LAND AUCTION

312.9 +/- ACRES FILLMORE COUNTY NEBRASKA
Selling 2 Tracts
Bruning Opera House, Bruning, NE on
1:30 P.M. TUESDAY, NOVEMBER 3, 2026

LEGAL DESCRIPTIONS:

Tract 1: The Southwest Quarter (SW ¼) Section Twenty-Eight (28), Township Five North (5N), Range Two (2), all West of 6th P.M., Fillmore, County, Nebraska, except 0.27 acres, subject to easements and restrictions of record, consisting of 162.20 acres. Parcel ID# 300050505

Tract 2: The Southeast Quarter (SE ¼) Section Twenty-Eight (28), Township Five North (5N), Range Two (2), all West of the 6th P.M., Fillmore, County, Nebraska, except a tract of land in the Southeast Quarter of the Southeast Quarter of Section Twenty-Eight (28), Township Five North (5N) Range Two (2), West of the 6th P.M., Fillmore County, Nebraska, more particularly described as follows:

SOLD

Beginning at the approximate intersection of the centerline roadway and the East fence line extended Southerly to the approximate Southeast corner of the Southeast Quarter of said Section 28; thence Westerly along the centerline of said road on an assumed bearing of due West 1,058.1 feet; thence on the following courses and distances: due North 36 feet; thence N66 44'42"E 455.9 feet; thence N38 20'42"E 241.8 feet; thence N81 00'42"E 70 feet; thence N95 14'42"E 316 feet; thence N22 15'42"E 431.5 feet; thence due East 36.5 feet to a point on the North-South line; thence S00 14'10"W 1,038.4 feet to the point of beginning consisting of 9.30 acres, subject to easements and restrictions of record. Parcel ID# 300050519

FARM DESCRIPTION:

Tract 1: 162.2 acres more or less: 126.11 acres irrigated, 21.02 acres dryland, 11.55 acres trees, and 3.52 acres of roads.
Tract 2: 150.7 acres more or less: 132.91 acres irrigated, 9.51 acres dryland, 5.87 acres trees, and 2.41 acres of roads.

IRRIGATION EQUIPMENT: All irrigation equipment is owned by the seller and sells with the farm in "AS IS-WHERE IS CONDITION."

Tract 1: SW4 28-5N2W: 2000, 8 tower Valley center pivot, Model 6000, SN: 51100; generator. JD diesel irrigation motor SN:414TF 01424324T; McCrometer water flow meter SN: 92-8-3019N. Diesel Fuel Tank, Amarillo gearhead, Western Landroller pump, and an 8-inch chemigation check valve.

Tract 2: SE4 28-5N-2W: 1985, 8 tower Valley center pivot, Model 6000, SN: 52085; Lima generator SN: A38752UG; JD diesel irrigation motor SN:TO6059T313252, 6059TF001; McCrometer water flow meter SN: 91-8-2121N; Diesel Fuel Tank, Amarillo gearhead; Western Landroller pump, and an 8-inch Blu River chemigation check valve.

SOILS

Tract 1: The soil types on this farm are particularly good and a top production unit. According to the county assessor records, 87.91 of the tillable acres are classified as Class I soils, 33.35 of the tillable acres are classified as Class II soils, 24.58 of the tillable acres are Class IV soils. The remaining acres are trees and roads.

Tract 2: The soil types on this farm are particularly good and a top production unit. According to the county assessor records, 85.53 of the tillable acres are Class I soils, 38.65 of the tillable acres are Class II soils, 18.24 acres of the tillable soils are Class IV soils. The remaining 8.28 acres are trees and roads.

IRRIGATION DATA: Well data includes:

	Location	Registration#	Well ID	Drilled	GPM	Static Level	Pumping Level	Pump Column	Well Depth	Pump Depth	Pump Repair & New Bowls
Tract 1:	Pt SW ¼ 28-5N-2W	G-049871	279458	7/30/2024	1,000	88 ft.	102 ft.	8-inch	173 ft.	160 ft.	
Tract 2:	Pt SE ¼ 28-5N-2W	G-009573	14290	4/04/1957	750	61 ft.	147 ft.	7-inch	161 ft.	NA	
	Pt SE ¼ 28-5N-2W	G-050188	57690	5/16/1975	1,250	73 ft.	92 ft.	8-inch	186 ft.	NA	In 1999

Little Blue Natural Resources District Groundwater Allocation.
Tract 1: 132.17 acres certified as irrigated with 59.5 inches per acre remaining for 2026-2029 crop seasons.
Tract 2: 132.69 acres certified as irrigated with 62.7 inches per acre remaining for 2026-2029 crop seasons.

REAL ESTATE TAX INFORMATION: Seller shall pay 2026 and all prior years' real estate taxes. 2027 and subsequent years taxes shall be the responsibility of the Buyer.

	2025's		2025's
Tract 1:	$5,424.60	**Tract 2:**	$5,404.84

2025 FARM SERVICE AGENCY DATA: Crop Election Choice = ARC County - Corn, Soybean, Wheat

	Farm Number	Effective Cropland Acres	Corn DCP Cropland	Wheat Base Acres	Soybean Base Acres	Corn Base Acres	Corn PLC Yield	Wheat PLC Yield	Soybean PLC Yield
Estimated Tract 1:	2049	145.33	146.82	135.20	6.08	4.51	198	33	57
Estimated Tract 2:	2049	142.92	142.92	131.60	6.82	4.39	198	33	57

Seller shall receive their share of any 2026 or prior FSA payments.

MINERALS: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s). Mineral interests are conveyed without any warranty, guarantees, and/or representation from the Seller or Agent.

APPROVAL OF BIDS: All offers will be presented to sellers for approval or rejection.

CONDITIONS: This sale is subject to all easements, covenants, and restrictions of record. See possession terms below. Each bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Bruning Real Estate Agency, LLC.

POSSESSION: Full possession of the property shall be delivered to Buyer at closing and after 2026 **crops are harvested.**

EARNEST MONEY: A 10% earnest money payment is required on the day of signing a real estate contract. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Cottonwood Title, LLC in Geneva, NE.

SALES CONTRACT AND TITLE: Immediately upon acceptance of the Buyer's offer, the buyer(s) will enter a real estate contract and deposit with Cottonwood Title , LLC the required earnest payment. Seller or Seller's Agent shall order an owner's policy of title insurance in the amount of the sale price from a title company of their choice. The cost of title insurance and escrow closing services will be shared equally by the Seller and Buyer(s). Sales are not contingent upon Buyer(s) financing.

CLOSING: The sale closing will be held on or by December 10, 2026. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Cottonwood Title, LLC.

ADDITIONAL INFORMATION: A Property Information Packet showing FSA information, aerial photo, tax data, soil types & other pertinent information is available upon request by contacting Craig Pope at 402-768-3342 or Fred Bruning at 402-353-2555. You may also find the information at **www.bruningbank.com/services/realestate**.

AGENCY: Bruning Real Estate Agency, LLC and its agents represent the Sellers. Acreage calculations and data in this brochure have been obtained from sources believed to be reliable although its accuracy cannot be guaranteed by the Seller or the Seller's agents. We urge prospective buyers to inspect and rely on their own conclusions. These are good farms in a highly productive area with a good groundwater supply for irrigation.

Sellers – Alice Wood and Lawrence (Larry) Wood, Co-Trustees of Doris M. Wood Trust

Due to the possibility of incorrect information and typographical errors, the real estate broker, owner, printer, and web designer will not be held responsible for any errors that might appear in this advertisement. However, every effort has been made to describe the sale items accurately.

BRUNING REAL ESTATE AGENCY, LLC

www.bruningbank.com/services/realestate

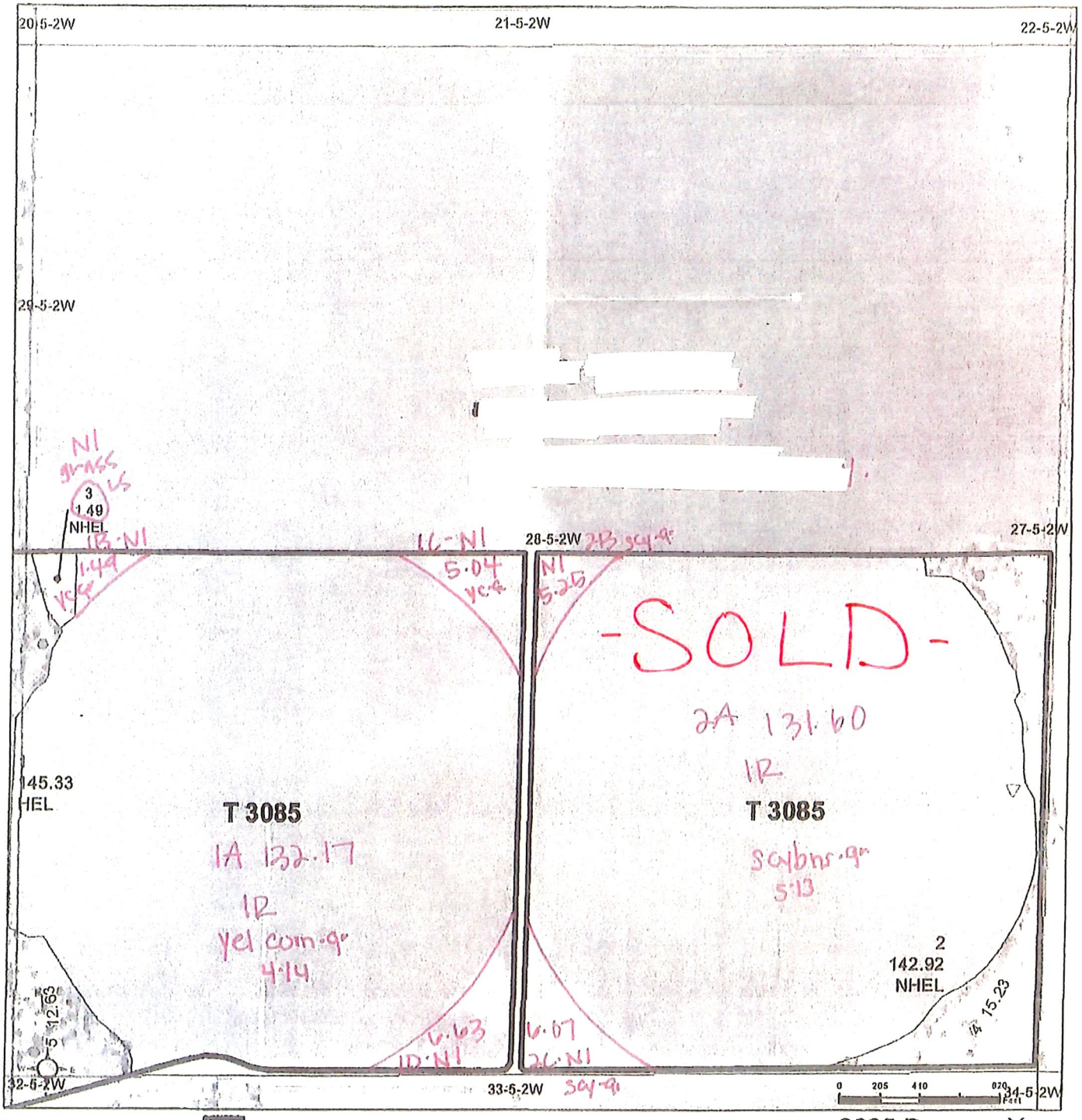
Craig A. Pope, Real Estate Broker • 402-768-3342

Fred D. Bruning, Agent • 402-353-2555

Updated 8-24-2026.

USDA United States Department of Agriculture

Fillmore County, Nebraska



Common Land Unit
- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

2022 NAIP Ortho Imagery

2025 Program Year
Map Created April 16, 2025

Farm **2049**

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Wetland Provisions

28-5-2W

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).