FARMERS NATIONAL COMPANY

L-2600542



SCAN THE QR CODE FOR MORE INFO!

ONLINE AUCTION

158.9± Acres, Madison County, Nebraska

Bidding starts | Friday, November 13, 2026, at 8:00 AM
Bidding closes | Wednesday, November 18, 2026, at 1:00 PM

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

Highlights:

- Quality Madison County Combination Farm
- Excellent Recreational Opportunities
- Full Possession for 2027



For additional information, please contact:
Kurt Wittler, AFM, Agent
(402) 371-0110
KWittler@FarmersNational.com

Property Information

Property Description: Offering a productive combination farm located in a strong agricultural area east of Madison with State Highway 32 access. Full possession for 2027 crop year. Current lease expires March 31, 2027.

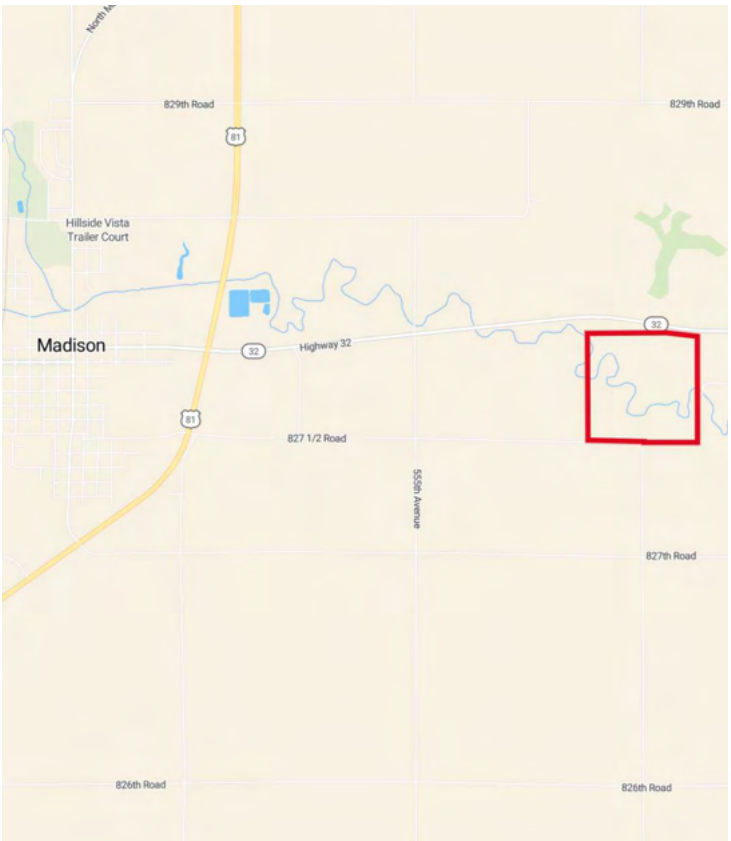
Union Creek bisects the property and provides excellent wildlife habitat and recreational opportunities. Electrical service is in place to supply well water for livestock. The property has surface water appropriation for 15.8 acres. Water is pumped from Union Creek and distributed through a center pivot irrigation system. The irrigation equipment is owned by the tenant and is not included in the sale.

This is an excellent opportunity to add a quality farm to your operation or investment portfolio.

Directions to Property: From the intersection of Highway 81 and Highway 32 on the east edge of Madison, travel south less than one-half mile to 827 1/2 Road. Turn east and travel approximately 1.75 miles to the southwest corner of the property.

Legal Description: (W1/2NW1/4) of Section 2, Township 21 North, Range 1 West of the 6th PM and (E1/2NE1/4) of Section 3, Township 21 North, Range 1 West of the 6th PM Madison County, Nebraska

Location Map



Farm Data:

Cropland	102.5 acres
Pasture	48.9 acres
Non-crop	7.5 acres
Total	158.9 acres

FSA Information:

Crop	Base	Yield
Corn	57.71 acres	141 bushels
Soybeans	43.59 acres	47 bushels

Taxes: $6,997.64





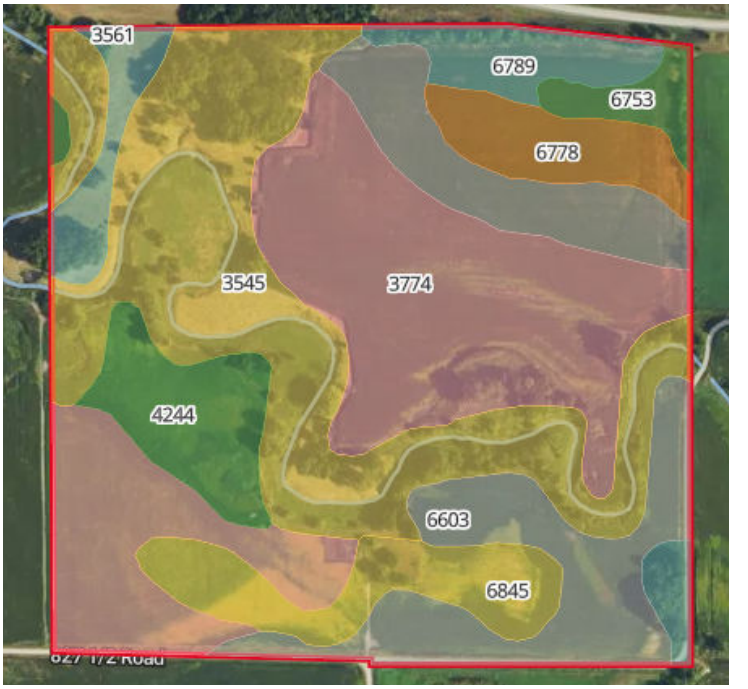




Aerial Map



Soils Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
	3774	Muir silty clay loam, 0 to 2 percent slopes, rarely flooded	30.0%	46.8	1	1
	3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	27.2%	42.5	6w	--
	6603	Alcester silty clay loam, 2 to 6 percent slopes	16.8%	26.1	2e	3e
	6845	Ortello fine sandy loam, 2 to 6 percent slopes	6.4%	10	3e	3e
	4244	Ord loam, occasionally flooded	5.9%	9.3	2w	2w
	6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	4.3%	6.7	3e	4e
	3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	3.9%	6	2w	2w
	6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	3.6%	5.6	6e	--
	6753	Nora silt loam, 2 to 6 percent slopes	1.9%	3	2e	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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on December 18, 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 Title Services of the Plains.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Title Services of the Plains 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 Buyer(s) and the Seller. The cost of any escrow closing services will be equally paid by both the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on December 18, 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 Title Services of the Plains.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting **Friday, November 13, 2026, at 8:00 AM until Wednesday, November 18, 2026, at 1:00 PM**, 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 five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 Sellers 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: Long Family Survivors Trust/Long Family 2019 Trust

Online Bidding Procedure: This online auction begins on Friday, November 13, 2026, at 8:00 AM. Bidding closes on Wednesday, November 18, 2026, at 1:00 PM.

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.

FARMERS NATIONAL COMPANY

LEADERS IN LAND

Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities