FARMERS NATIONAL COMPANY

L-2600589



ONLINE AUCTION

159.274± Acres, Phelps County, Nebraska

Bidding starts | Thursday, November 5, 2026 at 8:00 AM
Bidding closes | Thursday, November 12, 2026 at 11:00 AM

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

Highlights:

- Well located irrigated quarter
- Strong local market and traditional agricultural community
- Possession for the 2027 crop year



For additional information, please contact:
Chadd Jacobson, AFM/Agent | (308) 991-4040
CJacobson@FarmersNational.com

Property Information

Directions to Property:
Travel 1 mile north on the Loomis Blacktop (G Road) to 736 Road. The property is located on the west side of the road.

Legal Description:
SE1/4 of 7-6-19

Property Description:
Prime location with high visibility along the Loomis/ Overton blacktop (G Road), offering excellent access, level topography, and strong highway exposure for both operators and investors.

This 159.274-acre irrigated farm is located just north of Loomis, Nebraska, and features approximately 155.339 taxable irrigated acres with productive Holdrege, Scott, and Detroit silt loam soils.

The reliable irrigation system includes a 2007 Valley pivot with a 2012 swing arm, supplied by 157 acres of surface water rights through the Central Nebraska Public Power & Irrigation District and a 30 HP Berkeley pump.

This is a strong agricultural investment opportunity with long-term production potential, situated within the Tri-Basin Natural Resources District and supported by dependable water resources.

Excellent grain marketing access is available through nearby CHS, KAAPA Ethanol, and several area feedlots, providing convenient delivery options and strong local demand for grain production.

Farm Data:

Cropland	155.339 acres
Non-crop	3.935 acres
Total	159.274 acres

FSA Information:

Tract 382	Base	Yield
Corn	151 acres	175 bushels
Soybeans	.6 acres	56 bushels

2025 Taxes:
$5,790.94

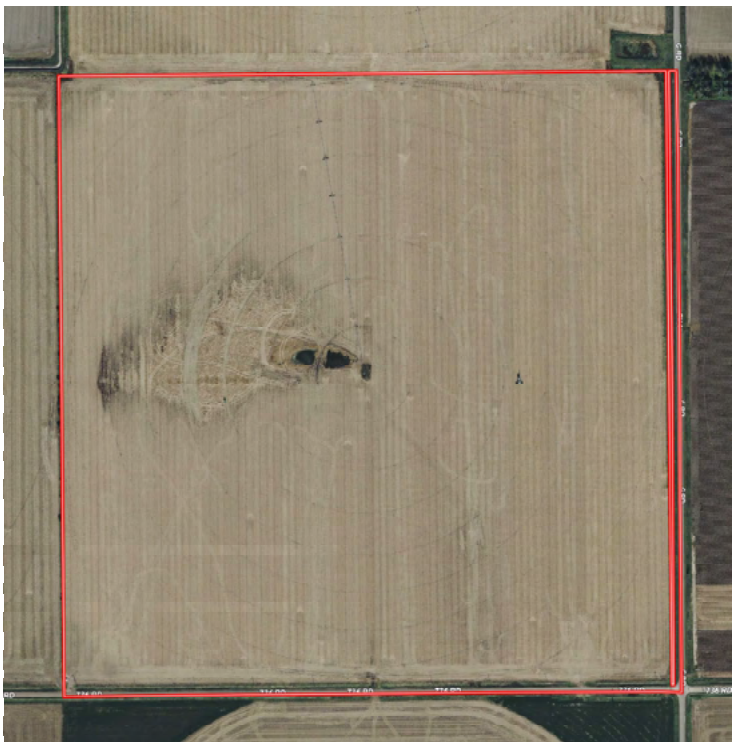
Location Map



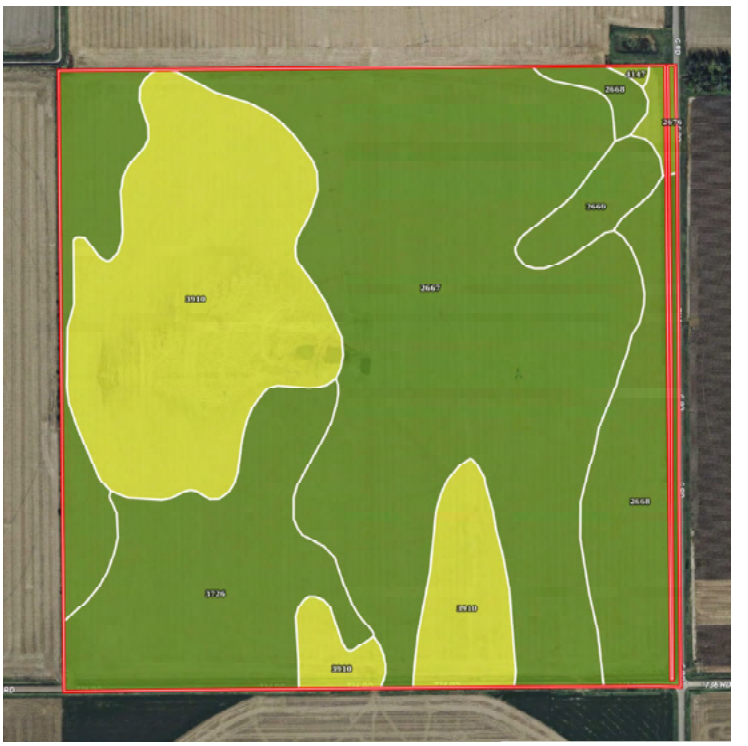




Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2667	Holdrege silt loam, 0 to 1 percent slopes	74.43	46.8	0	80	2e
3910	Scott silt loam, frequently ponded	42.42	26.67	0	27	4w
3726	Detroit silt loam, 0 to 1 percent slopes	21.79	13.7	0	66	2c
2668	Holdrege silt loam, 1 to 3 percent slopes	15.5	9.75	0	79	2e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	3.57	2.24	0	69	2e
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	1.15	0.72	0	68	3e
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	0.2	0.13	0	61	3e
TOTALS		159.06(*)	100%	-	63.5	2.54







Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 15, 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 Phelps County 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 Phelps County Title Company the required earnest payment. The cost of title insurance will be paid equally by the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on December 15, 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 Phelps County Title Company.

Sale Method: The real estate will be offered as a total unit. All bids are open for advancement starting **Thursday, November 5, 2026 at 8:00 AM, until Thursday, November 12, 2026 at 11:00 AM**, 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 the 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.

Sellers: Gale E. Lush Trust, John R. Lush, Alexander E. Lush

Online Bidding Procedure: This online auction begins on **Thursday, November 5, 2026 at 8:00 AM. Bidding closes on Thursday, November 12, 2026 at 11:00 AM**.

To register and bid on this auction go to: **www.FNCBid.com**

Bidders can also bid in person at the Farmers National Company office located at: 11654 731 Road, Holdrege, Nebraska. Farmers National Company personnel will walk through the online bidding process through the main office computer.

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

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