

# DODGE COUNTY, NEBRASKA LAND AUCTION

294 Acres (more or less)

Friday - December 5, 2025 - 10:00 am

Sold as Two Tracts

Mohr Auditorium  
650 County Road 13 Blvd., Scribner, NE

**PAULA BAACK TRUST - OWNER**



## LOCATION

Two miles west of Scribner, NE. The southeast corner of the farm is the intersection of County Road F & County Road 11.

## METHOD OF SALE

The property will be offered as two individual tracts with no combination or further separation. Bids on the property shall remain open until the auctioneer announces the property is sold or closes the bidding process. Final sale is subject to the approval of the Seller.

## LEGAL DESCRIPTION

Part of the East half (Pt. E½) of Section 27, T20N, R6E of the 6<sup>th</sup> P.M. Dodge County, NE containing 294.05 acres more or less. The property will be divided into two tracts by survey. The tracts will be approximately divided at the current corn/soybean division line.

## 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 the closing agent. The balance of the purchase price will be due upon delivery of merchantable title. Cash or guaranteed check required at closing. Sale closing to be on or before January 16, 2026. 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.

## PROPERTY DESCRIPTION

**Tract #1:** 168 acres +/- Excellent quality center pivot irrigated cropland. There are approximately 161.82 acres of tillable cropland. The topography is very gently rolling with soil types predominately Belfore and Moody. The irrigation well (Registration G-050987) was installed in 2022. The property includes a 7 tower Valley brand center pivot and an Amarillo gearhead. Diesel power unit and generator are property of the tenant and are NOT included in the sale.

## ONLINE BIDDING

Online bidding will be available through NextLot if you are unable to attend the auction. **All online bidders must register 48 hours prior to the start of the auction.** Registration is found on the website [pathfindercompany.com](http://pathfindercompany.com) under the Online Auction page. Auction company and staff shall not be held responsible for missed bids due to technical failure or technical difficulties for any reason.

**Tract #2:** 126 Acres +/- Excellent quality center pivot irrigated cropland. There are approximately 114.15 acres of tillable cropland. Soil types are a mixture of Moody, Nora, Kennebec and Zook. The irrigation well (Registration G-190204) was installed in 2020. Property contains a 5 tower Valley brand center pivot and a 60HP electric motor.

## PROPERTY TAX

The property taxes for 2025 and all prior years will be paid by the seller at closing. Buyer will assume 2026 and all future taxes. The 2024 combined property taxes were \$13,861.68.

## CONVEYANCE & TITLE

Seller will furnish the successful bidder a Warranty 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.

## FSA INFORMATION

Cropland, Combined Total: 275.97 acres  
Corn Base: 153.70 Acres PLC Yield: 181 bu./ac.  
Soybean Base: 119.75 Acres PLC Yield: 51 bu./ac.

## POSSESSION

Possession of the farm will be granted upon completion of final closing, subject to farm tenant lease rights expiring February, 28, 2026. Full possession for the 2026 crop year.

The 2025 and prior year program payments will be retained by the Seller and farm operator. The base acreage is for both tracts combined and will need to be reconstituted by the Farm Service Agency if the tracts are purchased by separate buyers.

## MINERAL RIGHTS

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

## AGENCY

Pathfinder Company and its representatives are agents of the Seller.

## CONDITIONS

This sale is subject to all easements, covenants, and restrictions of record. Sale is subject to the landowner and tenants lease for 2025 expiring February 28, 2026.

## 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.

## SURVEY

Seller will provide a survey to divide Tract #1 and Tract #2. This sale bill estimates acreage for each tract, however the final sale price for each tract will be based on the results of the survey.

## FOR ADDITIONAL INFORMATION CONTACT:

**PATHFINDER COMPANY** Farm Management & Real Estate Services

Tom Sunderman Associate Broker (402) 720-0138 Cell  
Scott Sukstorf Sales Associate (402) 720-0062 Cell  
Roger L. Koertner Broker/Auctioneer (402) 720-1196 Cell  
Andy M. Langemeier Broker (402) 720-9909 Cell  
Jackson H. Schumacher Sales Associate (402) 936-8003 Cell

- - - In the event of inclement weather, cancellation notice will be posted on our web page by 8:30 on sale day. - - -

1416 East 23<sup>rd</sup> Street • Fremont, NE 68025 • Office: 402-721-5055 • [www.pathfindercompany.com](http://www.pathfindercompany.com)

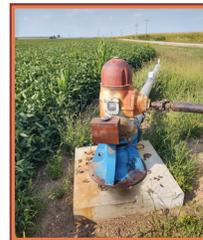


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