

NUCKOLLS COUNTY, NEBRASKA

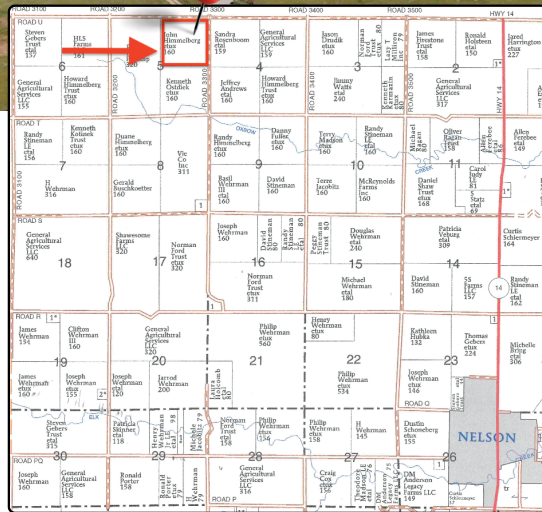
ABSOLUTE LAND AUCTION

FRIDAY, NOVEMBER 6, 2026

10:30 AM | LIVE IN-PERSON AUCTION

Nelson Community Center, Main Street, Nelson, Nebraska

160
+/- ACRES



COMBINATION DRY CROPLAND & PASTURE

Don't miss this opportunity to purchase a quality combination dry cropland and pasture farm. This property will be sold ABSOLUTE to the highest bidder on November 6, 2026.

According to the Farm Service Agency, this farm consists of 159.97 Farmland acres, of which there are 68.85 dry cropland acres and 91.12 grassland acres. The pasture is fenced and includes two ponds providing water for livestock. The dry cropland was planted to corn for the 2026 crop year.



Legal Description: Northeast Quarter (NE1/4) of Section Five (5), Township Three (3) North, Range Seven (7) West of the 6th P.M., Nuckolls County, Nebraska.

Taxable Acres: 160 +/- Acres (Auction Multiplier)

Auction Multiplier: Final purchase price to be determined by multiplying 160 by the winning bid amount.

Farm Location: From Nelson, Nebraska, travel 4 miles north on Highway 14, then 3 miles west on Road U to Road 3300, arriving at the northeast corner of the farm.

2025 Real Estate Taxes: \$4,114.82 – 2026 RE Taxes paid by Seller.

SELLER: CASSANDRA TROUDT

Brad Elting
& COMPANY



Little Blue
REAL ESTATE & APPRAISAL

WWW.ELTINGAUCTION.COM

SELLER'S AGENTS:

BRAD ELTING & CO., INC: BRAD ELTING & NATHAN ELTING
LITTLE BLUE REAL ESTATE & APPRAISAL: NATHAN KOSSE

(402) 768-7270 | 145 N. 4TH STREET, HEBRON, NE 68370

Live Auction with Online Bidding Available:

Live simulcast online bidding will be available in addition to in-person bidding. All online bidders must register at least 48 hours prior to the auction. Online bidding will be available at eltingauction.bidwangler.com and will open at the start of the live auction.

Server & Software Issues: In the event of technical difficulties, Brad Elting & Company, Inc. may extend, continue, or close bidding. Neither the company nor the software provider is responsible for missed bids or system failures.

Taxes: The Seller shall pay the 2026 real estate taxes and all prior years' taxes. The Buyer shall be responsible for all subsequent years taxes.

Possession: Possession of the property shall be given upon closing subject to the current tenants' rights through February 28, 2027. Full possession for the 2027 crop year.

Contract, Title, & Closing: Immediately following the auction, the successful bidder(s) will sign a real estate purchase agreement and deposit 20% nonrefundable earnest money with Cottonwood Title Company. The Seller will provide an owner's policy of title insurance in the amount of the purchase price. The cost of title insurance and escrow closing services will be shared equally by Buyer and Seller. The remaining balance is due on or before December 7, 2026. The sale is not contingent upon financing; all bidders must have financing arranged prior to the auction.

Conditions: This property is subject to all easements, covenants, and restrictions of record. The property is sold on an "AS-IS, WHERE-IS" basis with no warranties either expressed or implied by the Seller, Seller's agents, Brad Elting & Company, Inc. or Little Blue Real Estate & Appraisal.

Additional Information: A property information packet including FSA data, aerial maps, tax records, soil maps, and other details is available upon request by contacting the Seller's agents, Brad Elting or Nathan Elting, at (402) 768-7270, or by visiting eltingauction.com.

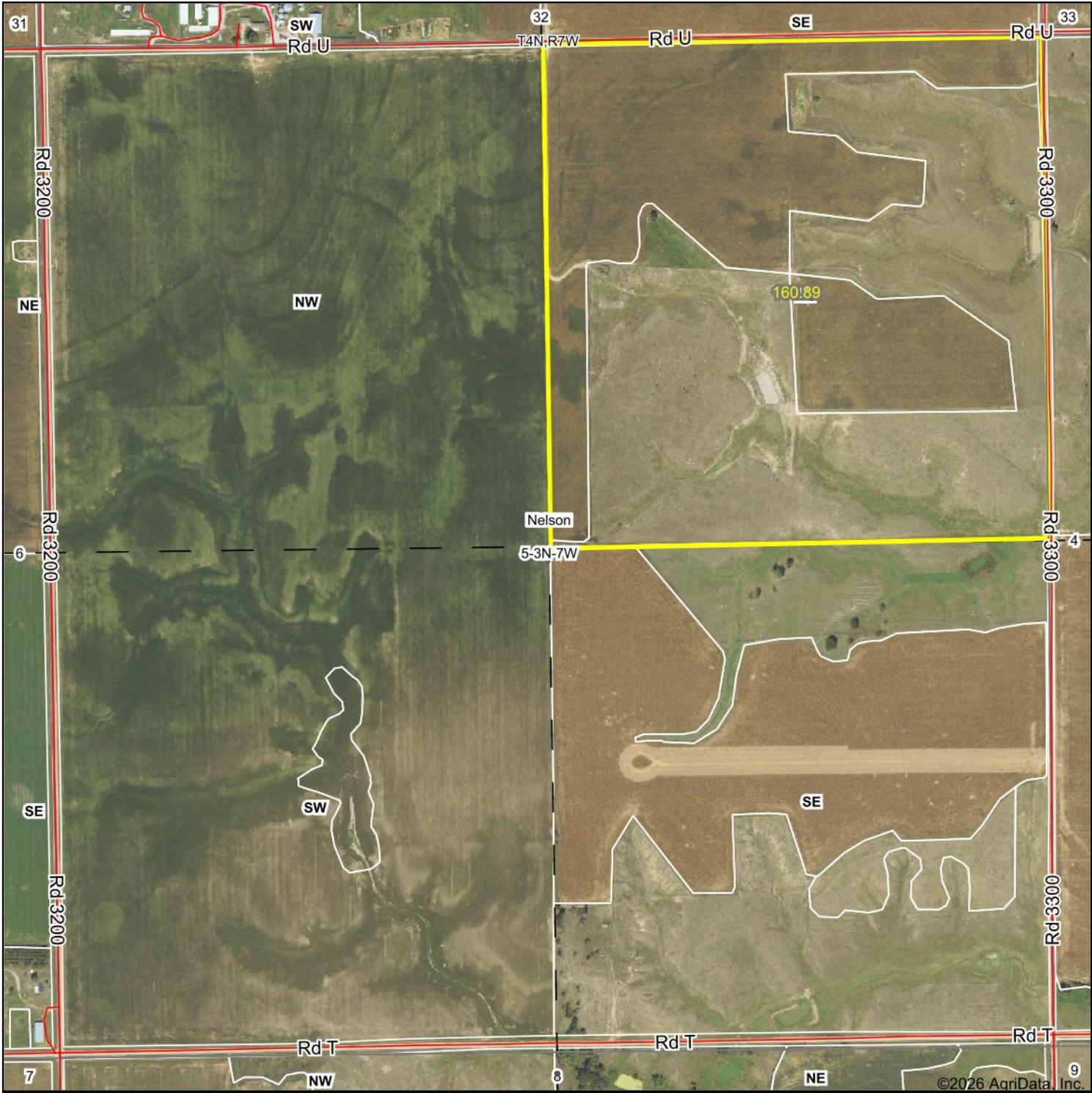
Agency: Brad Elting & Company, Inc. & Little Blue Real Estate & Appraisal and its representatives are acting as Agents of the Seller. Acreage figures and data in this brochure are believed to be accurate but are not guaranteed by the Seller or Seller's agents. Prospective buyers are encouraged to conduct their own inspections and due diligence. Announcements made on the day of the auction take precedence over all prior advertising.

This listing is co-brokered with Nathan Kosse of Little Blue Real Estate & Appraisal

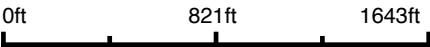
NEBRASKA REAL ESTATE BROKERS & AUCTIONEERS



Aerial Map



Boundary Center: 40° 15' 36.15, -98° 7' 43.41



5-3N-7W
Nuckolls County
Nebraska

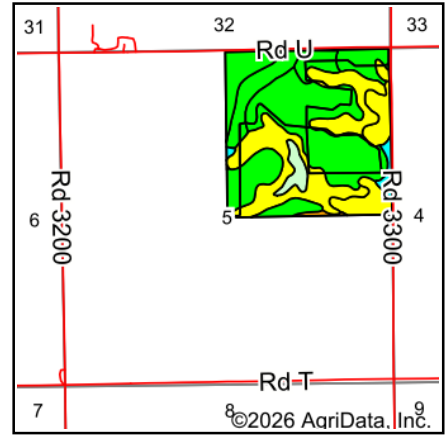
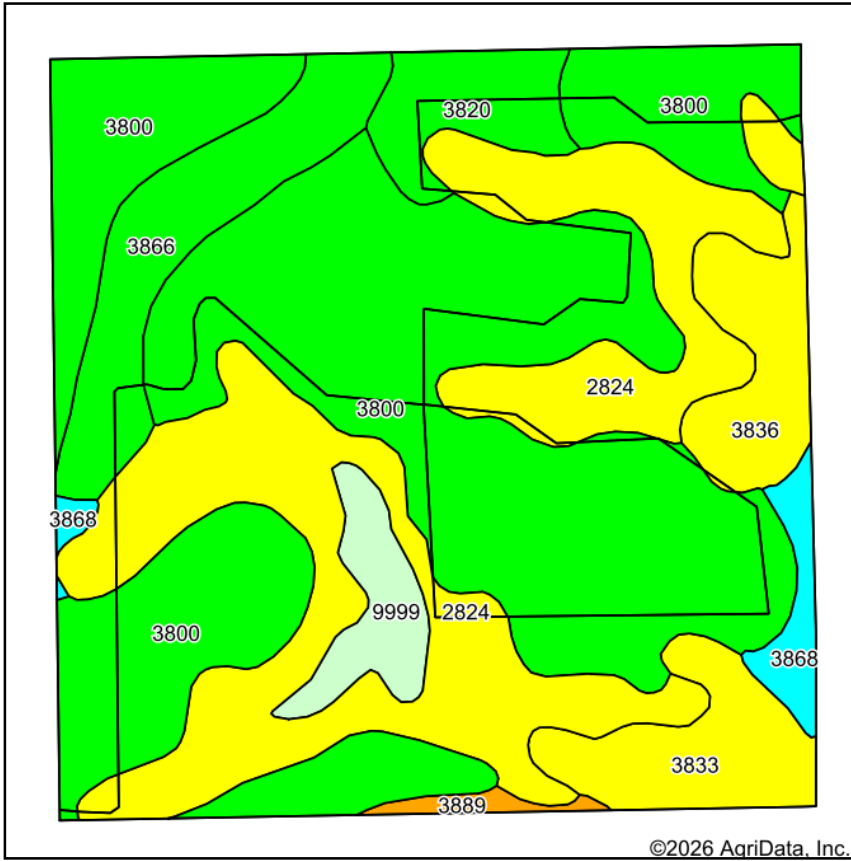


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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9/9/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Nebraska**
 County: **Nuckolls**
 Location: **5-3N-7W**
 Township: **Nelson**
 Acres: **159.23**
 Date: **9/9/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE129, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	79.12	49.7%		Ils	Ils		65
2824	Uly silt loam, 11 to 30 percent slopes, eroded	39.42	24.8%		Vle		36	49
3866	Hastings silt loam, 1 to 3 percent slopes	11.01	6.9%		Ile	Ile	74	67
3833	Geary-Uly complex, 11 to 30 percent slopes	8.83	5.5%		Vle		38	56
3836	Geary variant-Uly complex, 11 to 30 percent slopes, severely eroded	6.87	4.3%		Vle		38	41
3820	Butler silt loam, 0 to 1 percent slopes	5.50	3.5%		Ilw	Ilw	69	68
9999	Water	4.52	2.8%					
3868	Hastings silt loam, 3 to 7 percent slopes	3.02	1.9%		Ille	Ille	71	67
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	0.94	0.6%		IVe	IVe	66	66
Weighted Average					*-	*-	21.9	*n 57.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

NEBRASKA
NUCKOLLS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4800
Prepared : 9/1/26 11:40 AM CST
Crop Year : 2026

Tract Number : 15977

Description : NE 1/4 5-3-7

FSA Physical Location : NEBRASKA/NUCKOLLS

ANSI Physical Location : NEBRASKA/NUCKOLLS

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : [REDACTED] CASSANDRA TROUDT

Other Producers : [REDACTED]

Recon ID : 31-129-2007-92

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.97	68.85	68.85	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	68.85	0.00	0.00	0.00	0.00	0.00

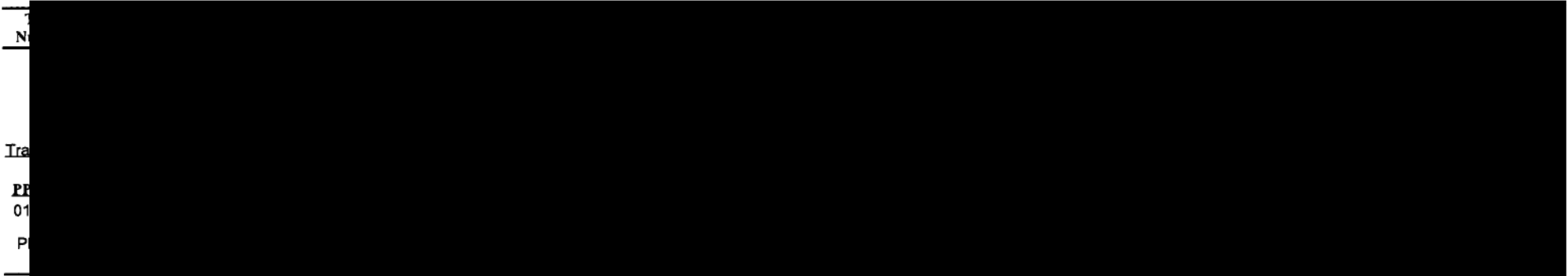
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	22.91	0.00	48
Oats	0.55	0.00	44
Corn	25.43	0.00	123
Soybeans	16.67	0.00	42
TOTAL	65.56	0.00	

NOTES

REPORT OF COMMODITIES

FARM AND TRACT DETAIL LISTING



15977	1	CORN	YEL	GR	N	C	N	I	A	53.30	Yes	04/30/2026	01	
Producer OT - [REDACTED]		Share	50.00	FSA Physical Location Nuckolls, Nebraska		NAP Unit 2700		Signature Date						
TRUST														
OW - [REDACTED]			50.00	Nuckolls, Nebraska										
2		CORN	YEL	GR	N	C	N	I	A	15.55	Yes	04/30/2026	01	
Producer OT - P [REDACTED]		Share	50.00	FSA Physical Location Nuckolls, Nebraska		NAP Unit 2700		Signature Date						
TRUST														
OW - J [REDACTED]			50.00	Nuckolls, Nebraska										
5A		GRASS	NAG	FG	N	C	N	I	N	A	2.04	No	01	2099
Producer OT - PATRICK PATRICK & TIMMEBENS		Share	50.00	FSA Physical Location Nuckolls, Nebraska		NAP Unit 2700		Signature Date						
TRUST														
OW - JOHN & TIMMEBENS			50.00	Nuckolls, Nebraska										
5B		GRASS	NAG	GZ	N	C	N	I	N	A	89.47	No	01	2099
Producer OT - [REDACTED]		Share	100.00	FSA Physical Location Nuckolls, Nebraska		NAP Unit 3267		Signature Date						

Tract 15977 Summary

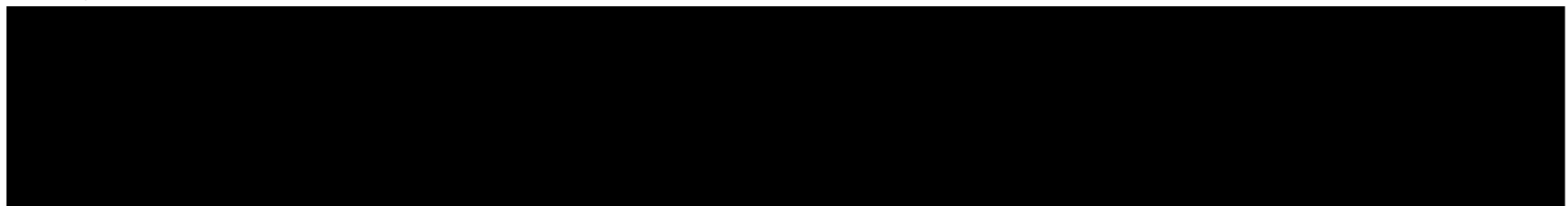
PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01	GRASS	NAG	FG	N	A	2.04	01	CORN	YEL	GR	N	A	68.85	01	GRASS	NAG	GZ	N	A	89.47

Photo Number/Legal Description: NE 1/4 5-3-7
Cropland: 68.85

Reported on Cropland: 68.85

Difference: 0.00

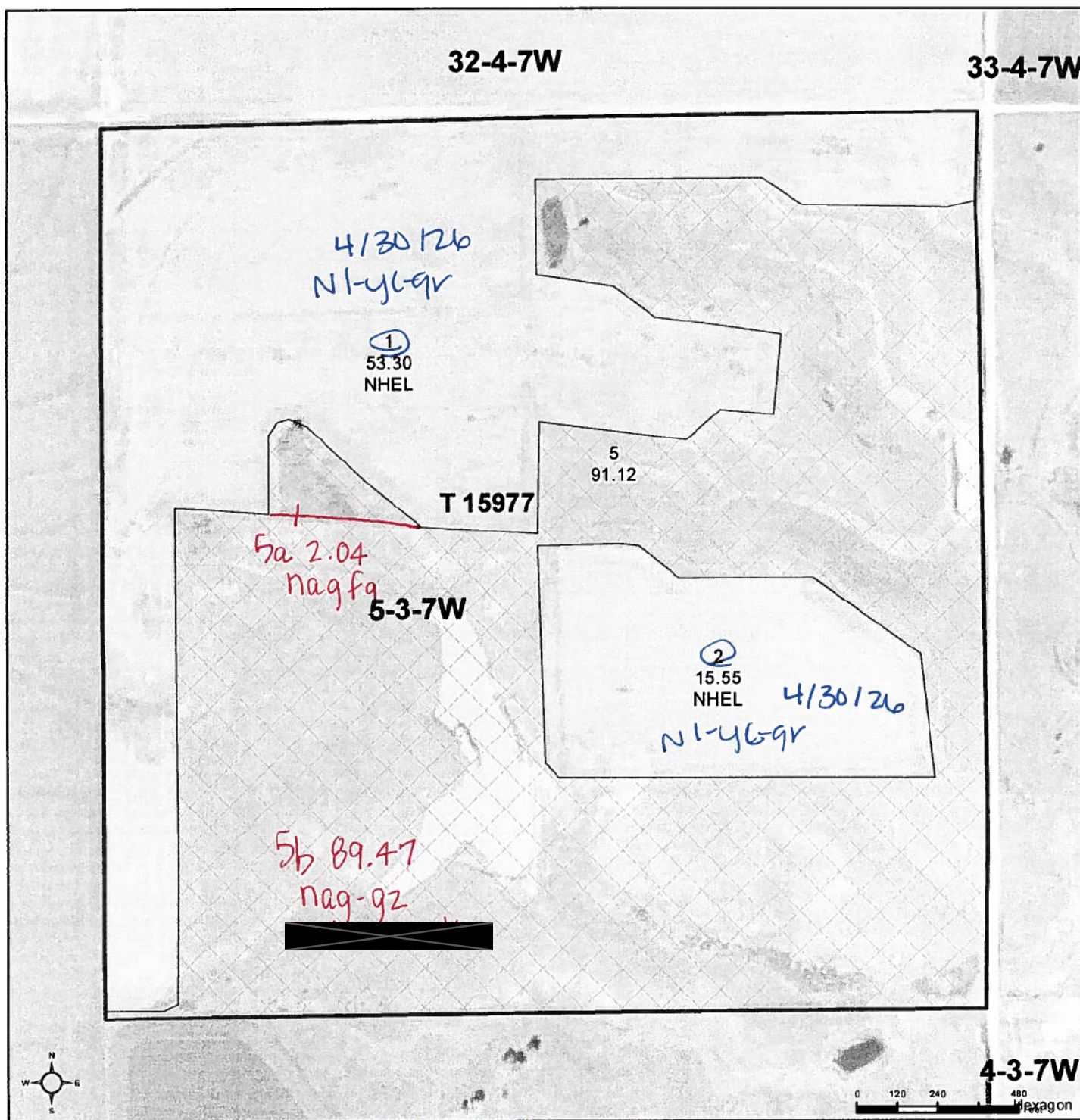
Reported on Non-Cropland: 91.51





United States
Department of
Agriculture

Nuckolls County, Nebraska



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

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Wetland Provisions

2025 NAIP EAWS Production Imagery
Alternate year NAIP imagery may be displayed for tracts
physically located in other states, along state borders,
or years of partial imagery acquisition.

Tract Cropland Total: 68.85 acres

2026 Program Year
Map Created February 03, 2026

Farm 4800
Tract 15977

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