

FARMERS NATIONAL COMPANY

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L-2600649

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

185.38± Acres, Gage County, Nebraska

Thursday, December 3, 2026 | 10:00 AM
Vintage Venue | 620 Court Street, Beatrice, Nebraska

EQUAL HOUSING OPPORTUNITY

Highlights:

- High quality irrigated farm that is 93% tillable acres
- Irrigated Class 2 and 3 Wymore Soil Types
- Excellent potential for development



For additional information, please contact:

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Bidding starts | Thursday, November 26, 2026 at 8:00 AM
Bidding closes | Thursday, December 3, 2026 at close of live event.

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

Property Information

Directions to Property:
Traveling north out of Beatrice, turn west on W Hickory Rd and travel 5 miles west. Farm is along W Hickory Rd and SW 89th Rd.

Legal Description:
15 4 5 SEC 15-4-5 W 1/2 NE EX TR 300' SQ IN NW COR NW 77.94 AC and 15 4 5 SEC 15-4-5 SE NE & E 1/2 SE EX 12.56 A 107.44 AC

Property Description:
An excellent opportunity located northwest of Beatrice NE, this 185.38 acre farm is a high quality pivot and flood irrigated that has a history of excellent productivity. This farm is more than 93% tillable and more than 85% of those tillable acres are irrigated. Featuring productive southeast Nebraska soils, most of the acreage is classified as Class II and III cropland supporting strong row-crop production potential. This farm has gently sloping topography with an average slope of 1.8%, maximum slope to reach around 9.6% suggesting favorable farming conditions.

Improvements:
Irrigation Information: Zimmatic 8 Tower Pivot, 2x Electric Motors, 2x Electric Pump Panel, 20x sticks 6 inch gated pipes, 46x unused sticks of pipe with threaded gates (26x 8 inch and 20x 6 inch)

Well Information:
Well #1: Registration # G-000489, Well ID 3783, 500 gpm when drilled in 1977, Static level at 40ft, pumping level 80ft., Well Depth 85ft,Pump Column Diameter 6 inch

Well #2: Registration # G-025996, Well ID 32571, 400gpm when drilled 1966, Static level at 40 ft, Pumping level 84ft., Well depth 92ft, Pump Column Diameter 6 inch

2025 Taxes:
$9,080

Farm Data:

Cropland	173.54 acres
Non-Crop	10.36 acres
Grass	1.48 acres
Total	185.38 acres

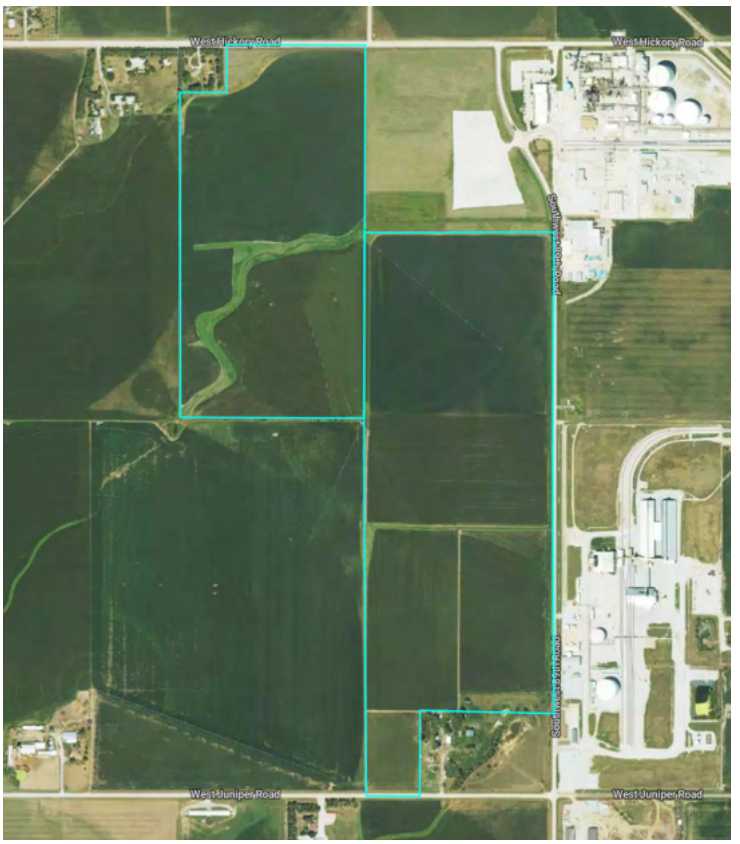
FSA Information:

	Base	Yield
Corn	88.21 acres	143 bushels
Grain Sorghum	6.60 acres	113 bushels
Soybeans	78.65 acres	47 bushels

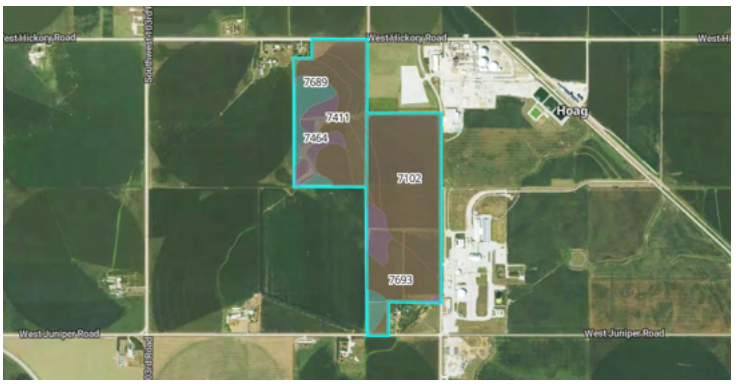




Aerial Map



Soil Map



62.2/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7102	Wymore silty clay loam, terrace, 0 to 2 percent slopes	40.4%	74.8	2s	2s	65.3
●	7693	Wymore silty clay loam, 2 to 6 percent slopes	27.5%	50.9	3e	3e	63.9
●	7464	Otoe silty clay loam, 6 to 11 percent slopes, eroded	12.5%	23.2	4e	--	54.2
●	7411	Cortland-Malmo complex, 6 to 11 percent slopes, eroded	10.1%	18.6	4e	4e	51.1
●	7689	Wymore silty clay loam, 0 to 2 percent slopes	9.6%	17.8	2s	2s	66.5









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 January 13, 2027 or such other date agreed by the parties. Subject to current lease for remainder of 2026 crop year. Free and clear of all leases for 2027 crop year and beyond.

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, company check, or wired funds. **PERSONAL CHECK NOT ACCEPTED FOR EARNEST MONEY DEPOSIT.** All funds will be deposited and held by Nebraska Title Company.

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

Closing: The sale closing is on January 13, 2027 or such other date agreed 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 Nebraska 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. 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 from 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 make 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: Marc and Kerri Koenig

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, November 26, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, December 3, 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 tracts 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