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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**157.74± Acres, York County, Nebraska**

**Wednesday, October 28, 2026 | 10:00 AM**

**Grafton Community Center | 260 North Washington Avenue, Grafton, Nebraska 68365**

## Highlights:

- High Quality Center Pivot Irrigated Farm
- Close to Competitive Grain Markets
- Excellent Hunting and Recreational Potential



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Online Bidding starts | Friday, October 23, 2026, at 8:00 AM  
Bidding closes | Wednesday, October 28, 2026, at close of live event.

To register and bid go to: [www.fncbid.com](http://www.fncbid.com)

## Property Information

### Directions to Property:

From Lushton, travel 1.5 miles west on Road 3, then 1.5 miles south on Road E. The farm is located at the northeast corner of the intersection of Road E and Road 1.

### Legal Description:

Southwest Quarter (SW1/4) of Section Thirty-Five (35), Township Nine (9) North, Range Four (4) West of the 6th P.M. in York County, Nebraska.

### Property Description:

The farm is a highly productive center-pivot irrigated property comprised primarily of Class II soils. According to the Farm Service Agency (FSA), the tract includes 142.95 cropland acres and 13.41 non-cropland acres. The non-cropland acres consist of trees, grassland, and a pond that enhance the property’s recreational appeal and provide excellent hunting opportunities.

### Farm Data:

|          |                    |
|----------|--------------------|
| Cropland | 142.95 acres       |
| Non-crop | <u>14.79 acres</u> |
| Total    | 157.74 acres       |

### FSA Information:

|          | <u>Base</u>  | <u>Yield</u> |
|----------|--------------|--------------|
| Corn     | 120.95 acres | 212 bushels  |
| Soybeans | 19.24 acres  | 63 bushels   |

### Irrigation Equipment:

The irrigation equipment included with the sale consists of the well, gearhead, pump, a 2014 T&L 8 tower pivot with corner system (serial # 33992), and a 2017 Chevrolet 454 irrigation motor. The 1,500 gallon fertilizer tank and chemigation valve are owned by the tenant and are NOT included with the sale.

### Well Information:

The farm is located within the Upper Big Blue NRD. The well (G-006076) is a 8” well drilled to a depth of 100 feet in 1956. When drilled, it pumped 900 gpm at 70 feet according to the Nebraska Department of Natural Resources.

### 2025 Taxes:

\$6,709.66

### Property Location Map



Aerial Map



Soil Map



63/100 NCCPI

|   | Code | Soil Description                                        | % of Selection | Acres | Non-IRR Class | IRR Class | NCCPI |
|---|------|---------------------------------------------------------|----------------|-------|---------------|-----------|-------|
| ● | 3820 | Butler silt loam, 0 to 1 percent slopes                 | 26.3%          | 41.6  | 2w            | 2w        | 70.5  |
| ● | 3824 | Crete silt loam, 0 to 1 percent slopes                  | 19.7%          | 31.1  | 2s            | 2s        | 63.4  |
| ● | 3870 | Hastings silty clay loam, 3 to 7 percent slopes, eroded | 14.8%          | 23.3  | 3e            | 3e        | 57.9  |
| ● | 8870 | Hord silt loam, 1 to 3 percent slopes                   | 10.5%          | 16.6  | 2e            | 2e        | 79.7  |
| ● | 3846 | Geary silty clay loam, 3 to 7 percent slopes, eroded    | 8.5%           | 13.4  | 3e            | 3e        | 62.2  |
| ● | 9999 | Water                                                   | 6.4%           | 10.1  | --            | --        | 0     |
| ● | 8866 | Hord silt loam, 0 to 1 percent slopes, warm             | 5.5%           | 8.7   | 2c            | 1         | 80.8  |
| ● | 3864 | Hastings silt loam, 0 to 1 percent slopes               | 4.4%           | 6.9   | 1             | 1         | 68.9  |
| ● | 3553 | Hobbs silt loam, frequently flooded                     | 3.2%           | 5     | 6w            | --        | 53.6  |
| ● | 8866 | Hord silt loam, 0 to 1 percent slopes, warm             | 0.4%           | 0.6   | 2c            | 1         | 80.8  |
| ● | 3846 | Geary silty clay loam, 3 to 7 percent slopes, eroded    | 0.2%           | 0.2   | 3e            | 3e        | 62.2  |
| ● | 3870 | Hastings silty clay loam, 3 to 7 percent slopes, eroded | 0.1%           | 0.2   | 3e            | 3e        | 57.9  |
| ● | 8870 | Hord silt loam, 1 to 3 percent slopes                   | 0.1%           | 0.1   | 2e            | 2e        | 79.7  |



# 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 4, 2026, or such other date agreed to by the parties. Subject to the current lease which expires on 2/28/2026.

**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 Community 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 Community Title Company the required earnest payment. 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 December 4, 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 Community 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:** Nyla D. Friesen Trust

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Friday, October 23, 2026, at 8:00 AM**. Bidding will be simultaneous with the live auction at **10:00 AM on Wednesday, October 28, 2026**, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fncbid.com](http://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.

