



JEFFERSON COUNTY

LAND AUCTION

To be held at the On The Bricks at 508 E Street, Fairbury, NE on

FRIDAY, NOVEMBER 21ST, 2025
1:30 PM

**Farming &
Irrigating
Potential!**

TRACT I – 80 +/- ACRES

LOCATION: From Diller, NE, 1 1/2 miles North, then 5 miles West on the PWF Road, then 1 mile North. This is the SE corner of the tract.

LEGAL DESCRIPTION: The East Half (E 1/2) of the Southeast Quarter (SE 1/4) Section Twelve (12), Township Two North (T2N), Range Three East (R3E) of the 6th Principal Meridian, Jefferson County, Nebraska subject to easements and restrictions whether of record or not.

GENERAL DESCRIPTION: This is a very nice laying tract of grass with farming and irrigating potential. The tract contains approximately 46.7 acres of Crete Soil with 0 to 1% slope, 23.2 acres of Crete soil with 1 to 3% slope, 8 acres of Crete soil with 3 to 7% slope and 2 acres of Butler Soil. It has good fence throughout and is cross fenced. Any free-standing fence panels and fencers are not included in the sale.

FSA/NRCS INFORMATION: This tract was farmed and irrigated several years ago. Sodbusting was applied for and approved, and wetland determinations have been made. The NHEL determination maps are available in the Property Information Packets.

IRRIGATION WELL INFORMATION: An irrigation well was drilled in 1967. It is 8 inches in diameter, 195 feet deep, and test pumped at 1,200 gallons per minute.

TAXES: Seller shall be responsible for the 2025 and all prior years' taxes. Buyer will be responsible for all subsequent years' taxes. The 2024 real estate taxes were \$1,292.22 with the exemption.



TRACT III – 160 +/- ACRES

LOCATION: From Fairbury, NE, East on PWF Road to 572 Avenue, then 1 1/2 miles South. This is the northeast corner of the tract.

LEGAL DESCRIPTION: The Southeast Quarter (SE 1/4) Section Twenty-Nine (29), Township Two North (T2N), Range Three East (R3E) of the 6th Principal Meridian, Jefferson County, Nebraska subject to easements and restrictions whether of record or not.

GENERAL DESCRIPTION: This is a very nice tract of pasture. The tract is cross fenced and has a corral in the northeast corner. This is a quality tract of grass to add to your operation.

TAXES: Seller shall be responsible for the 2025 and all prior years' taxes. Buyer will be responsible for all subsequent years' taxes. The 2024 real estate taxes were \$2,645.78 with the exemption.



TRACT II - 155 +/- ACRES

LOCATION: From Diller, NE, 1 1/2 miles North, then 5 miles West on the PWF Road, then 1/2 mile North. This is the SE corner of the tract.

LEGAL DESCRIPTION: The Northeast Quarter (SE 1/4) except a Fraction, Section Thirteen (13), Township Two North (T2N), Range Three East (R3E) of the 6th Principal Meridian, Jefferson County, Nebraska subject to easements and restrictions whether of record or not.

GENERAL DESCRIPTION: This is a nice gently rolling tract of grass with farming potential. It has approximately 8 acres of Crete soil with 0 to 1% slope, 28 acres of Crete soil with 1 to 3% slope, 52 acres of Crete soil with 3 to 7% slope, 9 acres of Crete soil with 7 to 11% slope, and the balance being Hastings, Malmo, Morrill, and Nodaway Soils. It has good fence and is cross fenced. Any free-standing fence panels and fencers are not included in the sale.

BUILDING SITE DESCRIPTION: There is an old building site along the East side of the tract that has an old corn crib, silo, hog buildings, and other miscellaneous buildings. Any personal property on the premises at closing is included in the sale.

FSA/NRCS INFORMATION: This tract was farmed several years ago. Sodbusting was applied for and approved, and wetland determinations have been made. The HEL determination maps are available in the Property Information Packets.

TAXES: Seller shall be responsible for the 2025 and all prior years' taxes. Buyer will be responsible for all subsequent years' taxes. The 2024 real estate taxes were \$2,709.74 with the exemption.



TERMS & INFORMATION FOR ALL TRACTS

MINERAL & WATER RIGHTS: Any mineral and water rights owned by the Seller will transfer to the Buyer.

INSPECTION: The ground is open for inspection with respect to tenant's crops. Seller and Auction Company are not liable for accidents or loss during inspection.

CLOSING: Closing shall be on or before December 22nd, 2025. The escrow closing will be conducted by Charter Title.

POSSESSION: Possession for all tracts will be on closing.

MANNER OF SALE: Tracts will be offered individually and will not be offered in any combination. The multiplier for each tract will be as follows: Tract I – 80, Tract II – 155, Tract III - 160.

TERMS: An earnest deposit equal to 20% of the purchase price shall be paid the day of the auction upon signing the purchase agreement. The balance shall be paid on closing in the form of certified funds. Title insurance and escrow closing fees shall be shared equally between Buyer & Seller. Any lender's policy or required endorsements shall be the expense of the Buyer. Charter Title shall be the title insurance company. The farms are not being sold contingent on loan approval. Make all financial arrangements prior to the auction. The property is sold in "AS IS" condition with no survey, warranties, inspections, repairs, or treatments provided or paid for by the Seller or Real Estate Firm. Buyers are encouraged to do their own due diligence. Schultis & Son, Inc. are agents of and represent the Seller in these transactions. Any announcements made the day of the auction take precedence over any information provided in print or otherwise.

SCHULTIS FAMILY TRUST, OWNER

ADDITIONAL INFORMATION AND PICTURES FOR ALL TRACTS AT WWW.SCHULTIS.COM



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