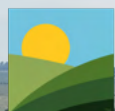


L-2600518



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

FarmersNational.com

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

152.9± Acres, Madison County, Nebraska

Wednesday, October 14, 2026 at 1:30 PM

Battle Creek Community Clubhouse | 804 South 2nd Street, Battle Creek, Nebraska

Highlights:

- **Madison County farm near Norfolk, Battle Creek, and Meadow Grove**
- **U.S. Highway 275 frontage**
- **20,000 bushel on-site grain storage**
- **High capacity well with good equipment**



For additional information, please contact:

Jim Wakefield, Agent

(402) 336-3500 or (402) 394-1927

JWakefield@FarmersNational.com

Bidding starts | Friday, October 9, 2026 at 8:00 AM
Bidding closes | Wednesday, October 14, 2026 at close of live event

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

Directions to Property:

2½ miles east of Meadow Grove, Nebraska, along U.S. Highway 275 to the southwest corner of the property.

1½ miles north of Battle Creek, Nebraska, along Highway 121, then 3½ miles west along U.S. 275 to the southeast corner of the property.

Legal Description:

Part of the Northwest Quarter (NW¼) of Section 28, Township 24 North, Range 3 West of the 6th P.M., Madison County, Nebraska.

Property Description:

Productive Irrigated Madison County, Nebraska Farm
Located in the heart of Madison County, this highly productive irrigated farm offers outstanding access and visibility. The property features frontage along U.S. Highway 275 on the south, with well-maintained county roads bordering both the north and west sides, providing excellent year-round accessibility.

The farm is irrigated by a 7-tower Valley center pivot equipped with drop nozzles, supplied by a high-capacity irrigation well rated at 800 gallons per minute. A dependable 6-cylinder John Deere diesel power unit provides efficient operation of the irrigation system.

Adding to the property’s value is a 20,000-bushel GSI grain bin conveniently located in the northeast corner of the tract, providing valuable on-site grain storage.

The property is also equipped with a hydrant in the northeast corner, creating an excellent opportunity for livestock producers to utilize crop residue grazing during the fall months.

This farm will be sold with full possession for the 2027 growing season, allowing the successful buyer control of farming operations.

Don’t miss this opportunity to invest in a well-improved, productive irrigated farm in a desirable Northeast Nebraska location.

Plan to join us in Battle Creek on Wednesday, October 14th, for this outstanding land auction.

Lower Elkhorn NRD: 131.18 certified irrigated acres
Irrigation Equipment:

- 7 tower Valley center pivot, low pressure with drops
- 6 cylinder John Deere turbo diesel power unit with radiator and clutch
- Amarillo gearhead
- J-line Turbine pumps
- 1,000 gallon fuel tank
- 440 volt generator
- 1,320 feet underground pipe

Well Information: #G-121570 – 800 GPM; 76’ Well Depth; 11.5’ Static Level; 72’ Pump Level; 8” Column Diameter; Drilled in 2002

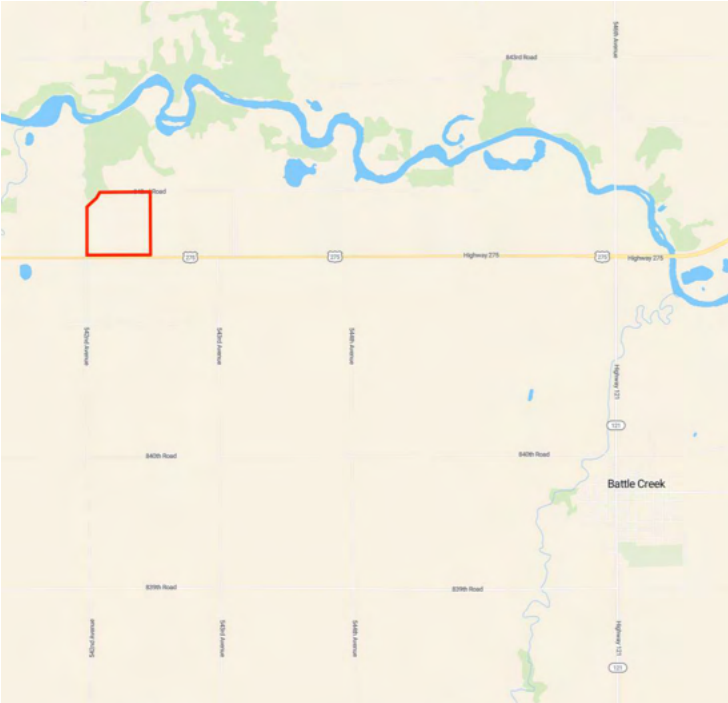
FSA Information: Farm #133, Tract #1293

	Base Acres	Yield
Corn	93.60	128 PLC yield
Soybeans	21.30	53 PLC yield
FSA Cropland Acres: 146.25		

2025 Taxes:
\$7,666.54



Location Map



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	3537	Gibbon silty clay loam, occasionally flooded	40.2%	61.3	2w	2w
●	8476	Gibbon-Gayville silty clay loams, occasionally flooded	16.6%	25.2	2w	2w
●	3518	Lamo silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.1%	21.5	2w	2w
●	6364	Obert silty clay loam, frequently ponded	10.6%	16.1	6w	--
●	3521	Cass fine sandy loam, 0 to 2 percent slopes, occasionally flooded	5.5%	8.5	2w	2w
●	4244	Ord loam, occasionally flooded	5.2%	7.9	2w	2w
●	4241	Ord fine sandy loam, occasionally flooded	4.4%	6.7	2w	2w
●	6703	Thurman loamy fine sand, 2 to 6 percent slopes	2.8%	4.2	4e	4e
●	6385	Shell silt loam, occasionally flooded	0.6%	0.9	2w	2w
●	2351	Inavale-Boel complex, 0 to 6 percent slopes, occasionally flooded	0.1%	0.2	6e	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 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 or before November 17, 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 must be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Northeast Nebraska Title & Escrow Co. of Norfolk, Nebraska.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Northeast Nebraska Title & Escrow Co. of Norfolk, 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 Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on or before November 17, 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 Northeast Nebraska Title & Escrow Co. of Norfolk, 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 of Farmers

National Company and the 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: Universal Resources, Inc.

Auctioneer: Jim Wakefield

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, October 9, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction at 1:30 PM, on Wednesday, October 14, 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 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.