REAL ESTATE AUCTION

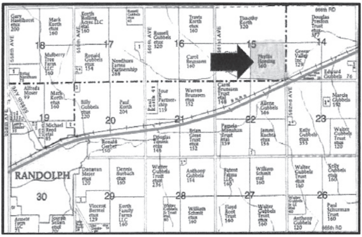
160 ACRE CENTER PIVOT IRRIGATED CEDAR COUNTY FARM

TUESDAY, MARCH 31, 2026 • 10:30 AM

Location of Auction: City Auditorium located at 119 North Main Street in Randolph, NE

LOCATION OF FARM: From Randolph: 3 Miles East on Highway 20.

LEGAL DESCRIPTION: The Southeast Quarter of Section 15, Township 28 North, Range 1 East of the 6th PM, Cedar County, Nebraska.



TERMS: 10 percent of the purchase price payable the day of auction. Balance due and payable on April 30, 2026. Buyer will be furnished a Trustee's Deed and Title Insurance with the cost of the Title Insurance (owner's policy) will be split equally between buyer and seller.

POSSESSION: Buyer will have possession of the farm for farming purposes on the signing of the purchase agreement. Full possession on final closing.

REAL ESTATE TAXES: 2025 taxes were $6,258.94. Seller will pay the 2025 and all prior real estate taxes. 2026 taxes will be paid by the new buyer.

FSA INFORMATION: 159.13 Crop Acres - 114.4 Acre corn base with a 188 bushel PLC Yield - 35 Acre soybean base with a 52 bushel PLC Yield.

IRRIGATION: Valley 10 tower Center pivot irrigation system. New 8" well in 2024. 140' Deep. 800 GPM. 137.1 Certified Irrigated Acres.

COMMENT: This auction presents an excellent opportunity to purchase a highly productive center pivot irrigated farm with excellent soil types that lies nearly level.

PHYLLIS M. HOESING REVOCABLE TRUST - Owner

Mary Kruse and Kathleen Stuefer -- Trustees
Dennis Collins - Attorney at Law 402-371-4844

Sale conducted by:

BILL BLANK AGENCY INC.

Madison, Nebraska

Phone: (402) 454-2500 or 454-2600

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