



*Multi-Parcel Auction*  
**DAKOTA & DIXON**  
**COUNTIES NEBRASKA**

**November 6, 2025 at 10AM**  
**Marriott Riverfront Conference Center**

**3,614**

**ACRES M/L**

**Offered in 30 Tracts**



**CUSHMAN &  
WAKEFIELD**

**LUND  
COMPANY**





# Multi-Parcel FARMLAND AUCTION



**November 6, 2025 at 10:00 AM**

**Marriott Riverfront Conference Center**

385 E 4th St, South Sioux City, NE 68776

**Major Nebraska Land Auction – Rare opportunity to acquire high quality farmland in a strong farming community!**

James and Jackie Harnett both grew up in Northeast Nebraska where they were married in 1951 and made their home in Hubbard, Nebraska for over 70 years. Together, they raised a family of nine children and partnered to build a successful farming operation know today as J. Hartnett Farms. Jackie was the head of logistics for J. Hartnett Farms, helping ensure both the farming operation and the family all ran smoothly. In addition to Jackie's work at home and on the farm, Jackie was a dedicated public servant where she served on numerous boards including five successive terms as the Dakota County Commissioner. Jim was a devoted naturalist and worked with Nebraska Department of Natural Resources and U.S. Department of Agriculture on several projects over the years. These experiences translated back to the farming operation where Jim was well known for improving their farms to maintain conservation practices while maximizing farmability. The J. Hartnett farm portfolio represents over 70 years of hard work by the Hartnett Family to compile a once-in-a-lifetime portfolio of farms that will be available to the market for the first time in generations.

The Hartnett Farm portfolio is located in Dakota and Dixon County surrounding Hubbard, Nebraska. The property will be offered in 30 tracts ranging from 9.70 acres m/l to 180.45 acres m/l via the multi-parcel auction format where tracts can be purchased individually or any combination. The portfolio is comprised of 3,614 acres m/l and consists of approximately 3,365.51 FSA tillable acres with an additional 130.35 acres m/l enrolled in CRP with annual payments totaling over \$40,804. Primary soils include the highly productive Crofton silt loam, Nora silt loam, and Alcester silty loam across a majority of the portfolio. In addition to the excellent farmland opportunities, Tract 6 offers a unique recreational oasis with a small cabin, pond, timber, and CRP in the privacy of the rolling hills of Dakota County. The portfolio also includes a farm headquarters located on Tract 30 with several farm equipment storage buildings and grain bin storage totaling approximately 273,000 bushels of grain storage. These farms have been rented out for several years to a local tenant who has taken excellent care of the properties with good farming practices to maintain soil health and produce yields above the county averages. The J. Hartnett portfolio is located on both sides of Highway 35 near Hubbard, Nebraska with quick access to multiple grain marketing options including ethanol plants and several local cooperatives.





**STEVE BRUERE**

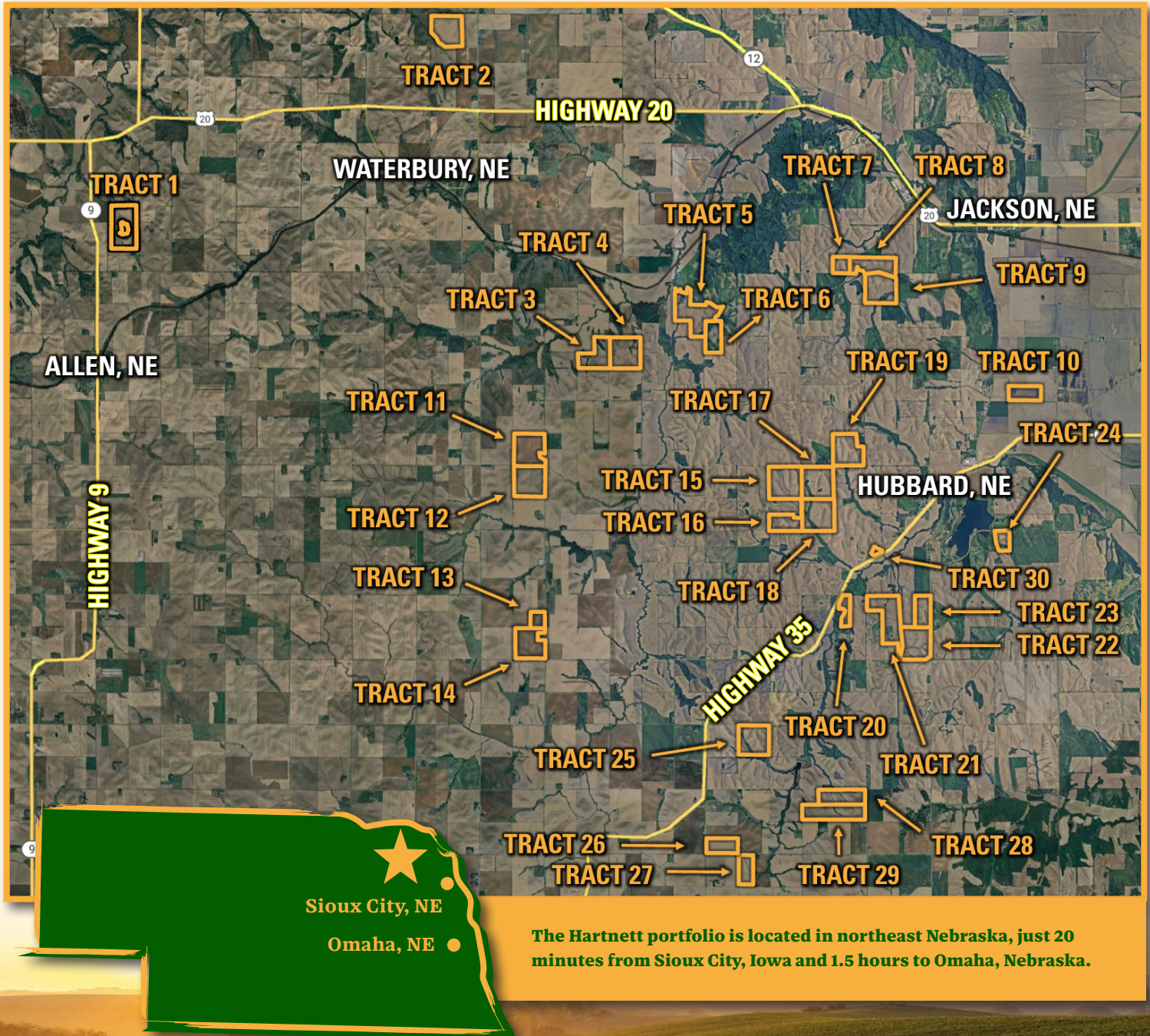
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## 230.89 ACRES M/L

Tract 1 consists of 230.89 acres m/l which consists of approximately 225.03 FSA cropland acres m/l. Primary soil types include Crofton silt loam and Alcester silty clay loam. Located off of 585 Avenue, this tract is located in Section 34 of Galena Township in Dixon County.

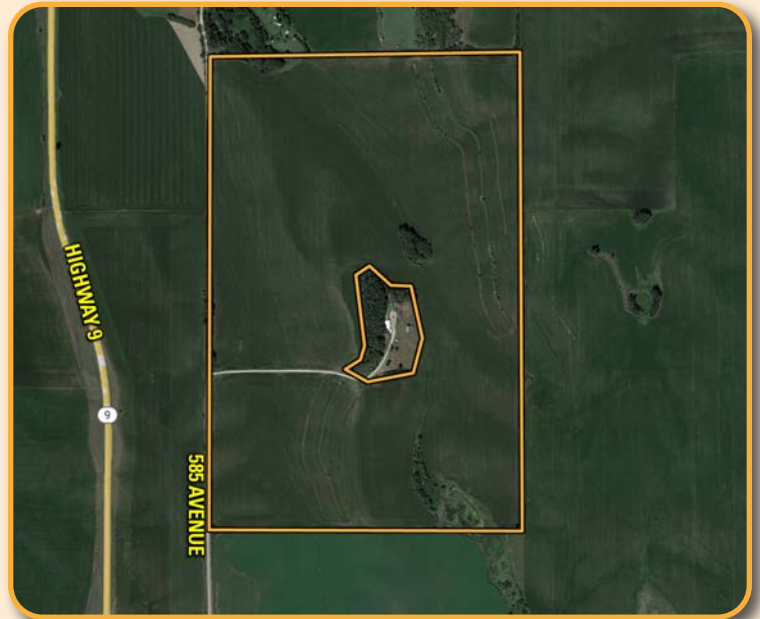
### Quick Stats

Total Acres: 230.89

FSA Tillable Acres: 225.03

Brief Legal Description: 34-29N-5E

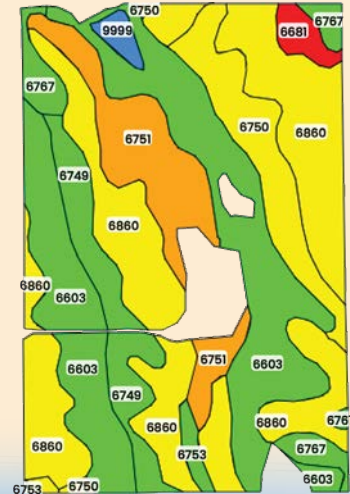
Estimated Annual Taxes: \$7,289



\*The owner of the acreage has an easement to access the property. Please contact the listing agents or see Data Room for a copy of the easement.

### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6860	Crofton silt loam	79.98	35.54%		56
6603	Alcester silty clay loam	66.33	29.48%		75
6751	Nora silt loamm	24.72	10.99%		42
6750	Nora silt loam	19.51	8.67%		62
6749	Nora silt loam	16.60	7.38%		73
6767	Nora silt loam	9.20	4.09%		74
6681	Crofton silt loam	3.52	1.56%		36
9999	Water	2.33	1.04%		0
6753	Nora silt loam	2.20	0.98%		76
6756	Nora silt loam	0.63	0.28%		66
Weighted Average					61.9







## 147.71 ACRES M/L

Tract 2 totals 147.71 acres m/l which consists of approximately 144.69 FSA cropland acres m/l. Primary soil types include Crofton silt loam and Nora silty clay loam. Located on the corner of 590th Avenue and 874th Road, this tract is situated in Section 16 of Ottercreek Township in Dixon County.

### Quick Stats

Total Acres: 147.71

FSA Tillable Acres: 144.69

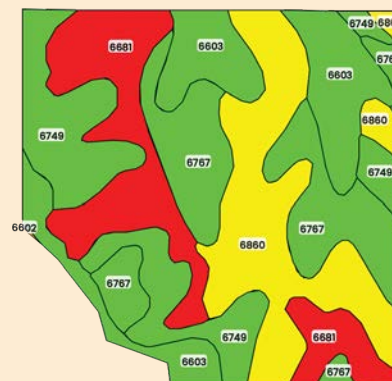
Brief Legal Description: 16-29N-6E

Estimated Annual Taxes: \$7,127



### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6860	Crofton silt loam	34.51	23.36%		56
6767	Nora silty clay loam	29.54	20.00%		74
6681	Crofton silt loam	28.15	19.06%		36
6749	Nora silt loam	27.92	18.90%		73
6603	Alcester silty clay loam	27.10	18.35%		75
6602	Alcester silt loam	0.50	0.34%		41
Weighted Average					62.4



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## 120 ACRES M/L

Tract 3 totals 120 acres m/l which consists of approximately 101.78 FSA cropland acres m/l. Primary soil types include Nora silt loam and Alcester silty clay loam. The balance of the property includes a few timber draws. Located on the west side of R Avenue, this tract is situated in Section 11 of St. Johns Township in Dakota County.

### Quick Stats

Total Acres: 120

FSA Tillable Acres: 101.78

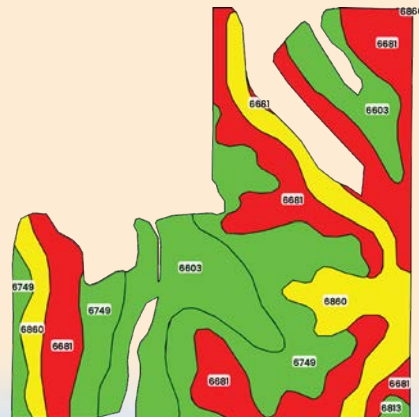
Brief Legal Description: 11-28N-6E

Estimated Annual Taxes: \$3,786



### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6681	Crofton silt loam	43.95	36.62%		36
6749	Nora silt loam	29.56	24.63%		73
6603	Alcester silty clay loam	27.04	22.53%		75
6860	Crofton silt loam	18.80	15.67%		56
6813	Moody silty clay loam	0.66	0.55%		73
Weighted Average					57.2



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## 160 ACRES M/L

Tract 4 totals 160 acres m/l which consists of approximately 153.25 FSA cropland acres m/l. Primary soil types include Nora silt loam and Crofton silt loam. Located on the east side of R Avenue, this tract is situated in Section 12 of St. John's Township in Dakota County.

### Quick Stats

Total Acres: 160

FSA Tillable Acres: 153.25

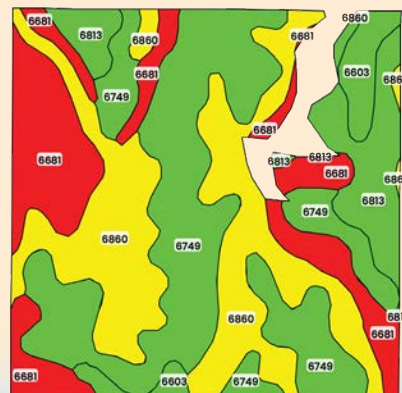
Brief Legal Description: 12-28N-6E

Estimated Annual Taxes: \$5,722



### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6749	Nora silt loam	54.03	33.77%		73
6860	Crofton silt loam	46.60	29.12%		56
6681	Crofton silt loam	34.73	21.71%		36
6813	Moody silty clay loam	18.19	11.37%		73
6603	Alcester silty clay loam	6.45	4.03%		75
Weighted Average					60.1





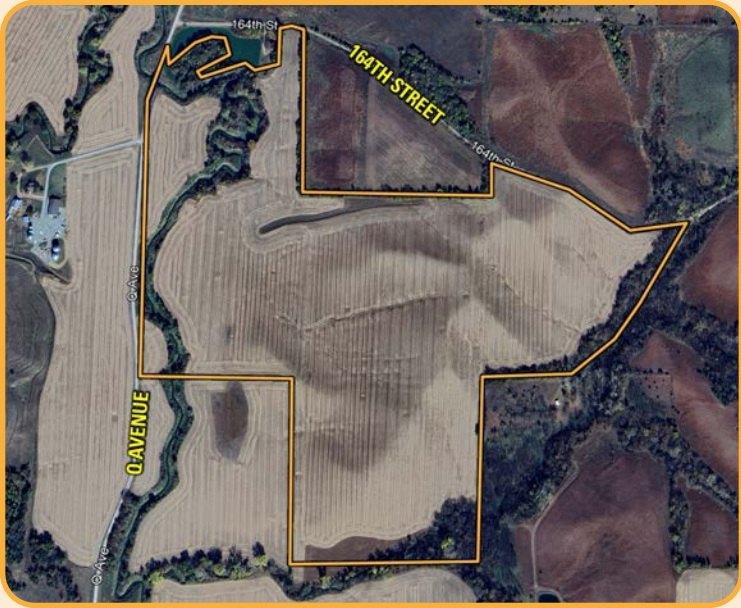


# 5 180.45 ACRES M/L

Tract 5 totals 180.45 acres m/l which consists of approximately 149.63 tillable acres m/l. An additional 1.96 acres are enrolled in CRP through September of 2029 with an annual payment of \$521. Primary soil types include Napier silt loam and Crofton silt loam. Elk Creek runs along the west side of the farm with timber bordering the east side of the property. Located just southeast of the Q Avenue and 164th Street intersection, this property is situated in Section 6 of St. John's Township in Dakota County.

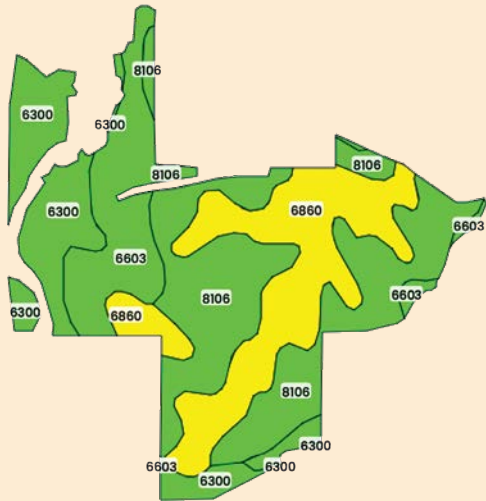
## Quick Stats

Total Acres: 180.45  
FSA Tillable Acres: 149.63  
Brief Legal Description: 6-28N-7E  
Estimated Annual Taxes: \$8,189



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
8106	Naiper silt loam	55.48	37.08%		72
6860	Crofton silt loam	42.07	28.11%		56
6603	Alcester silty clay loam	26.44	17.67%		75
6300	Aowa silt loam	25.65	17.14%		76
Weighted Average					68.7



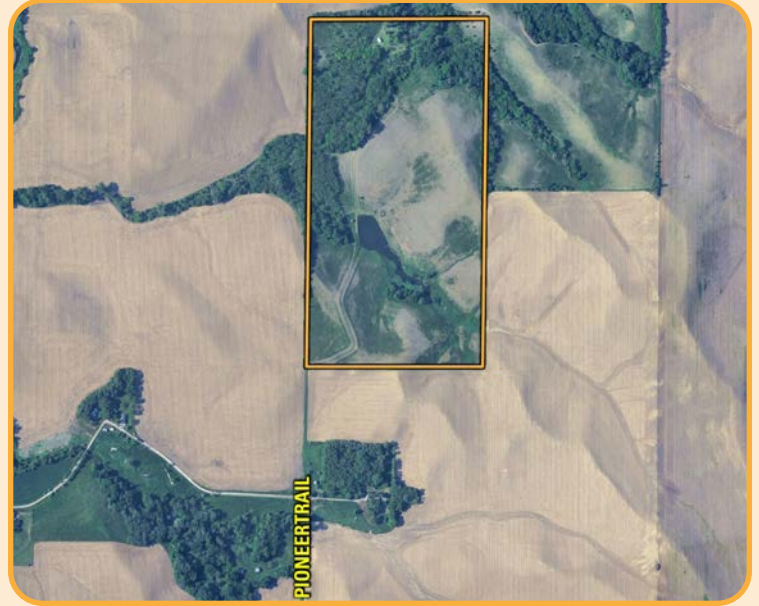




## 80 ACRES M/L

Tract 6 totals 80 acres m/l of which 51.74 acres are enrolled in CRP through September of 2029 with an annual payment of \$15,522. The property includes an additional 12.79 FSA cropland acres that is not in CRP and is not currently being farmed. Primary soil types include Napier silt loam and Alcester silty clay loam. Accessed by easement just off of Pioneer Trail, this property is situated in Section 7 of St. John's Township in Dakota County.

This tract offers an excellent recreational getaway with a balance of CRP acres, timber, and a small creek running through the property. The secluded setting, combined with an old hunting shed/cabin, creates an ideal weekend retreat with opportunities for wildlife, relaxation, and outdoor enjoyment.



### Quick Stats

Total Acres: 80

Acres Enrolled in CRP: 51.74

Brief Legal Description: 7-28N-7E

Estimated Annual Taxes: \$1,443



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## 40 ACRES M/L

Tract 7 totals 40 acres m/l which consists of approximately 38.47 FSA cropland acres m/l. Primary soil types include Nora silt loam and Crofton silt loam. Located just west of Knox Boulevard, this property is situated in Section 33 of St. John's Township in Dakota County.

### Quick Stats

Total Acres: 40

FSA Tillable Acres: 38.47

Brief Legal Description: 33-29N-7E

Estimated Annual Taxes: \$1,996



### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6860	Crofton silt loam	15.18	39.47%		56
6749	Nora silt loam	14.07	36.58%		73
6681	Crofton silt loam	7.43	19.32%		36
8106	Naiper silt loam	0.95	2.47%		72
6601	Alcester silty clay loam	0.83	2.16%		74
			Weighted Average		59.1



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## 115.3 ACRES M/L

Tract 8 totals 115.3 acres m/l which consists of approximately 107.01 FSA cropland acres m/l. Primary soil types include Nora silt loam and Crofton silt loam. Located just east of Knox Boulevard, this property is situated in Section 33 of St. John's Township in Dakota County.

### Quick Stats

Total Acres: 115.3

FSA Tillable Acres: 107.01

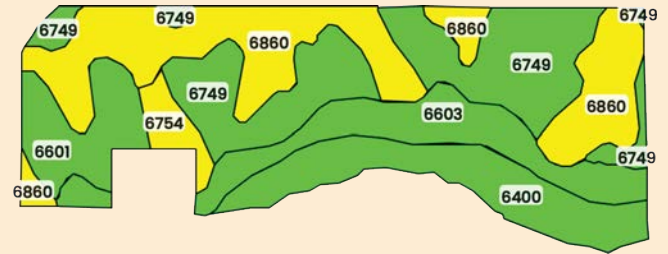
Brief Legal Description: 33-29N-7E

Estimated Annual Taxes: \$5,753



### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6860	Crofton silt loam	32.23	30.12%		56
6749	Nora silt loam	28.89	27.93%		73
6400	Calco silt loam	16.19	15.13%		83
6603	Alcester silty clay loam	16.07	15.02%		75
6601	Alcester silty clay loam	9.44	8.82%		74
6754	Nora silt loam	3.18	2.97%		68
Weighted Average					69.6







## 152.41 ACRES M/L

Tract 9 totals 152.41 acres m/l which consists of approximately 132.09 FSA cropland acres m/l. Primary soils types include Alcester silty clay loam and Nora silt loam. Located just east of Knox Boulevard, this property is situated in Section 3 of St. John's Township in Dakota County.

### Quick Stats

Total Acres: 152.41

FSA Tillable Acres: 132.09

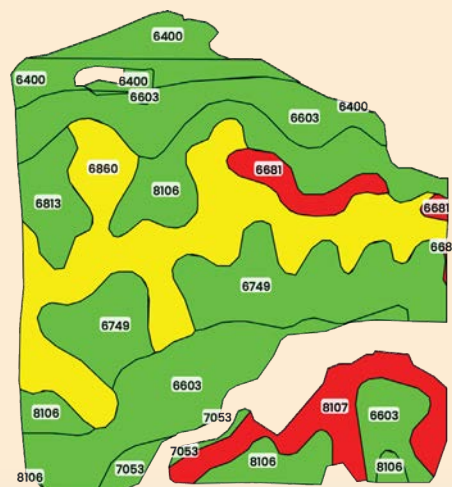
Brief Legal Description: 3-28N-7E

Estimated Annual Taxes: \$7,605



### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6603	Alcester silty clay loam	32.04	24.26%		75
6860	Crofton silt loam	30.60	23.17%		56
6749	Nora silt loam	21.37	16.18%		73
8106	Naiper silt loam	17.77	13.45%		72
6400	Calco silt loam	9.75	7.38%		83
8107	Naiper-Gullied complex	9.54	7.22%		11
6813	Moody silty clay loam	5.06	3.83%		73
6681	Crofton silt loam	3.96	3.00%		36
7053	Kennebec silt loam	1.98	1.50%		95
Weighted Average					64.9







## 80 ACRES M/L

Tract 10 totals 80 acres m/l which consists of approximately 73.71 tillable acres m/l. An additional 9.07 acres are enrolled in CRP through September of 2026 with an annual payment of \$4,125. Primary soil types include Forney silt loam and Omadi silt loam. Accessed via easement just off North Bluff Road, this property is situated in Section 12 of Hubbard Township in Dakota County.

### Quick Stats

Total Acres: 80

FSA Tillable Acres: 73.71

Brief Legal Description: 12-28N-7E

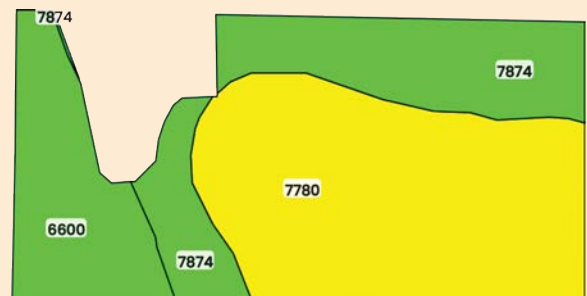
Estimated Annual Taxes: \$3,447



\*This tract is accessed via an easement from North Bluff Road. Please contact the listing agents or see Data Room for a copy of the easement.

### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
7780	Forney silt loam	38.39	52.08%		54
7874	Omadi silt loam	21.04	28.54%		72
6600	Alcester silty clay loam	14.28	19.37%		76
Weighted Average					63.4



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## 154.97 ACRES M/L

Tract 11 totals 154.97 acres m/l which consists of approximately 150.58 FSA cropland acres m/l. Primary soils types include Alcester silty clay loam and Nora silt loam. Located northwest of the 190th Street and S Avenue intersection, this property is situated in Section 15 of St. John's Township in Dakota County.

### Quick Stats

Total Acres: 154.97

FSA Tillable Acres: 150.58

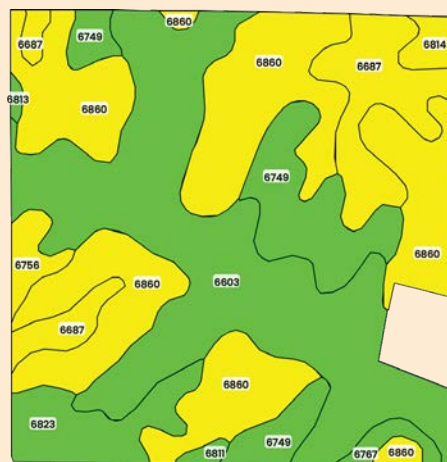
Brief Legal Description: 15-28N-6E

Estimated Annual Taxes: \$5,846



### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6860	Crofton silt loam	54.34	36.08%		56
6603	Alcester silty clay loam	50.84	33.76%		75
6749	Nora silt loam	15.84	10.52%		73
6687	Crofton silt loam	14.40	9.56%		66
6823	Moody-Nora silty clay loams	8.07	5.36%		70
6756	Crofton silt loam	2.52	1.67%		66
6814	Moody silty clay loam	1.86	1.24%		62
6767	Nora silt loam	1.69	1.12%		74
6811	Moody silty clay loam	0.66	0.44%		75
6813	Moody silty clay loam	0.37	0.25%		73
Weighted Average					66.5



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160 ACRES M/L

Tract 12 totals 160 acres m/l which consists of approximately 151.47 tillable acres m/l. An additional 1.54 acres are enrolled in CRP through September of 2029 with an annual payment of \$410. Primary soil types include Crofton silt loam and Nora silt loam. Located southwest of the intersection of 190th Street and S Avenue, this property is situated in Section 22 of Emerson Township in Dakota County.

## Quick Stats

Total Acres: 160

FSA Tillable Acres: 151.47

Brief Legal Description: 22-28N-7E

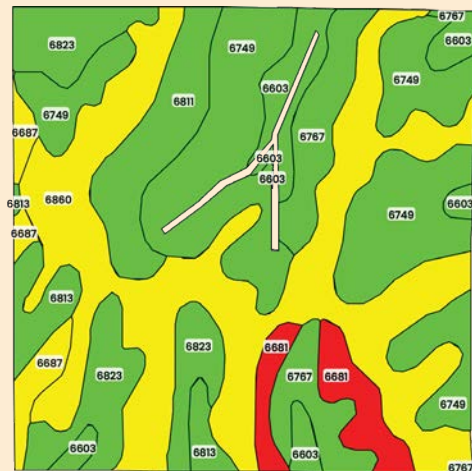
Estimated Annual Taxes: \$5,688

65.5  
NCCPI



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6860	Crofton silt loam	50.57	33.39%		56
6749	Nora silt loam	40.15	26.51%		73
6823	Moody-Nora silty clay loams	15.20	10.03%		70
6767	Nora silt loam	11.61	7.66%		74
6811	Moody silty clay loam	9.78	6.46%		75
6603	Alcester silty clay loam	8.09	5.34%		75
6681	Crofton silt loam	6.62	4.37%		36
6813	Moody silty clay loam	5.30	3.50%		73
6687	Crofton silt loam	4.15	2.74%		66
Weighted Average					65.5







# 40 ACRES M/L

Tract 13 totals 40 acres m/l which consists of approximately 38.65 FSA cropland acres m/l. Primary soils types include Crofton silt clay loam and Moody-Nora silty clay loam. Located along the west side of S Avenue, this property is situated in Section 34 of Emerson Township in Dakota County.

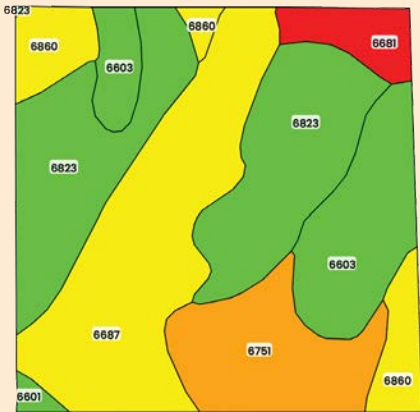
## Quick Stats

- Total Acres: 40
- FSA Tillable Acres: 38.65
- Brief Legal Description: 34-28N-6E
- Estimated Annual Taxes: \$1,457



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6823	Moody-Nora silty clay loams	12.02	31.10%		70
6687	Crofton silt loam	10.57	27.34%		66
6603	Alcester silty clay loam	5.92	15.33%		75
6751	Nora silt loam	5.11	13.23%		42
6860	Crofton silt loam	3.16	8.18%		56
6681	Crofton silt loam	1.58	4.09%		36
6601	Alcester silty clay loam	0.28	0.73%		74
			Weighted Average		63.5





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151.67 ACRES M/L

Tract 14 totals 151.67 acres m/l which consists of approximately 148.09 FSA cropland acres m/l. Primary soils types include Crofton silt clay loam and Moody-Nora silty clay loam. Located along the west side of S Avenue, this property is situated in Section 34 of Emerson Township in Dakota County.

## Quick Stats

Total Acres: 151.67

FSA Tillable Acres: 148.09

Brief Legal Description: 34-28N-6E

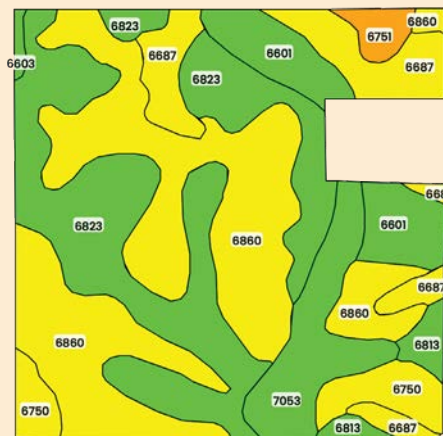
Estimated Annual Taxes: \$5,410

66.1  
NCCPI



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6860	Crofton silt loam	53.38	36.05%		56
6823	Moody-Nora silty clay loams	43.47	29.35%		70
6687	Crofton silt loam	14.56	9.83%		66
7053	Kennebec silt loam	12.01	8.11%		95
6601	Alcester silty clay loam	11.34	7.66%		74
6750	Nora silt loam	7.33	4.95%		62
6813	Moody silty clay loam	3.06	2.07%		73
6751	Nora silt loam	2.34	1.58%		42
6603	Alcester silty clay loam	0.60	0.41%		75
Weighted Average					66.1



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## 160 ACRES M/L

Tract 15 totals 160 acres m/l which consists of approximately 153.41 tillable acres m/l. An additional 4.36 acres are enrolled in CRP through September of 2026 with an annual payment of \$1,826. Primary soil types include Nora silt loam and Alcester silty clay loam. Located southwest of the intersection of 190th Street and O Avenue, this property is situated in Section 20 of Hubbard Township in Dakota County.

### Quick Stats

Total Acres: 160

FSA Tillable Acres: 153.41

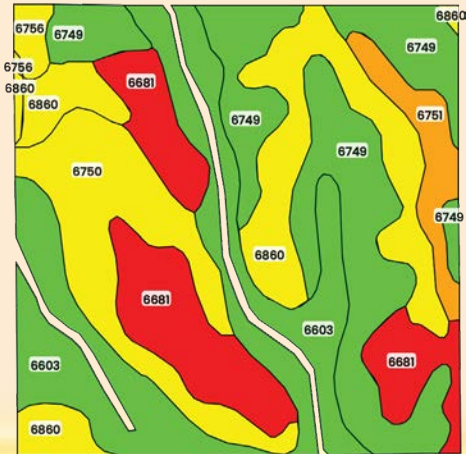
Brief Legal Description: 20-28N-7E

Estimated Annual Taxes: \$5,688



### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6749	Nora silt loam	37.75	24.61%		73
6603	Alcester silty clay loam	35.22	22.96%		75
6860	Crofton silt loam	26.16	17.05%		56
6681	Crofton silt loam	24.89	16.22%		36
6750	Nora silt loam	20.86	13.60%		62
6751	Nora silt loam	6.56	4.28%		42
6756	Nora silt loam	1.98	1.29%		66
Weighted Average					61.6



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16

75 ACRES M/L

Tract 16 totals 75 acres m/l which consists of approximately 73.85 FSA cropland acres m/l. Primary soils types include Crofton silt loam and Nora silt clay loam. Located along the west side of O Avenue, this property is situated in Section 20 of Hubbard Township in Dakota County.

## Quick Stats

Total Acres: 75

FSA Tillable Acres: 73.85

Brief Legal Description: 20-28N-7E

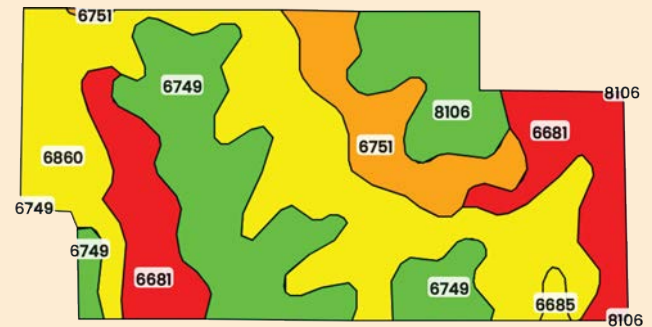
Estimated Annual Taxes: \$2,594

56.5  
NCCPI



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6860	Crofton silt loam	28.39	38.44%		56
6749	Nora silt loam	17.16	23.23%		73
6681	Crofton silt loam	13.53	18.32%		36
6751	Nora silt loam	7.32	9.91%		42
8106	Naiper silt loam	6.93	9.38%		72
6685	Crofton silt loam	0.53	0.72%		69
Weighted Average					56.5







17

## 160 ACRES M/L

Tract 17 totals 160 acres m/l which consists of approximately 140.78 tillable acres m/l. In addition, two CRP contracts account for a combined 7.89 acres, including 1.00 acre enrolled through September of 2026 with an annual payment of \$419 and 6.89 acres enrolled through September of 2028 with an annual payment of \$1,832.74. Primary soil types include Nora silt loam and Crofton silt loam. Located on the east side of O Avenue, this property is situated in Section 21 of Hubbard Township in Dakota County.

### Quick Stats

Total Acres: 160

FSA Tillable Acres: 140.78

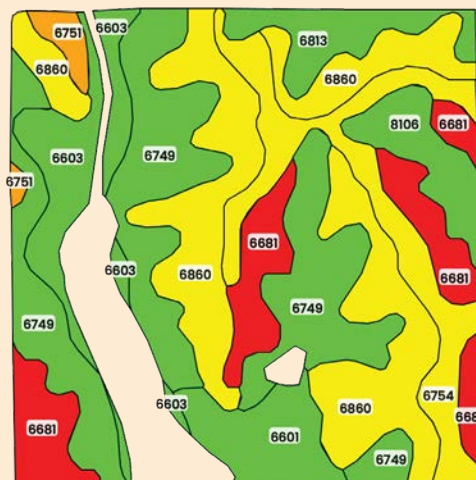
Brief Legal Description: 21-28N-7E

Estimated Annual Taxes: \$5,381



### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6749	Nora silt loam	37.11	26.36%		73
6860	Crofton silt loam	36.48	25.91%		56
6681	Crofton silt loam	17.66	12.54%		36
6754	Nora silt loam	15.64	11.11%		68
6603	Alcester silty clay loam	11.19	7.95%		75
6601	Alcester silty clay loam	7.86	5.58%		74
8106	Naiper silt loam	6.37	4.52%		72
6813	Moody silty clay loam	6.32	4.49%		73
6751	Nora silt loam	2.15	1.53%		42
Weighted Average					63.1





18

160 ACRES M/L

Tract 18 totals 160 acres m/l which consists of approximately 130.11 tillable acres m/l. In addition, three CRP contracts account for a combined 14.37 acres, including 8.89 acres enrolled through September of 2028 with an annual payment of \$2,364.74, 5.01 acres enrolled through September of 2030 with an annual payment of \$1,092 and 0.47 acres enrolled through September of 2032 with an annual payment of \$141. Primary soil types include Nora silt loam and Alcester silty clay loam. Located on the east side of O Avenue, this property is situated in Section 21 of Hubbard Township in Dakota County.



## Quick Stats

Total Acres: 160

FSA Tillable Acres: 130.11

Brief Legal Description: 21-28N-7E

Estimated Annual Taxes: \$4,780

60.8  
NCCPI

## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6681	Crofton silt loam	32.85	25.25%		36
6603	Alcester silty clay loam	26.01	19.99%		75
6749	Nora silt loam	25.37	19.50%		73
6860	Crofton silt loam	23.80	18.29%		56
8106	Napier silt loam	19.56	15.03%		72
6601	Alcester silty clay loam	1.49	1.15%		74
6754	Nora silt loam	1.03	0.79%		68
Weighted Average					60.8



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19

143.58 ACRES M/L

Tract 19 totals 143.58 acres m/l which consists of approximately 143.14 FSA cropland acres m/l. Primary soils types include Crofton silt loam and Nora silt clay loam. Located on the northwest intersection of 190th Street and N Avenue, this property is situated in Section 16 of Hubbard Township in Dakota County.

## Quick Stats

Total Acres: 143.58

FSA Tillable Acres: 143.14

Brief Legal Description: 16-28N-7E

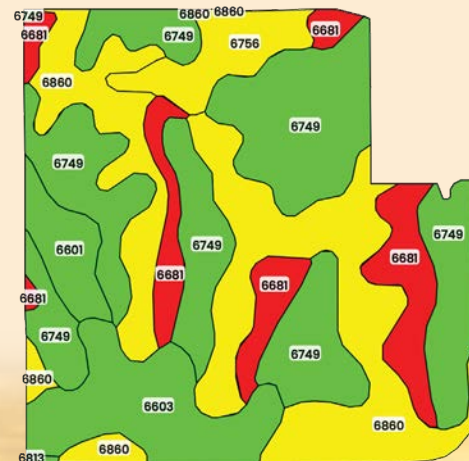
Estimated Annual Taxes: \$5,202

63.5  
NCCPI



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6749	Nora silt loam	55.28	38.62%		73
6860	Crofton silt loam	42.60	29.76%		56
6681	Crofton silt loam	16.79	11.73%		36
6603	Alcester silty clay loam	15.44	10.79%		75
6756	Nora silt loam	7.42	5.18%		66
6601	Alcester silty clay loam	5.42	3.79%		74
6813	Moody silty clay loam	0.19	0.13%		73
			Weighted Average		63.5



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# 47.6 ACRES M/L

Tract 20 totals 47.6 acres m/l which consists of approximately 42.6 FSA cropland acres m/l. Primary soils types include Alcester silty loam and Nora silt clay loam. Located just west of Highway 35, this property is situated in Section 33 of Hubbard Township in Dakota County.

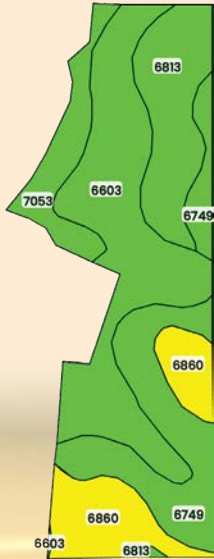
## Quick Stats

- Total Acres: 47.6
- FSA Tillable Acres: 42.6
- Brief Legal Description: 33-28N-7E
- Estimated Annual Taxes: \$1,859



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6603	Alcester silty clay loam	15.18	35.63%	<div></div>	75
6749	Nora silt loam	9.93	23.30%	<div></div>	73
6813	Moody silty clay loam	7.14	16.76%	<div></div>	73
6860	Crofton silt loam	6.47	15.18%	<div></div>	56
7053	Kennebec silt loam	3.89	9.13%	<div></div>	95
Weighted Average					73.1







# 21 165.08 ACRES M/L

Tract 21 totals 165.08 acres m/l which consists of approximately 141.45 tillable acres m/l. In addition, two CRP contracts account for a combined 19.52 acres, including 14.68 acres enrolled through September of 2027 with an annual payment of \$4,404 and 4.84 acres enrolled through September of 2032 with an annual payment of \$1,452. Primary soil types include Nora silt loam and Kennebec silt clay loam. Located just north of 220th Street, this property is situated in Section 34 of Hubbard Township in Dakota County.

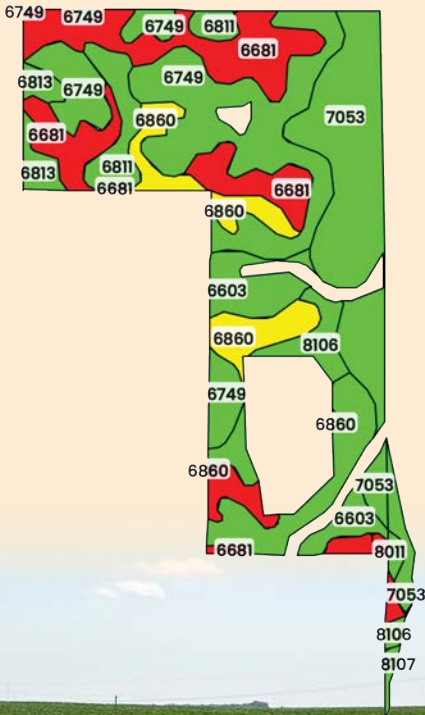
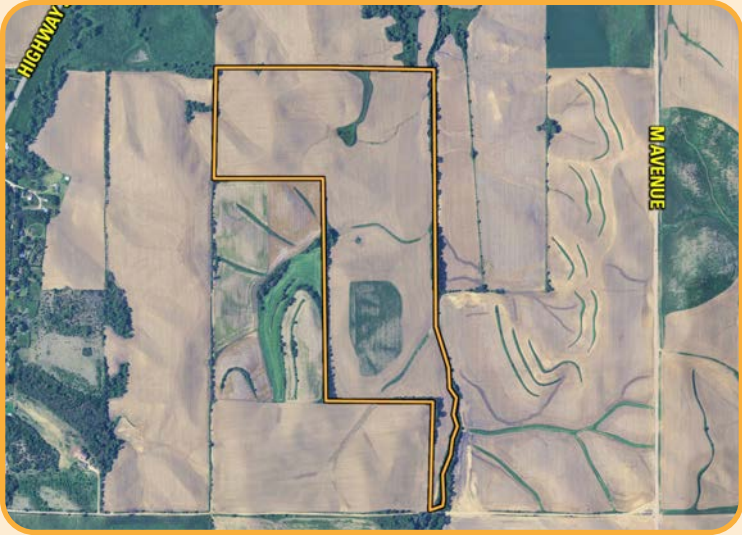
## Quick Stats

- Total Acres: 165.08
- FSA Tillable Acres: 141.45
- Brief Legal Description: 34-28N-7E
- Estimated Annual Taxes: \$6,248



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6749	Nora silt loam	34.54	24.42%	<div></div>	73
7053	Kennebec silt loam	30.46	21.53%	<div></div>	95
6681	Crofton silt loam	29.21	20.65%	<div></div>	36
6603	Alcester silty clay loam	19.12	13.52%	<div></div>	75
6860	Crofton silt loam	10.84	7.66%	<div></div>	56
6811	Moody silty clay loam	8.67	6.13%	<div></div>	75
8106	Napier silt loam	4.07	2.88%	<div></div>	72
6813	Moody silty clay loam	3.51	2.48%	<div></div>	73
8011	Ida soils	1.03	0.73%	<div></div>	16
8107	Napier-Gullied complex	0.01	0.01%	<div></div>	11
			Weighted Average		68.7







## 153.86 ACRES M/L

Tract 22 totals 153.86 acres m/l which consists of approximately 139.51 tillable acres m/l. An additional 4.01 acres are enrolled in CRP through September of 2026 with an annual payment of \$1,631. Primary soil types include Crofton silt loam and Alcester silty clay loam. Located northwest of M Avenue and 220th Street, this property is situated in Section 34 of Hubbard Township in Dakota County.

### Quick Stats

Total Acres: 153.86

FSA Tillable Acres: 139.51

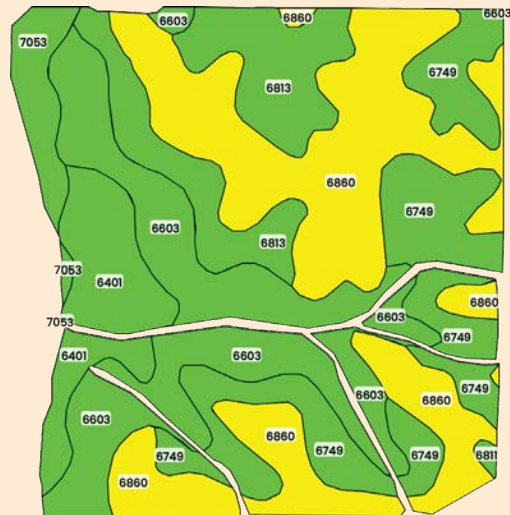
Brief Legal Description: 34-28N-7E

Estimated Annual Taxes: \$5,823



### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6860	Crofton silt loam	46.89	33.61%		56
6603	Alcester silty clay loam	31.04	22.25%		75
6749	Nora silt loam	26.44	18.95%		73
6813	Moody silty clay loam	17.97	12.88%		73
6401	Calco silty clay loam	11.63	8.34%		80
7053	Kennebec silt loam	5.17	3.71%		95
6811	Moody silty clay loam	0.36	0.26%		75
Weighted Average					69.1



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## 80.03 ACRES M/L

Tract 23 totals 80.03 acres m/l which consists of approximately 76.6 FSA cropland acres m/l. Primary soils types include Crofton silt loam and Nora silt clay loam. Located just west of M Avenue, this property is situated in Section 34 of Hubbard Township in Dakota County.

### Quick Stats

Total Acres: 80.03

FSA Tillable Acres: 76.6

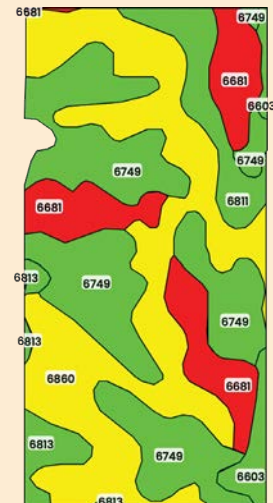
Brief Legal Description: 34-28N-7E

Estimated Annual Taxes: \$2,857



### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6860	Crofton silt loam	27.88	36.39%		56
6749	Nora silt loam	26.78	34.96%		73
6681	Crofton silt loam	11.51	15.02%		36
6811	Moody silty clay loam	5.13	6.70%		75
6813	Moody silty clay loam	2.88	3.76%		73
6603	Alcester silty clay loam	2.43	3.17%		75
Weighted Average					61.5



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# 46.82 ACRES M/L

Tract 24 totals 46.82 acres m/l which consists of approximately 36.39 tillable acres m/l. An additional 3.71 acres are enrolled in CRP through September of 2025 with an annual payment of \$1,105. Primary soil types include Crofton silt loam and Alcester silty clay loam. Located just east of Lutton Avenue, this property is situated in Section 25 of Hubbard Township in Dakota County.

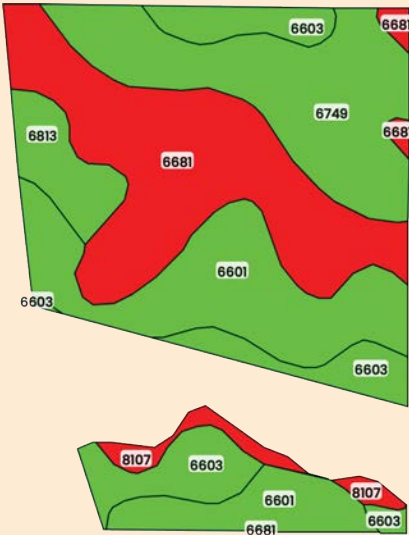
## Quick Stats

- Total Acres: 46.82
- FSA Tillable Acres: 36.39
- Brief Legal Description: 25-28N-7E
- Estimated Annual Taxes: \$1,577



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6681	Crofton silt loam	10.89	29.97%	<div></div>	36
6601	Alcester silty clay loam	9.43	25.95%	<div></div>	74
6749	Nora silt loam	7.92	21.79%	<div></div>	73
6603	Alcester silty clay loam	5.07	13.95%	<div></div>	75
6813	Moody silty clay loam	1.96	5.39%	<div></div>	73
8107	Napier-Gullied complex	1.07	2.94%	<div></div>	11
Weighted Average					60.6







# 160 ACRES M/L

Tract 25 totals 160 acres m/l which consists of approximately 130.35 tillable acres m/l. In addition, two CRP contracts account for a combined 13.62 acres, including 9.23 acres enrolled through September of 2028 with an annual payment of \$2,453 and 4.39 acres enrolled through September of 2028 with an annual payment of \$1,168. Primary soil types include Nora silt loam and Crofton silt loam. Located just west of Odell Avenue, this property is situated in Section 8 of Emerson Township in Dakota County.

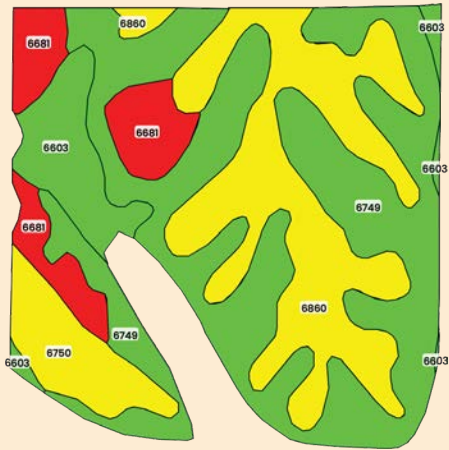
## Quick Stats

Total Acres: 160  
FSA Tillable Acres: 130.35  
Brief Legal Description: 8-27N-7E  
Estimated Annual Taxes: \$5,364



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6749	Nora silt loam	61.44	46.95%		73
6860	Crofton silt loam	36.85	28.16%		56
6681	Crofton silt loam	12.48	9.54%		36
6603	Alcester silty clay loam	10.85	8.29%		75
6750	Nora silt loam	9.23	7.05%		62
Weighted Average					64.1





26

79.07 ACRES M/L

Tract 26 totals 79.07 acres m/l which consists of approximately 76.41 FSA cropland acres m/l. Primary soils types include Moody silty clay loam and Nora silt clay loam. Located just northeast of the 250th Street and Perry Avenue intersection, this property is situated in Section 18 of Emerson Township in Dakota County.

## Quick Stats

Total Acres: 79.07

FSA Tillable Acres: 76.41

Brief Legal Description: 18-27N-7E

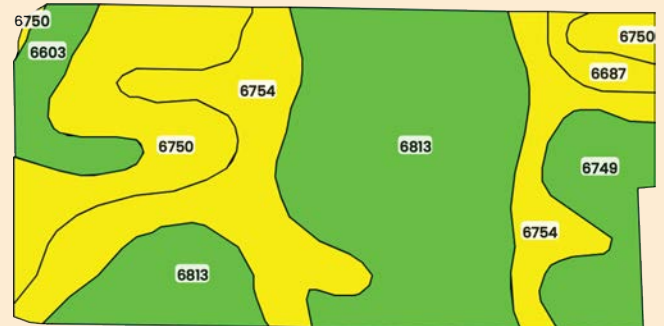
Estimated Annual Taxes: \$3,067

69.8  
NCCPI



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6813	Moody silty clay loam	31.55	41.30%		73
6754	Nora silt loam	19.40	25.39%		68
6750	Nora silt loam	12.98	16.99%		62
6749	Nora silt loam	6.98	9.14%		73
6603	Alcester silty clay loam	3.94	5.16%		75
6687	Crofton silt loam	1.55	2.03%		66
Weighted Average					69.8



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## 80 ACRES M/L

Tract 27 totals 80 acres m/l which consists of approximately 76.27 tillable acres m/l. An additional 2.27 acres are enrolled in CRP through September of 2032 with an annual payment of \$681. Primary soil types include Nora silt loam and Moody silty clay loam. Located just south of 250 th Street, this property is situated in Section 20 of Emerson Township in Dakota County.

### Quick Stats

Total Acres: 80

FSA Tillable Acres: 76.27

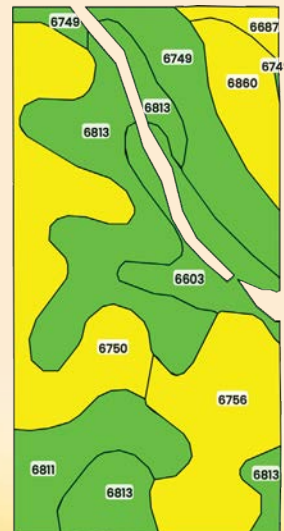
Brief Legal Description: 16-27N-7E

Estimated Annual Taxes: \$4,329



### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6813	Moody silty clay loam	20.60	27.01%		73
6750	Nora silt loam	15.48	20.30%		62
6756	Nora silt loam	11.85	15.54%		66
6749	Nora silt loam	8.99	11.79%		73
6811	Moody silty clay loam	7.01	9.19%		75
6603	Alcester silty clay loam	5.92	7.76%		75
6860	Crofton silt loam	5.13	6.73%		56
6687	Crofton silt loam	1.29	1.69%		66
Weighted Average					68.8







# 120 ACRES M/L

Tract 28 totals 120 acres m/l which consists of approximately 115.46 FSA cropland acres m/l. Primary soils types include Alcester silty clay loam and Crofton silt loam. Located just south of the 240th Street, this property is situated in Section 16 of Emerson Township in Dakota County.

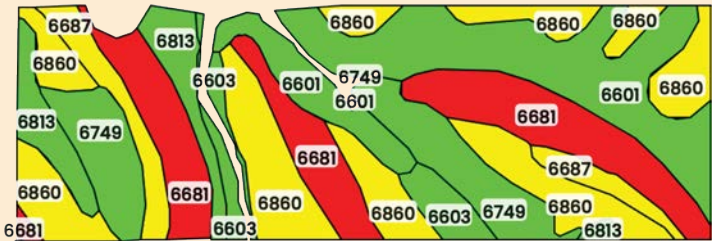
## Quick Stats

- Total Acres: 120
- FSA Tillable Acres: 115.46
- Brief Legal Description: 16-27N-7E
- Estimated Annual Taxes: \$5,887



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6860	Crofton silt loam	30.26	26.21%	Yellow	56
6601	Alcester silty clay loam	26.98	23.37%	Green	74
6681	Crofton silt loam	24.14	20.91%	Red	36
6749	Nora silt loam	13.90	12.04%	Green	73
6813	Moody silty clay loam	8.41	7.28%	Green	73
6687	Crofton silt loam	6.60	5.72%	Yellow	66
6603	Alcester silty clay loam	5.18	4.49%	Green	75
Weighted Average					60.7







29

## 120 ACRES M/L

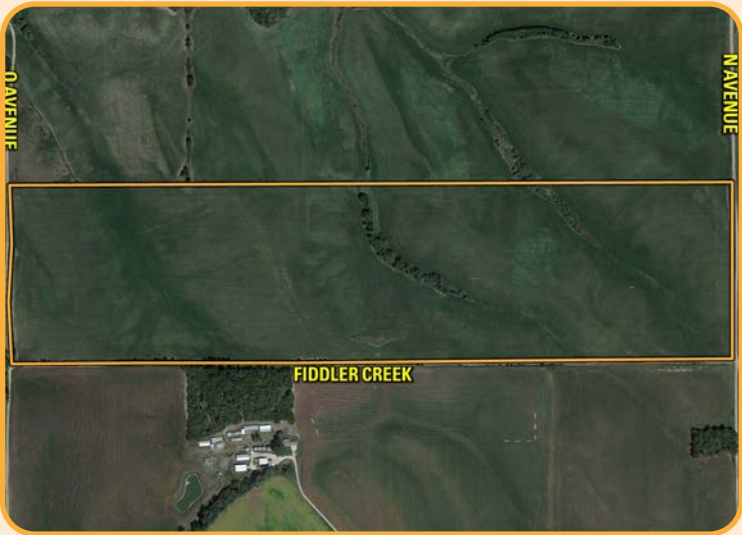
Tract 29 totals 160 acres m/l which consists of approximately 154.93 FSA cropland acres m/l. Primary soils types include Moody silty clay loam and Crofton silt loam. Located just northeast of the O Avenue and Fiddler Creek Road intersection, this property is situated in Section 16 of Emerson Township in Dakota County.

### Quick Stats

Total Acres: 160  
FSA Tillable Acres: 154.93  
Brief Legal Description: 16-27N-7E  
Estimated Annual Taxes: \$5,887

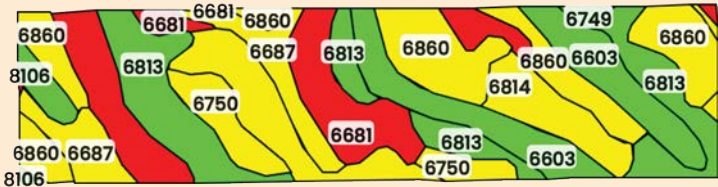


60.4  
NCCPI



### Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6860	Crofton silt loam	43.08	27.81%		56
6813	Moody silty clay loam	28.98	18.71%		73
6681	Crofton silt loam	26.51	17.11%		36
6603	Alcester silty clay loam	21.50	13.88%		75
6687	Crofton silt loam	13.18	8.51%		66
6750	Nora silt loam	8.82	5.69%		62
6814	Moody silty clay loam	8.78	5.67%		62
8106	Napier silt loam	3.19	2.06%		72
6749	Nora silt loam	0.89	0.57%		73
Weighted Average					60.4





**30****9.7 ACRES M/L**

Tract 30 totals 9.7 acres m/l and is known as the "Home Farm" where the farm headquarters are located. The farm site consists of approximately 273,000 total bushels of grain storage and several farm storage buildings. The headquarters is located on Highway 25 which provides easy transportation access to all of the major grain elevators in the area. \*Tract 30 is leased until August 1, 2026. The rental income for Tract 30 will be prorated to the date of closing based upon the lease term.

**Quick Stats**

**Total Acres:** 9.7

**FSA Tillable Acres:** N/A

**Brief Legal Description:** 16-27N-7E

**Estimated Annual Taxes:** \$884



\*The adjacent neighbors to the west have an easement through Tract 30 to access their property. Please contact the listing agents or see Data Room for a copy of the easement.



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# Multi-Parcel FARMLAND AUCTION



## AUCTION TERMS & CONDITIONS

### **Bidder Registration.**

In order to bid at the auction, you must enter into a "Qualified Bidder Agreement" and receive a bidder number from Peoples Company (the "Auction Company") at which point you will be a "Qualified Bidder".

### **Access to Data Room.**

The Auction Company has set up an electronic data room (the "Data Room") where prospective bidders may examine documents pertaining to the sale. The documents will include pro forma title insurance commitments and the form of the contract that each successful bidder will be required to sign immediately upon acceptance of the winning bid. If you wish to obtain access to the online Data Room, please contact the Auction Company.

### **Auction Method.**

A. The Farm will be offered in 30 individual tracts or combinations thereof (the "Real Estate").

B. Bidding will remain open on all tracts and combinations until the close of the auction as determined by the Auctioneer, or as directed by the Seller and announced by the Auctioneer. A Qualified Bidder may bid on any tract or combination of tracts, and the Seller may sell any tract or combination of tracts. If either the Seller or the Auction Company determine, in the exercise of either's sole discretion, that a Qualified Bidder's participation or further participation in the auction is not in the best interest of Seller, such Qualified Bidder shall be immediately deemed a "Disqualified Bidder", and the Disqualified Bidder's participation in the auction may be stopped, and any bids made by a Disqualified Bidder shall be disregarded.

C. Conduct of the Auction and the increments of bidding shall be at the continuing discretion of the Auctioneer. The Auction Company reserves the right to enter bids on behalf of Qualified Bidders participating in person, electronically, by telephone, or by proxy. All decisions of the Auctioneer at the auction are final.

### **Approximate Acres of Tracts & Farm Information.**

A. Refer to the Data Room, which will be updated from time to time, for approximate acres and additional farm information for each tract.

B. Any and all references to acreage in these Terms and Conditions or throughout this marketing brochure and marketing materials are referring to assessed acreage per the Dakota & Dixon County Assessor's Offices.

### **Agency.**

The Auction Company and its representatives are agents of the Seller.

### **Co-Brokers.**

Participating brokers must register the client 48 hours before the Auction.

### **Farm Program Information.**

Farm Program Information is provided by the Dakota & Dixon County Farm Service Agency. The figures stated in the marketing materials are the present best estimates of the Seller and the Auction Company; however, Farm Program Information, base acres, total crop acres, conservation plans, etc. are subject to change when the tracts of land are reconstituted by the Dakota and Dixon County FSA and NRCS office.

### **Earnest Money Payment.**

A 10% earnest money payment is required on the day of the auction for each tract. The earnest money payment may be paid in the form of a certified check, satisfactory to the Title Company at their sole discretion, or wire transfer. All funds will be held by First American Title Company.

### **Contract & Title Commitment.**

A. Immediately upon conclusion of the auction, the winning bidder(s) must immediately enter into a Real Property Sale Agreement ("Contract") and deposit the required earnest money payment. The Contract will be substantially in the form posted in the Data Room. The terms and conditions in the Contract are non-negotiable, and any failure or refusal to immediately sign the Contract will be a violation of the Qualified Bidder Agreement, and the Auction Company and Seller shall be entitled to all remedies set forth in the Qualified Buyer Agreement, including without limitation monetary damages.

B. The terms of the signed Contract shall govern the sale and shall supersede all prior communications, negotiations, discussions, representations, brochures, or information regarding the Real Estate, regardless of when the communication or material was made, including without limitation this marketing brochure and these Terms and Conditions.

C. The Seller will furnish a recent pro forma commitment to issue an ALTA Owner's Policy (2006) in the amount equal to the purchase price.

D. Any additional title insurance coverage or endorsements requested by Buyer or its lender will be paid by the Buyer.

E. Seller shall deliver a Special Warranty Deed to the purchased Real Estate and, as applicable, an assignment and/or bill of sale for related property to Buyer.

### **Financing.**

Buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon Buyer obtaining financing. All financial arrangements are to have been made prior to bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.



**3,614** ACRES  
M/L  
**OFFERED AS 30 TRACTS**



## **FARMLAND AUCTION**

November 6th, 2025 at 10AM

### **Closings.**

Closings will occur on or about December 10, 2025. The balance of the purchase price will be paid at closing in the form of a certified check satisfactory to the title company in its sole discretion or wire transfer. All closing costs shall be paid for as provided by the terms of the Contract.

### **Property Taxes.**

Payment of all 2025 property taxes for the Real Estate shall be paid by the Seller. Payment of all 2026 property taxes and beyond for the Real Estate shall be paid for by the Buyer.

### **CRP Contracts & Payments.**

Portions of Tracts 5, 6, 10, 12, 15, 17, 18, 21, 22, 24, 25 are all subject to Conservation Reserve Program (CRP) contracts. Seller and any other participants listed in the contracts will assign the CRP contracts to the Buyer(s) as of the Closing Date, and Buyer(s) shall assume all obligations of the CRP contracts.

### **Possession.**

Possession of each tract will be delivered at Closing, subject to Tenant's Rights. The farm leases have been terminated and the tracts will be 'open' for the 2026 cropping season.

### **Fences.**

A. Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller.

B. All fences and fence lines shall be governed by Dakota and Dixon County and State of Nebraska fence line rules and regulations. No new fences will be installed by the Seller.

C. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

### **Surveys.**

A. If Tracts 8 and 9 sell separately or Tracts 21 & 22 sell separately, the Seller will pay for and completely surveys prior to Closing. No additional surveying or staking will be provided by the Seller.

### **Farm Inspection.**

A. Each potential bidder is responsible for conducting, at their own risk, the independent inspections, investigations, inquiries, and due diligence concerning the Real Estate and personal property. Inspections of the Assets must be arranged by contacting the Auction Company.

B. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.

C. Invasive testing is prohibited without prior written consent of the Seller.

### **Disclaimer.**

A. All tract boundaries shown in the marketing brochure and any marketing materials are just sketches and are presumed to be accurate according to the best available information and knowledge of the Auction Company.

B. Overall tract acres, tillable acres, pasture acres, etc. may vary from figures stated in the marketing materials and will be subject to change when the tracts are reconstituted by the Dakota and Dixon County FSA and NRCS offices.

C. All references to "M/L" in the marketing brochure and any marketing materials refers to more or less.

D. All references to "NCCPI" in the marketing brochure and any marketing materials refers to the National Commodity Crop Index.

E. All references to "FSA" in the marketing brochure and any marketing materials refers to the Farm Service Agency.

F. All references to "NRCS" in the marketing brochure and any marketing materials refers to the Natural Resources Conservation Service.

G. The brief legal descriptions in the marketing materials should not be used in legal documents. Full legal descriptions will be taken from the title insurance commitments and, if applicable, the surveys.

### **Other.**

A. The sales are subject to all easements, covenants, leases, prior mineral reservations and sales, and restrictions of record in place. All Real Estate will be sold on an "As is-Where is With All Faults" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer, the Auction Company, or the Seller.

B. No warranty, either express or implied, or arising by operation of law concerning the Real Estate or the Personal Property is made by the Seller or the Auctioneers and are hereby expressly disclaimed.

C. If a site clean-up is required on any of the tracts it shall be at the expense of the Buyer(s) of each tract.

D. Any announcements made auction day by the Auctioneer or Auction Company will take precedence over these Terms and Conditions and all previous marketing materials or oral statements.

E. Bidding increments are at the sole discretion of the Auctioneer.

F. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer.

G. All decisions of the Auctioneer are final.





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# *Multi-Parcel Auction*

## **DAKOTA & DIXON COUNTIES NEBRASKA**

**3,614** ACRES  
M/L

**OFFERED AS 30 TRACTS**

*J. Hartnett Farms*

**Est. 1889**

**November 6, 2025 at 10AM  
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