



Lancaster & Seward Counties, Nebraska

ABSOLUTE LAND AUCTION

550.21 Acres Total (more or less)

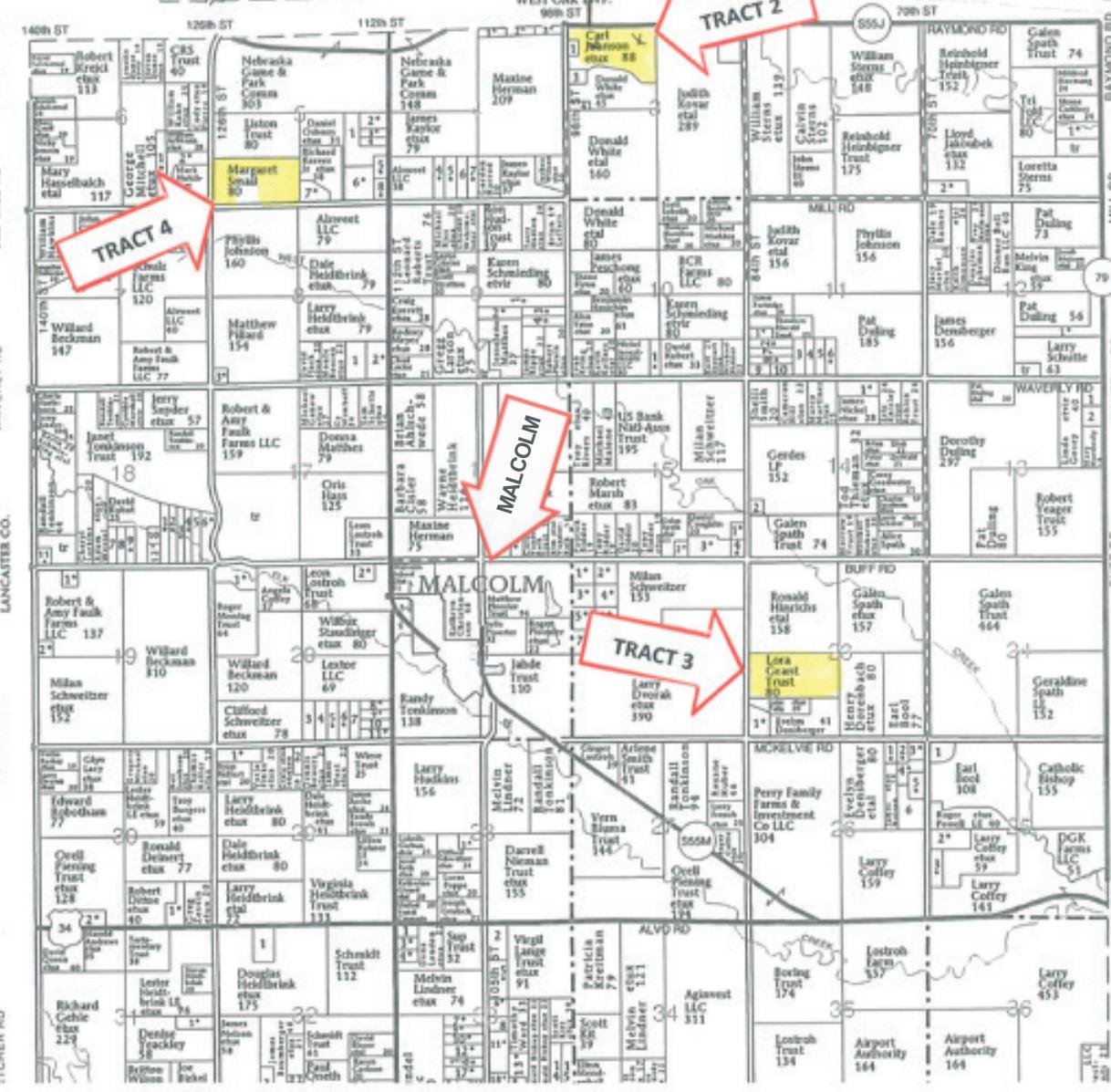
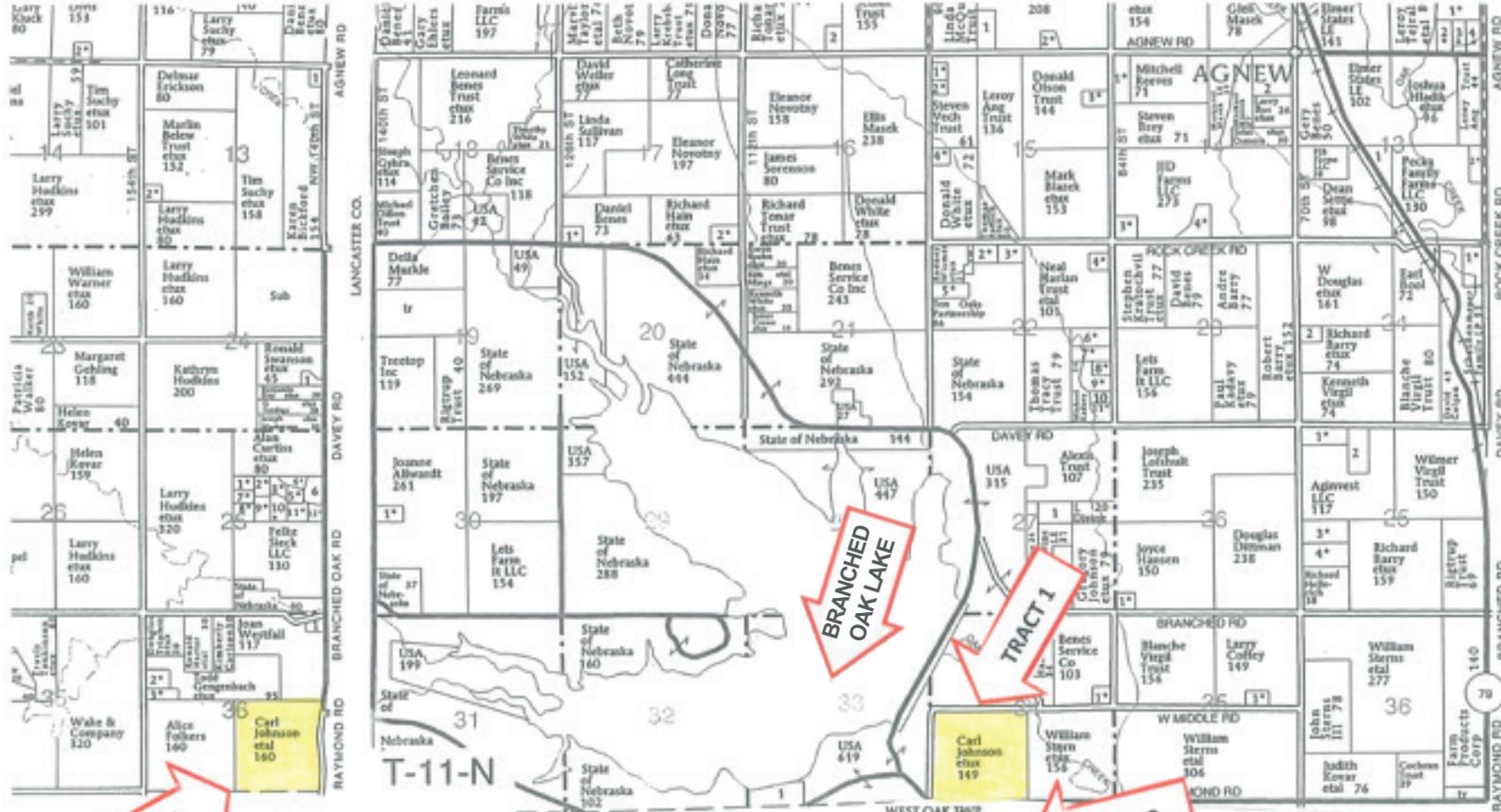
Property is being offered in 5 Tracts

Friday – October 24, 2025 - 10:00 A.M.

Raymond Fire Hall

4210 W. Raymond Road, Raymond, Nebraska

Carl T. & Diane K. Johnson & Bert B. Johnson – Owners



TRACT 5

TRACT 2

TRACT 4

MALCOLM

TRACT 3

TRACT 1 – 149.26 Acres (Pivot Irrigated):

LOCATION: From Hwy. 79 (Raymond corner), west on West Raymond Road, 3 miles to the SW corner of the property.

LEGAL DESCRIPTION: The N1/2 of the SW1/4 and Tax Lots 9, 11, and 16, all located in the SW1/4 of Sec. 34-T12N-R5E of the 6th P.M., Lancaster Co., Nebraska.

PROPERTY DESCRIPTION: Productive pivot-irrigated farm adjacent to Raymond Road (hard-surfaced) and close to good grain markets.

IMPROVEMENTS: 7-tower 2015 Zimmatic center pivot. Water source: Surface water permit No. A-10767R to pump from Oak Creek; the easement is from the northeast corner of the property across W Middle Road (county road) to the north (see pathfindercompany.com).

PROPERTY TAX: The property taxes for 2025 and all prior years will be paid by the Seller at closing. Buyer(s) will assume 2026 and all future taxes. The 2024 property taxes were \$8,427.84.

FSA INFORMATION: 146.5 tillable acres; the FSA base acreage will need to be reconstituted by the Farm Service Agency after the sale. The 2025 and prior-year program payments will be retained by the Seller.

SOILS: Kennebec silt loam, Zook silty clay loam, Colo silty clay loam, Crete silty clay loam, Aksarben silty clay loam, and Judson silt loam.



TRACT 2 – 88.38 Acres (Gravity Irrigated):

LOCATION: From Hwy. 79 (Raymond corner), west on West Raymond Road, 3 miles to the NW corner of the property.

LEGAL DESCRIPTION: Tax Lots 8 and 9 in the NW1/4 of Section 3-T11N-R5E of the 6th P.M., Lancaster Co., Nebraska.

PROPERTY DESCRIPTION: Productive gravity-irrigated farm adjacent to a hard-surfaced road and close to good grain markets.

IMPROVEMENTS: Gravity-irrigated farm with 2 irrigation wells. Groundwater well Registration Nos.: G-013862 and G-001317; 500 gpm, static water level at 10 feet.

Grain bins: 2 – 5,000 and 8,000 bu. capacity, with aeration floors.

PERSONAL PROPERTY: John Deere power unit, pipe and trailer are not included and will be removed after harvest.

PROPERTY TAX: The property taxes for 2025 and all prior years will be paid by the Seller at closing. Buyer(s) will assume 2026 and all future taxes. The 2024 property taxes were \$5,255.54.

FSA INFORMATION: 81.93 tillable acres (balance is grain bin site, grass, and trees). The FSA base acreage will need to be reconstituted by the Farm Service Agency after the sale. The 2025 and prior-year program payments will be retained by the Seller.

SOILS: Crete silty clay loam, Kennebec silt loam, Zook silt loam, Colo silty clay loam, Judson silt loam, and Filley fine sandy loam.



TRACT 3 – 80 Acres (Dryland):

LOCATION: From Hwy. 79 (Raymond corner), 4 miles south on Hwy. 79, then 2 miles west on McKelvie Road, and 1/4 mile north to the SW corner of the property.

LEGAL DESCRIPTION: the N1/2 SW1/4 of Section 23-T11N-R5E of the 6th P.M., Lancaster Co., Nebraska.

PROPERTY DESCRIPTION: Well-drained dryland farm with 2 potential 20-acre building lots.

IMPROVEMENTS: None.

PERSONAL PROPERTY: None.

PROPERTY TAX: The property taxes for 2025 and all prior years will be paid by the Seller at closing. Buyer(s) will assume 2026 and all future taxes. The 2024 property taxes were \$2,749.64.

FSA INFORMATION: 75.10 tillable acres cropland. The 2025 and prior-year program payments will be retained by the Seller.

Corn Base:	37.55 Acres	PLC Yield: 111 bu./ac.
Soybeans Base:	37.55 Acres	PLC Yield: 36 bu./ac.

SOILS: Aksarben silty clay loam, Yutan silty clay loam, Pawnee clay loam, Steinauer loam, and Shelby clay loam.



TRACT 4 – 72.57 Acres (Dryland):

LOCATION: From Hwy. 79 (Raymond corner), west on West Raymond Road 5 miles (NW126th Street), then south 1 mile to Mill Road to the SW corner of the property.

LEGAL DESCRIPTION: The S1/2 SW1/4 (minus building site), a.k.a., Tax Lot 24 and Clearview Acres Addition Outlots A and B, all located in Section 5-T11N-R5E of the 6th P.M., Lancaster Co., Nebraska.

PROPERTY DESCRIPTION: Gently rolling, productive dryland farm with potential for two 20-acre building lots on the east side of the property.

IMPROVEMENTS: 40 ft. x 60 ft. Morton-style building; pipe corrals; several water hydrants; 3 Richie waterers; and 5-strand barbed-wire perimeter fencing, like new. Water source comes from the landowner on adjacent property to the south across Mill Road.

PERSONAL PROPERTY: None.

PROPERTY TAX: The property taxes for 2025 and all prior years will be paid by the Seller at closing. Buyer(s) will assume 2026 and all future taxes. The 2024 property taxes were \$1,936.30.

FSA INFORMATION: 66.27 tillable acres cropland. The 2025 and prior-year program payments will be retained by the Seller.

Corn Base:	28.97 Acres	PLC Yield: 118 bu./ac.
Soybeans Base:	28.97 Acres	PLC Yield: 38 bu./ac.

SOILS: Yutan silty clay loam, Aksarben silty clay loam, Pawnee clay loam, Judson silt loam, and Burchard clay loam.



TRACT 5 - 160 Acres (Dryland):

LOCATION: From Hwy. 79 (Raymond corner), west 6 miles to the NE corner of the property.

LEGAL DESCRIPTION: The SE1/4 of Section 36-T12N-R4E of the 6th P.M., Seward Co., Nebraska.

PROPERTY DESCRIPTION: Excellent potential for a 5-acre or larger home site (along the south side middle) with an outstanding view toward Branched Oak Lake; this tract is a combination of farm land and grass, with some recreational opportunities (trees, creek).

IMPROVEMENTS: Includes a galvanized tin building, approximately 30 ft. x 45 ft. x 14 ft.

PERSONAL PROPERTY: None.

PROPERTY TAX: The property taxes for 2025 and all prior years will be paid by the Seller at closing. Buyer(s) will assume 2026 and all future taxes. The 2024 property taxes were \$5,171.74.

FSA INFORMATION: 155.67 acres farmland; 96.9 tillable acres cropland; 58.77 acres in grass. The 2025 and prior- year program payments will be retained by the Seller.

Corn Base:	48.4 Acres	PLC Yield: 128 bu./ac.
Soybeans Base:	48.4 Acres	PLC Yield: 38 bu./ac.

SOILS: Judson silt loam, Burchard Steinauer clay loam, Kennebec silt loam, Nodaway silt loam, Shelby clay loam, Butler silt loam, Muir silt loam, and Pawnee clay loam.



PHOTOS: Photos of the properties can be found online at pathfindercompany.com.

MINERAL RIGHTS: Seller's mineral rights, if any, will be conveyed to Buyer.

CONDITIONS: This sale is subject to all easements, covenants, and restrictions of record. Seller to retain 2025 crops.

PRICE: Established at absolute auction October 24, 2025, at 10 a.m., Raymond Fire Hall, Raymond, Nebraska.

METHOD OF SALE: The property will be offered as FIVE separate tracts with no further separation or combinations. Bids on the property shall remain open until the auctioneer announces the property is sold.
This is an absolute auction.

ONLINE BIDDING: Online bidding will be available through NextLot if you are unable to attend the auction. **Online bidders must register 48 hours prior to the start of the auction** on our website: pathfindercompany.com. A \$1,000 online convenience fee per tract purchased will be charged to a successful online Buyer.

TERMS: Immediately upon conclusion of the auction, the successful highest bidder will enter into a real estate purchase contract, and deposit with the broker 10% of the bid price as earnest money. All earnest money will be held in the broker's trust account or transferred to closing agent until sale closing. The balance of the purchase price will be due upon delivery of merchantable title. Cash or guaranteed check required at closing. Sale closing shall be on or before December 15, 2025, unless otherwise extended pending an order approving the referee's report in partition. **Sale shall not be contingent upon Buyer financing.** Please arrange any financing needs with your lender in advance of sale. Property is being purchased "as is" with Seller having no obligation to bring the property into lender approved condition.

CONVEYANCE & TITLE: Seller will furnish the successful bidder a Warranty Deed or Referee Deed. Seller shall provide an owner's policy of title insurance in the amount of the purchase price. The cost of owner's title insurance will be shared equally between the Seller and Buyer. Any mortgage policy costs will be charged to the Buyer. Title company shall serve as escrow closing agent with escrow closing cost split equally between the Buyer and the Seller.

POSSESSION: Full possession of each Tract will be granted upon final closing. Full possession of the cropland for the 2026 crop year.

AGENCY: Pathfinder Company and its representatives are agents of the Seller.

ANNOUNCEMENTS: Property information provided was obtained from sources deemed reliable; however, the brokers and auctioneer make no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely upon their own conclusions. Any announcements made the day of the auction by the auctioneer will take precedence over any previously printed material or oral statements. Bidding increments are at the discretion of the auctioneer.