

# DODGE COUNTY, NEBRASKA LAND AUCTION

522.58 Acres (more or less)

Friday - December 12, 2025 - 10:00 am

Sold as Three Tracts

VFW Hall

Main Street, North Bend, Nebraska

**THOMAS & PAULA BAACK TRUST - OWNER**



## LOCATION

From the HWY 30 & HWY 79 interchange north of North Bend the farms are 7 miles north to County Road L and one mile west. The northeast corner of the farm is the intersection of County Road L & County Road 6.

## SURVEY

No survey of the property will be provided. If the buyer chooses to survey the property it will be at the Buyers expense. There will be no adjustment to the sale price if the surveyed acreage results in more or less acreage reported as taxable acreage.

## LEGAL DESCRIPTION

**Tract #1:** The East half of the Northwest Quarter (E½NW¼), Southwest Quarter of the Northwest Quarter (SW¼NW¼), Tax Lot 4 and Tax Lot 8 in Section 35, T19N, R5E of the 6<sup>th</sup> P.M. Dodge County, NE containing 210.13 taxable acres.

**Tract #2:** The Northeast Quarter of the Northeast Quarter (NE¼NE¼), Tax Lot 3 & Part of Tax Lot 5 in Section 35, T19N, R5E of the 6<sup>th</sup> P.M. Dodge County, NE containing 109.54 taxable acres.

**Tract #3:** The North half of the Southwest Quarter (N½SW¼), Southwest Quarter of the Southwest Quarter (SW¼SW¼), Northwest Quarter of the Southeast Quarter (NW¼SE¼), Tax Lot 2 & Part Tax Lot 6 in Section 35, T19N, R5E of the 6<sup>th</sup> P.M. Dodge County, NE containing 202.91 taxable acres.

## PROPERTY DESCRIPTION

**Tract #1:** Excellent quality center pivot irrigated cropland. FSA mapping shows 200.81 tillable cropland acres. Productive soil types are a mixture of gently rolling upland and creek bottom. Tile drainage is installed southwest of the pivot point. The property includes a 7 tower Valley brand center pivot with a corner arm. The well and pivot are powered by a 50HP electric motor. The irrigation well is registered (G-047418).

**Tract #2:** Excellent quality center pivot irrigated cropland. FSA mapping shows 107.38 acres of tillable cropland. Farm is entirely composed of nearly level productive creek bottom soil types. The farm includes an 8 tower Zimmatic brand pivot. The well and center pivot are powered by a 40HP electric motor. The irrigation well is registered (G-056942).

**Tract #3:** Excellent quality center pivot irrigated cropland. FSA mapping shows 191.37 acres of tillable cropland. Farm is predominately composed of nearly level productive creek bottom soil types. The farm has two 6 tower center pivots. The east center pivot is a Zimmatic brand and the west pivot is a Valley brand. The well is located near the west pivot point and is powered by a 50HP electric motor. The irrigation well is registered (G-116036).

## 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 property taxes for Tract #1 and Tract #3 are combined and were \$18,942.52. The 2024 property taxes for Tract #2 were \$4,771.28

## FSA INFORMATION

<b>Tract #1 &amp; Tract #3 Cropland, Combined Total: 392.18 acres</b>		
Corn Base:	224.70 Acres	PLC Yield: 181 bu./ac.
Soybean Base:	164.05 Acres	PLC Yield: 51 bu./ac.
<b>Tract #2 Cropland: 107.38 acres</b>		
Corn Base:	60.70 Acres	PLC Yield: 181 bu./ac.
Soybean Base:	45.40 Acres	PLC Yield: 51 bu./ac.

The 2025 and prior year program payments will be retained by the Seller and farm operator. The base acreage for Tract #1 and Tract #3 are 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.

## 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.

## METHOD OF SALE

The property will be offered as three 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.

## 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.

## 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.

## 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.

## 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.

## 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.

**FOR ADDITIONAL INFORMATION CONTACT:**  
**PATHFINDER COMPANY** Farm Management & Real Estate Services

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

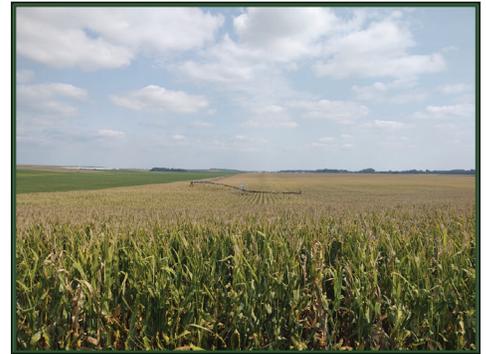


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