FARMERS NATIONAL COMPANY

L-2600532



SCAN THE QR CODE FOR MORE INFO!

LAND AUCTION

SIMULCAST LIVE AND ONLINE

163.50± Acres, Thayer County, Nebraska

Thursday, November 5, 2026 | 10:00 AM
Stastny Community Center | 1350 Dove Road, Hebron, Nebraska

Highlights:

- Productive Irrigated Farm
- Open Tenancy for the 2027 Crop Year
- 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 | Thursday, November 5, 2026 at close of live event.

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

Property Information

Directions to Property:
From Hebron, travel 1 mile north on Highway 81, then 2.5 miles east on Road P. The farm is located on the southwest corner of the Road P and Road 6500 intersection.

Property Description:
The farm is a productive irrigated tract located northeast of Hebron, Nebraska, with convenient access to competitive grain markets. According to the Farm Service Agency, the property includes 150.45 cropland acres, of which 132.37 acres are irrigated, offering an excellent opportunity to acquire a quality income-producing farm in a strong agricultural area.

Legal Description:
The Northeast Quarter (NE1/4) of Section 34, Township 3 North, Range 2 West of the 6th P.M. in Thayer County, Nebraska.

Taxes: $4,884.16

Well Information:
The farm is located within the Little Blue NRD. The well (G-001484) is an 8" well drilled to a depth of 141 feet in 1976. When drilled, it pumped 700 gpm at 112 feet according to the Nebraska Department of Natural Resources.

Irrigation Equipement:
The well, gearhead & pump are included with the sale. The irrigation pivot, motor, flowmeter and 3,000 gallon fuel tank are owned by the tenant and are NOT included with the sale.

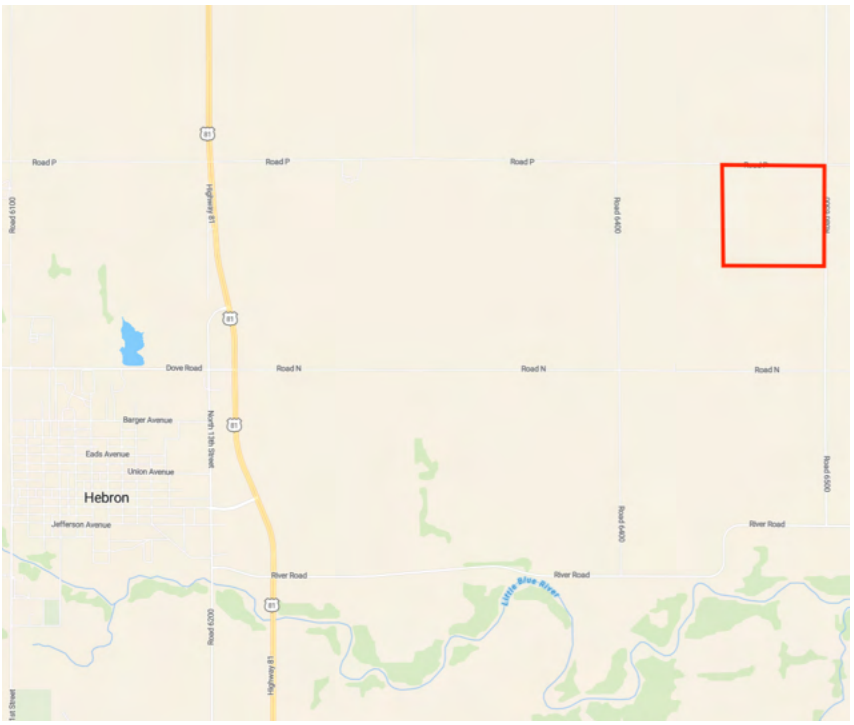
Farm Data:

Cropland	150.45 acres
Hayland	6.46 acres
Other	6.59 acres
Total	163.50 acres

FSA Information:

Crop	Base	Yield
Corn	141.70 acres	178 bushels
Soybeans	10.60 acres	53 bushels

Location Map



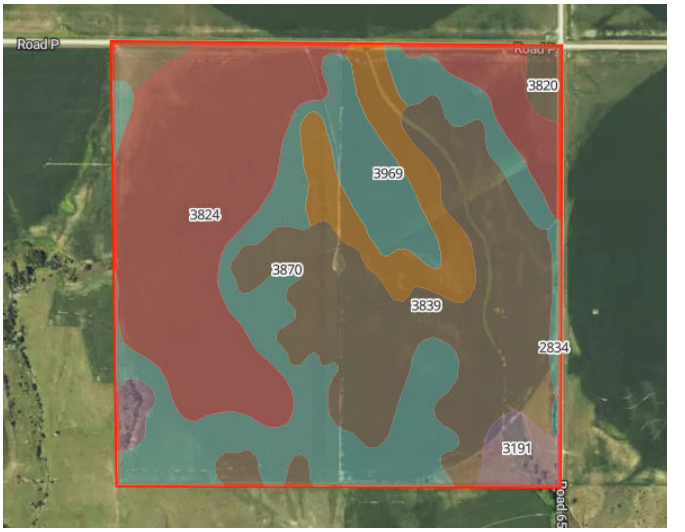




Aerial Map



Soils Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	3824	Crete silt loam, 0 to 1 percent slopes	30.4%	49.6	2s	2s
●	3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	27.7%	45.3	3e	3e
●	3839	Geary silty clay loam, 11 to 30 percent slopes	27.3%	44.6	6e	--
●	3969	Hastings soils, eroded	7.9%	12.8	4e	4e
●	3191	Jansen-Meadin complex, 11 to 30 percent slopes, eroded	3.6%	5.9	6e	--
●	3820	Butler silt loam, 0 to 1 percent slopes	2.4%	4	2w	2w
●	2834	Uly-Hobbs silt loams, 0 to 30 percent slopes	0.8%	1.2	6e	e







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 12/31/2026.

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 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: Steven & Terry Dondlinger

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 Thursday, November 5, 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.

FARMERS NATIONAL COMPANY

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