, quality hay meadow, and favorable ranching characteristics makes these properties a rare offering in one of Nebraska's premier cattle-producing regions.

Full possession will be granted for the 2027 production year, allowing Buyers the opportunity to immediately incorporate these acres into their operation.

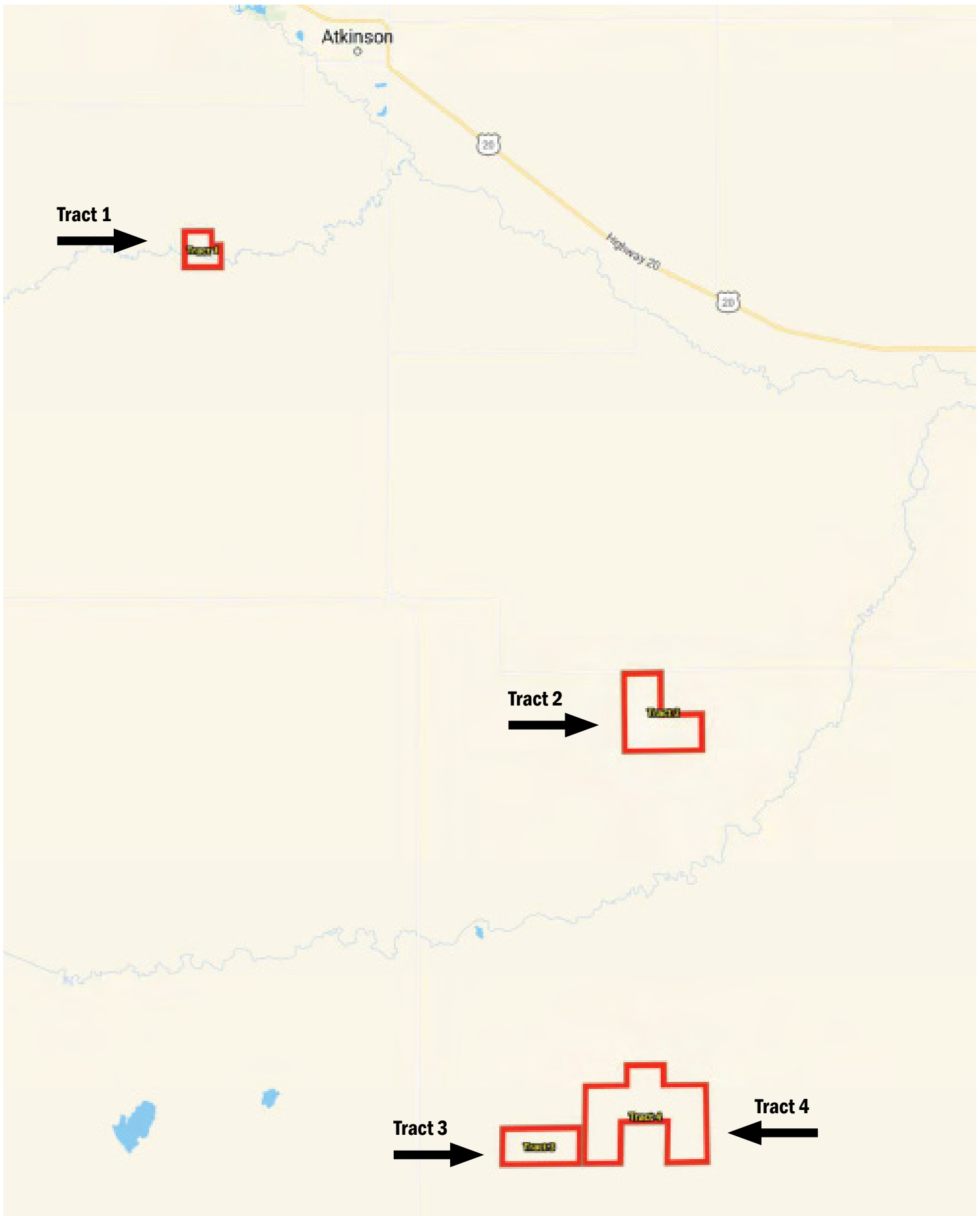
Whether you are looking to expand an existing ranch, diversify your agricultural holdings, or establish a new Nebraska ranching operation, these productive tracts deserve your consideration.

Shown by appointment.

Contact the listing agent today for complete information and to discuss the tract that best fits your needs.



Property Location



Property Information | Tract 1

Acres:

146.647+/-

Directions:

From Atkinson, Nebraska, travel 2 miles south on Nebraska Highway 11, then 2 miles west on 874th Road to the southeast corner of the property.

Legal Description

Southeast Quarter (SE $\frac{1}{4}$) of Section 12, Township 29 North, Range 15 West of the 6th P.M.; Holt County, Nebraska, except an irregular tract of land located in the SE $\frac{1}{4}$ of Section 12, Township 29 North, Range 15 West of the 6th P.M., Holt County, Nebraska, described as follows: Beginning at the northeast corner of said SE $\frac{1}{4}$; thence S 00° 08' 48" E (assumed bearing) on the east line of said SE $\frac{1}{4}$, a distance of 974.44 feet; thence S 89° 11' 44" W, a distance of 608.39 feet; thence N 01° 25' 08" E, a distance of 981.43 feet to the north line of said SE $\frac{1}{4}$; thence N 89° 49' 03" E on said north line of the SE $\frac{1}{4}$, a distance of 581.53 feet to the point of beginning, containing 13.353 acres of land, more or less.

Aerial Map



Property Description:

Prime Pasture Land

Located just 3.5 miles southwest of Atkinson, this 146.647± acre pasture tract offers an excellent combination of productivity, water, and accessibility. Dry Creek flows through the property, providing a reliable source of year-round live water for livestock.

The pasture features a strong carrying capacity and has been well maintained, with newer fencing on two sides of the property. Convenient access is provided along 874th Road, and just a few minutes from Atkinson.

Opportunities to purchase high-quality pastureland with live water in this area are limited. Whether you're looking to expand your current operation or invest in productive Nebraska grassland, this property deserves your inspection.

2025 Taxes:

\$1,441.48 (estimated)



Property Information | Tract 2

Acres:

480+/-

Directions:

From Atkinson, Nebraska, travel 6 miles south on Nebraska Highway 11, then 1.5 miles east on 870th Road, 1 mile south on 477th Avenue, and 1.5 miles east on 869th Road to the northwest corner of the property.

Legal Description

East Half (E½) of Section 11 & Southwest Quarter (SW¼) of Section 12, Township 28 North, Range 14 West of the 6th P.M., Holt County, Nebraska.

Property Description:

Productive Summer Pasture

Located just 10 miles southeast of Atkinson, this 480± acre summer grazing unit offers an outstanding combination of water resources, accessibility, and management potential. The property is well-equipped with two windmills, one solar well, and several dugouts, providing dependable water sources throughout the grazing season.

Access is excellent along 869th Road, allowing for convenient livestock movement and year-round accessibility.

Several established tree belts enhance the property's appeal by providing livestock protection and wildlife habitat. In addition, an ongoing cedar tree management program has helped maintain and improve pasture productivity.

The layout presents an excellent opportunity for a new owner to implement cross-fencing and rotational grazing practices, creating the potential for improved forage utilization and enhanced stocking rates.

This is a desirable, right-sized grazing unit in a highly regarded ranching area, offering strong production capabilities, great access, and an excellent location. Whether expanding an existing operation or adding a quality summer pasture to your operation, this property is worthy of consideration.

2025 Taxes:

\$4,612.72

Aerial Map



Property Information | Tract 3

Acres:

320+/-

Directions:

From Atkinson, Nebraska, travel 15 miles south on Nebraska Highway 11, then east 2 miles on paved 862nd Road, then 1 mile north on 478th Avenue to the southeast corner of the property.

Legal Description

South Half (S½) of Section 3, Township 27 North, Range 14 West of the 6th P.M., Holt County, Nebraska.

Property Description:

High-Quality Hay Meadow with Excellent Access

This highly productive half-section hay meadow offers outstanding access along both the east and north sides of the property, making it convenient for haying operations, livestock management, and year-round use. Well-maintained shelterbelts of mature cottonwood and cedar trees provide valuable protection from winter winds, creating an ideal environment for livestock.

The property is improved with several older cattle loafing sheds, one windmill, a flowing well with rubber tire tank, plus another well for livestock, adding practical functionality and supporting agricultural operations. The combination of productive forage, established improvements, and natural protection makes this an attractive opportunity for producers and investors alike.

Property Highlights

- Productive half-section hay meadow
- Excellent access along the east and north boundaries
- Mature cottonwood and cedar shelterbelts
- Winter protection for livestock
- Several cattle loafing sheds
- Windmill providing livestock water
- Convenient location with strong agricultural utility

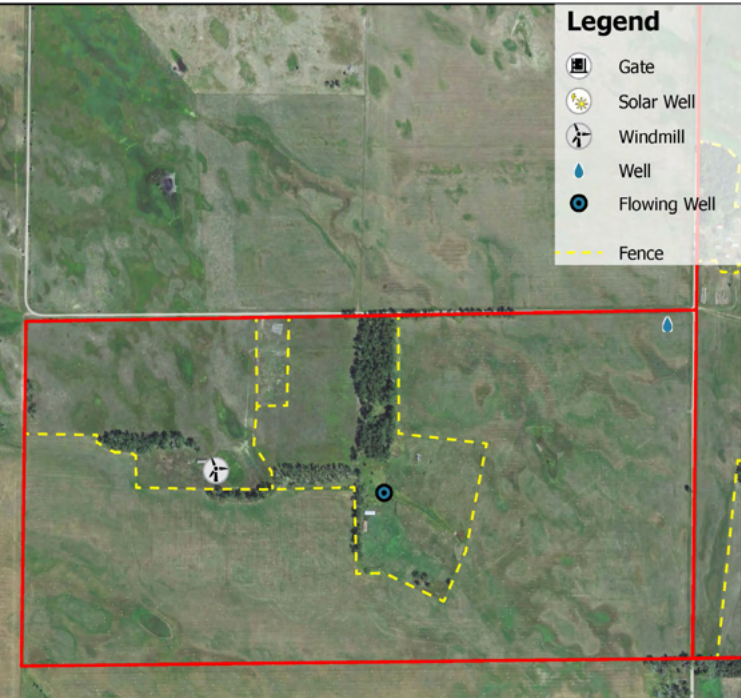
A hard-to-find, income-producing hay meadow offering excellent access, useful improvements, and dependable productivity.

2025 Taxes:

\$3,213.46



Aerial Map



Property Information | Tract 4

Acres:

883.54+/-

Directions:

From Atkinson, Nebraska, travel 15 miles south on Nebraska Highway 11, then east 2 miles on paved 862nd Road, then 1 mile north on 478th Avenue to the southwest corner of the property.

Legal Description

South Half of the Southeast Quarter (S½SE¼) of Section 35, Township 28 North, Range 14 West of the 6th P.M.; West Half (W½) of Section 1; North Half (N½) & Southwest Quarter (SW¼) of Section 2; Township 27 North, Range 14 West of the 6th P.M.; Holt County, Nebraska.

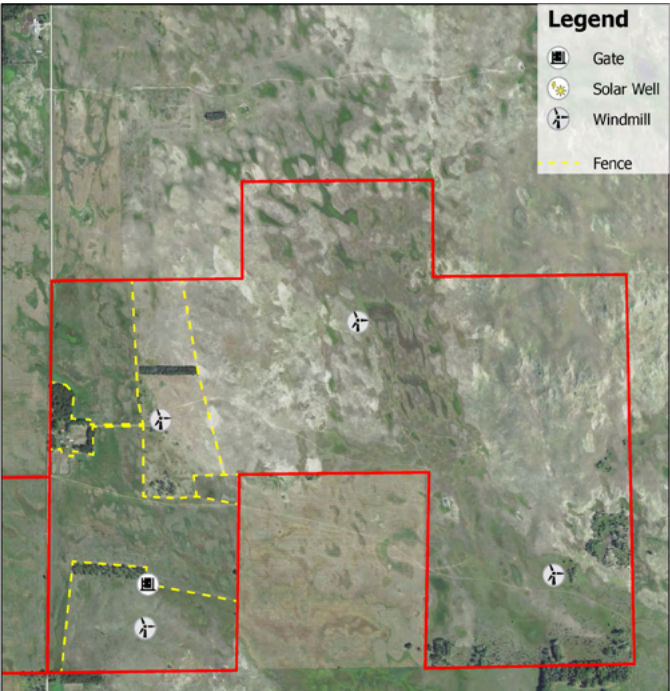
Property Description:

Headquarters, Sandhills Pasture, and Meadow

This premier H Bar D Ranch headquarters unit offers approximately 160 acres of productive hay meadow combined with quality Sandhills pasture, creating an exceptional balance of forage production and grazing opportunities. Multiple windmills, dugouts, and natural water holes provide reliable livestock water throughout the property, supporting efficient ranch operations year-round.

The headquarters is conveniently located along 478th Avenue and features several building improvements, including a 30' x 50' Butler shop, 24' x 50' cattle loafing shed, 18' x 36' livestock building, an older barn, and several additional ranch buildings that add both functionality and versatility.

Aerial Map



The well-established building site offers an attractive setting for a home, with mature shelterbelts and natural protection enhancing both comfort and privacy.

Strategically located livestock protection areas throughout the ranch provide valuable shelter from the elements, making this a highly desirable and well-equipped headquarters unit. Combining productive hay ground, quality pasture, dependable water sources, and buildings, this property represents an outstanding opportunity for a cattle producer seeking a true Sandhills ranch headquarters

2025 Taxes:

\$7,481.16



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

Auction Sales: The real estate will be offered in four individual tracts. 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: H Bar D Ranch, LLC

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, October 12, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 1:30 PM, on Friday, October 16, 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.



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