Saunders County, Nebraska

LAND AUCTION

160.8 Acres (more or less)

Friday – November 20, 2026 – 10:00am

Valparaiso Legion Hall
430 West Second Street, Valparaiso, NE

SUSAN HILGENKAMP – OWNER





LOCATION

From Highway 79 turn east at Touhy (County Road F). Travel two miles east to County Road 26, then south one half mile to the northwest corner of the farm. The address of the property is 830 County Road 26 Valparaiso, NE 68065.

LEGAL DESCRIPTION

Part of the Southwest Quarter (Pt. SW¼) in Section 6, Township 13 North, Range 6 East of the 6th P.M. Saunders County, NE.

PROPERTY DESCRIPTION

The property consists of high quality non-irrigated cropland. Farm Service Agency records show 146.45 acres of tillable cropland. There is a farm acreage site with a home located near the center of the property. The home was built in 2013 and has 1,008 square feet of living space on the main floor. The home is a modular style with a poured concrete basement. Farm acreage site and buildings are being sold "as is". Additional information on the home can be found on the website.

OPEN HOUSE

The home will be available for inspection on Friday, October 30 and Saturday October 31 from 10AM to 3PM.

FSA INFORMATION

Corn Base:	70.29 Acres	PLC Yield: 104 bu./ac.
Soybeans Base:	70.32 Acres	PLC Yield: 32 bu./ac.

The 2026 and all prior year government farm program payments will be retained by the Seller and farm operator.

PROPERTY TAX:

The property taxes for 2025 were $7,648.38. Seller will pay the 2026 real estate taxes. Buyers are responsible for 2027 and all future real estate taxes.

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.

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.

AGENCY

Pathfinder Company and its representatives are agents of the Seller.

METHOD OF SALE

The property will be offered as a single tract with no combinations 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 8, 2027. 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 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 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, 2027. Full possession for the 2027 crop year.

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

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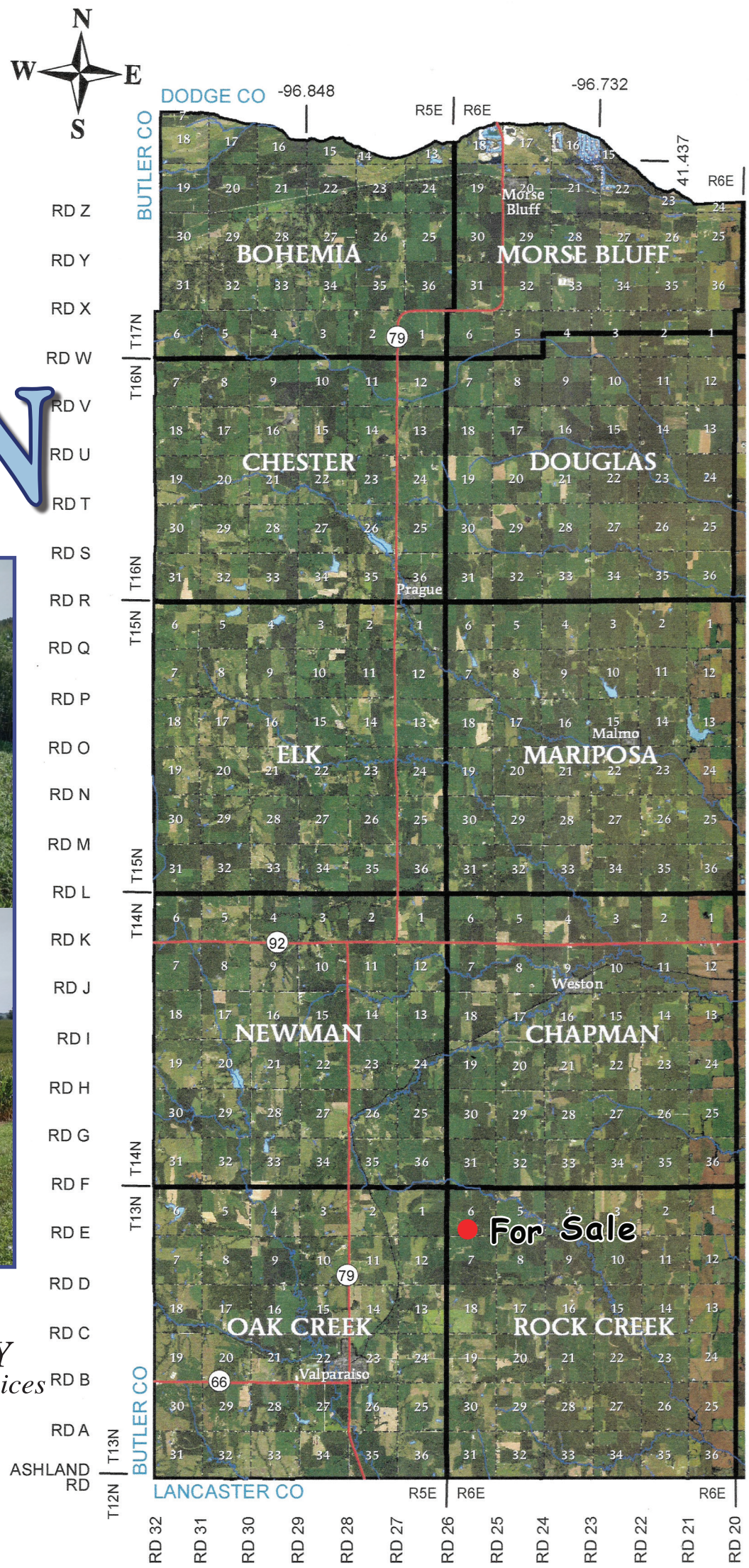
SAUNDERS COUNTY, NEBRASKA

PLEASE POST

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