



## HOLLIBAUGH FARMS AUCTION

November 5, 2025 • 1:30 pm CST • Held at: Kirk's Nebraskaland Steakhouse, Lexington, NE



JON FARLEY

Sales Associate

Cell Phone: 308-530-7854

Email: [Jon@lashleyland.com](mailto:Jon@lashleyland.com)

# PROPERTY HIGHLIGHTS

**Location** Eddyville, NE

**Acres** 550± Total acres

Buyers and Sellers acknowledge all represented acres are based on the County Assessor’s records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

## Property Summary

Absolute Land Auction November 5, 2025 at 1:30 PM at Kirk’s Nebraskaland Steakhouse in Lexington, NE.  
Located in and around Eddyville, Nebraska are three parcels of land that have been in the Hollibaugh family for more than 60 years. It is obvious how well maintained this land is in an area that is exceptionally beautiful with rolling hills, some flat areas, and others filled with hardwoods that are breathtaking, especially in the Fall.

### Parcel #1 Home Place

**Legal Description:** 9 12 20 0000 1306 SW 1/4 & W68RDS W1/2SE1/4

**Taxes:** \$5,497.08 | **Total acres:** 231.47± | **Irrigated:** 58.94± | **Dryland:** 23.29± | **Grass:** 131.86± | **Excs:** 7.3± | **Site:** 1± | **Road:** 9.08±

This parcel is a combination of irrigated land, dryland, and soft rolling hills that are “loaded” with wildlife, but also high quality farm ground. The farmstead is perfectly located with excellent access, and room for growth. There is a pipe that runs underneath the road to irrigate the hay/corn field.

### Well Info:

Parcel	Well ID	County	Location	Acres Irr.	GPM	Static Level	Pumping Level	Pump Col Diam	Well Depth
#1 Home Place	3208	Dawson	12 N 20W 9 NWSE	228				6 in	

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

JON FARLEY  
Sales Associate  
Cell Phone: 308-530-7854  
Email: jon@lashleyland.com

# PROPERTY HIGHLIGHTS

## Parcel #2 Pivot Place

**Legal Description:** 6 12 20 00001287 NW 1/4

**Taxes:** \$5,960.24 | **Total acres:** 156.10± | Irrigated: 127.11± | Dryland: 21.82± | Grass: 2.99± | Road: 4.18±

This parcel is a level stretch of land with productive soils, and an 8-9 tower Reinke 680 pivot. The pivot motor belongs to the tenant and will be removed before closing.

### Well Info:

Parcel	Well ID	County	Location	Acres Irr.	GPM	Static Level	Pumping Level	Pump Col Diam	Well Depth
#2 Pivot Place	69375	Dawson	12 N 20W 6 SWNW	150	750	78 ft	110 ft	9 in	286 ft

## Parcel #3 Creek Place

**Legal Description:** 24 12 21 00002378 W1/2SE1/4 & S1/2SW1/4

**Taxes:** \$2,788.40 | **Total acres:** 163.35± | Irrigated: 25.8± | Grass: 120.2± | Excs: 2± | Site: 1± | Road: 4.35±

This combination land is a wildlife sanctuary along with very productive land including 28± irrigated acres. There are 130± acres of grass on this parcel. The Creek Place has a homesite area that would be perfect to build a home with excellent county road access.

### Well Info:

Parcel	Well ID	County	Location	Acres Irr.	GPM	Static Level	Pumping Level	Pump Col Diam	Well Depth
#3 Creek Place	30771	Dawson	12 N 21W 24 SWSW	25	700	55 ft	90 ft	6 in	150 ft

All three parcels have their own dedicated well with parcel #1-2 well motors that belong to the tenant. On parcel #3, the well and motor are owned by the Sellers.

# HISTORY

Dean and Mildred Hollibaugh Began their farming journey around 1960 when they purchased what was then known as the “old O’Neill place” nicknamed “The Creek” by the family. With little more than their four children and a loyal cocker spaniel named Goldie, they brought a wealth of experience in farming, trucking, ranching, and land leveling skills with their own upbringings on farms.

At “The Creek,” The Hollibaugh family cultivated a diverse and lively operation. Together with their children, they farmed the land, milked cows, and raised cattle, sheep, pigs, and rabbits. They also broke horses, and during this time welcomed two more children into their family.

In 1967, Dean and Mildred purchased what is now known as the “Home Place” on Buzzards Roost Road from the Vetter family, moving into the larger house on the property. Their farming footprint expanded again in 1976 with the acquisition of the “Blakeslee” pasture, which the family later dubbed “The Pivot” in 1978.

Over the decades, the Hollibaugh family, cultivated corn and alfalfa, milked cows, and raised a variety of livestock across all three properties while raising their six children. After Dean’s passing in 1996, Mildred continued to live on and manage the properties, renting them out until May of 2025.



**JON FARLEY**

Sales Associate

Cell Phone: 308-530-7854

Email: [jon@lashleyland.com](mailto:jon@lashleyland.com)

# AUCTION TERMS

By participating in the Hollibaugh Farms Absolute Auction, the bidder agrees to the following terms and conditions.

**FINANCING:** This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction.

**PAYMENT:** The winning bidder will be required to make a 20% non-refundable down payment of the winning bid the day of auction with the signing of a Lashley Land & Recreational Brokers purchase agreement. Certified or personal check and Wire Transfer is accepted. The remaining 80% payment due at closing.

**POSSESSION:** Full possession of the property will be given upon closing.

**TAXES:** Seller shall pay the 2024 and previous year's taxes. The 2025 taxes will be paid by Buyer.

**TITLE:** Seller to convey title by warranty deed. Merchantable title(s) will be made available. The cost of title insurance and escrow closing fees to be divided equally between the buyer and seller. Title insurance escrow services will be provided by Southwest Title Company.

**PROPERTY CONDITION:** The property and improvements are selling in "AS-IS WHERE-IS" condition - no warranties expressed or implied to the condition of the property.

**AGENCY:** Lashley Land & Recreational Brokers are agents representing the seller.

**METHOD OF SALE:** This will be a Live Auction with phone bidding available. Property will be offered as single and combination parcels. The auctioneer will determine the process of the sale and bid increments accepted. The auction date will be November 5, 2025.

**MINERALS:** All mineral rights owned by the Sellers will pass to the Buyers, if any.

**ONLINE AND ABSENTEE BIDDER REGISTRATION:** Absentee bidders are required to fill out a bid certification form before being allowed to bid. They are available on the website to download. Once completed, submit it to Ellie Schad at [ellie@lashleyland.com](mailto:ellie@lashleyland.com). Completed Bid Certification Form must be returned on or before November 3, 2025, to be approved for absentee bidding.

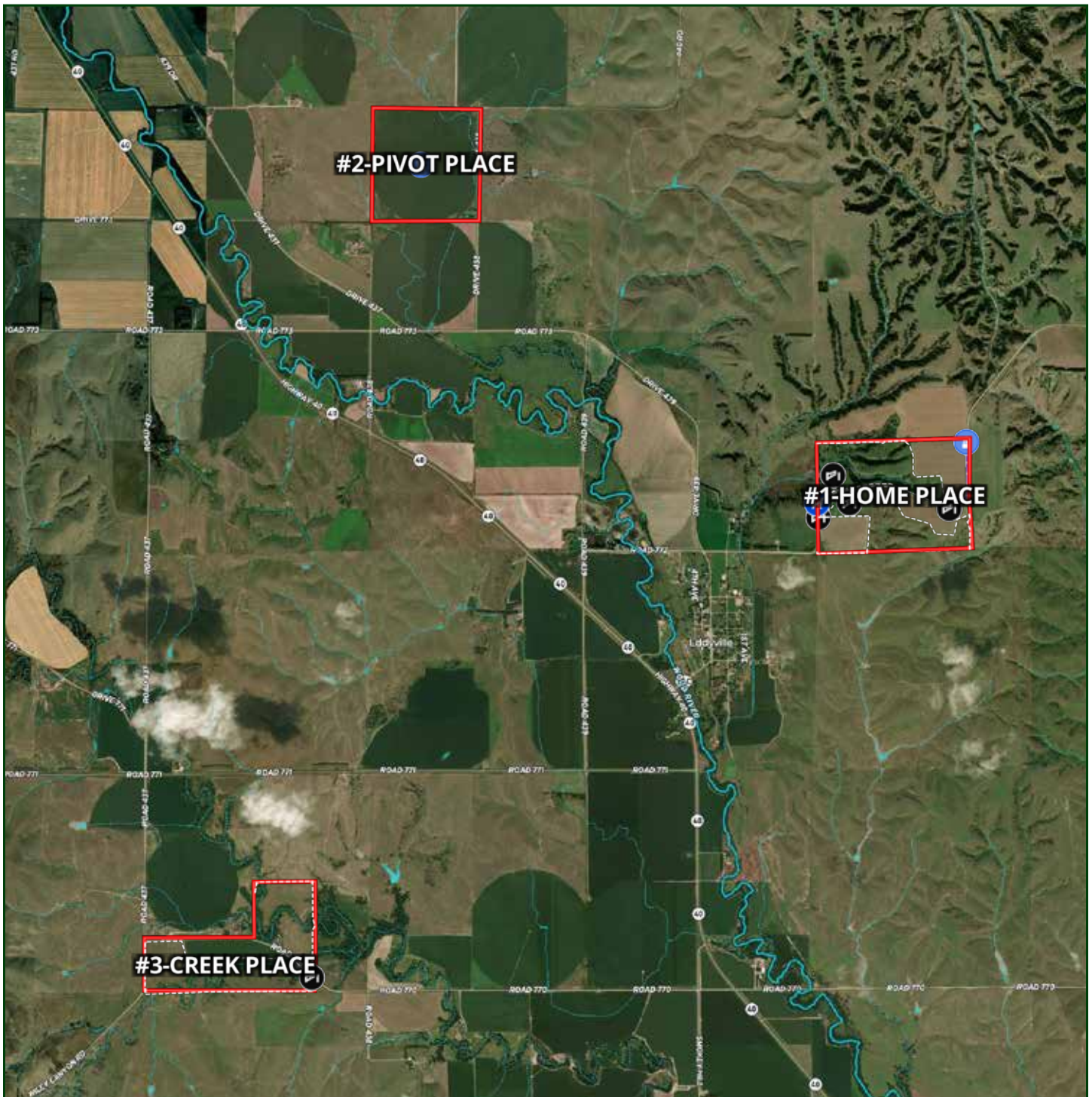
**SERVER & SOFTWARE TECHNICAL ISSUES:** In the event there are problems with the website, server or technology, the auction company reserves the right to shut down simulcast viewing and the right to extend or close the bidding.

Lashley Land & Recreational Brokers shall not be held responsible for missed bids or failure of the software to function properly on the day of the auction for any reason.

**AGE REQUIREMENT:** All bidders must be 18 years of age or older.



# ALL PARCELS AERIAL MAP



Boundary lines are estimates - Map for illustration only

JON FARLEY

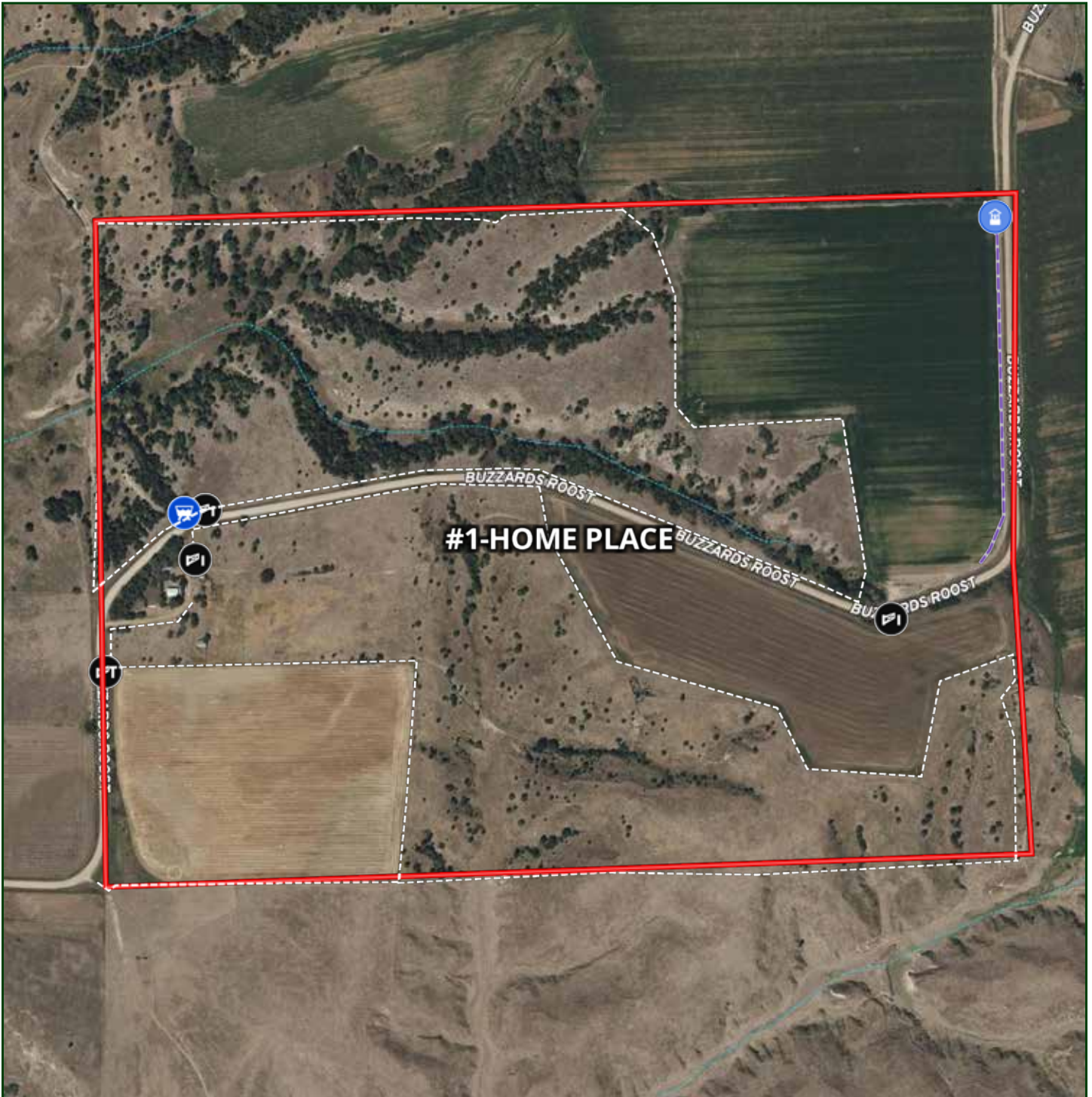
Sales Associate

Cell Phone: 308-530-7854

Email: [jon@lashleyland.com](mailto:jon@lashleyland.com)



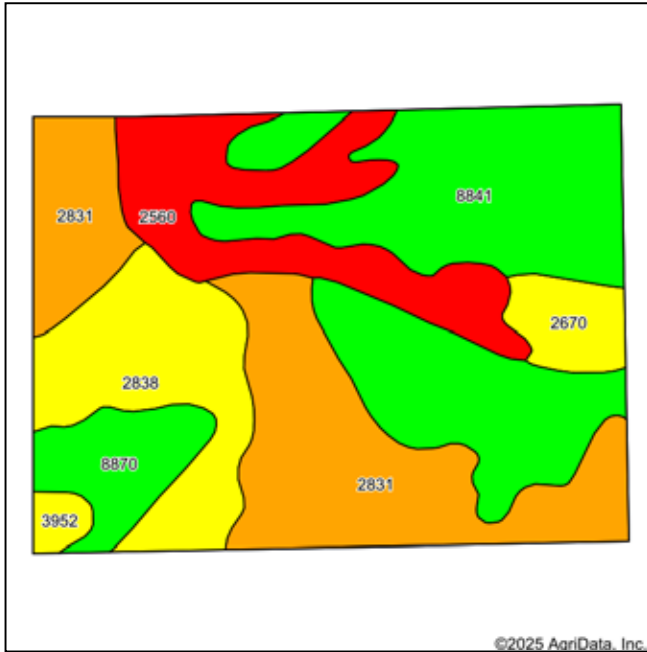
# HOME PLACE AERIAL MAP



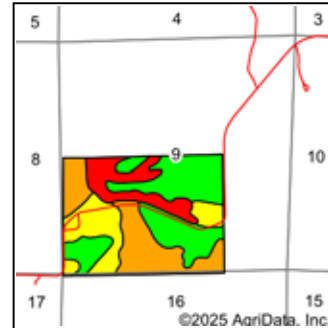
Boundary lines are estimates - Map for illustration only

# HOME PLACE SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**  
County: **Dawson**  
Location: **9-12N-20W**  
Township: **Kennebec**  
Acres: **219.87**  
Date: **9/25/2025**



Area Symbol: NE047, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Winter wheat Bu	*n NCCPI Soybeans
8841	Hall silt loam, 1 to 3 percent slopes	72.72	33.0%		> 6.5ft.	Ile	Ile	71	3	52	54	39	71
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	58.18	26.5%		> 6.5ft.	Vle	IVe	26					48
2560	Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes	33.11	15.1%		> 6.5ft.	Vlle		53					31
2838	Uly-Holdrege-Coly silt loams, 6 to 11 percent slopes, eroded	31.20	14.2%		> 6.5ft.	IVe	IVe	60					63
8870	Hord silt loam, 1 to 3 percent slopes	13.62	6.2%		> 6.5ft.	Ile	Ile	72					72
2670	Holdrege silt loam, 3 to 7 percent slopes	8.38	3.8%		> 6.5ft.	Ille	Ille	68					71
3952	Fillmore silt loam, frequently ponded	2.66	1.2%		1ft.	IVw	IVw	45	2	46	50	25	39
Weighted Average						4.16	*-	54.5	1	17.8	18.5	13.2	*n 57.4

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

Boundary lines are estimates - Map for illustration only

JON FARLEY

Sales Associate

Cell Phone: 308-530-7854

Email: jon@lashleyland.com



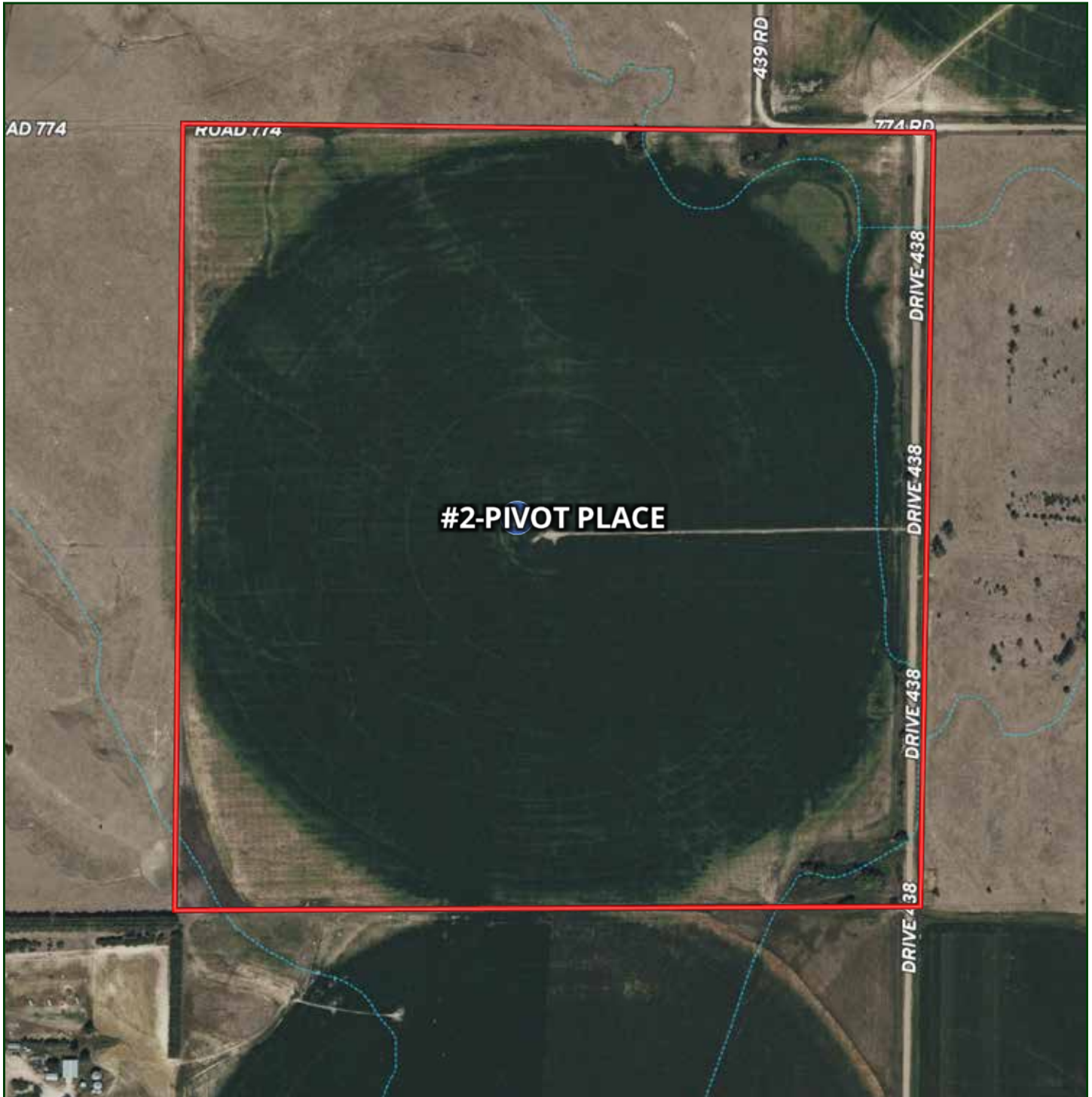
# HOME PLACE IMAGES



Pipe runs underneath the road to irrigate the hay/corn field.



# PIVOT PLACE AERIAL MAP

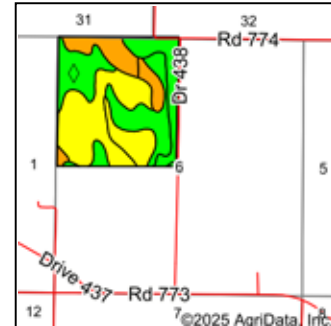
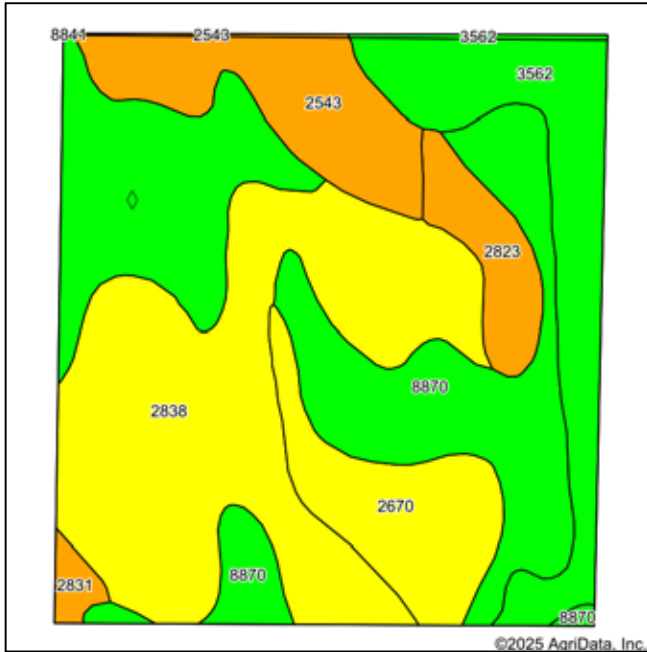


Boundary lines are estimates - Map for illustration only

JON FARLEY  
Sales Associate  
Cell Phone: 308-530-7854  
Email: [jon@lashleyland.com](mailto:jon@lashleyland.com)

# PIVOT PLACE SOILS MAP

Soils Map



State: **Nebraska**  
 County: **Dawson**  
 Location: **6-12N-20W**  
 Township: **Kennebec**  
 Acres: **155.58**  
 Date: **9/25/2025**



Area Symbol: NE041, Soil Area Version: 23												
Area Symbol: NE047, Soil Area Version: 22												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Winter wheat Bu	*n NCCPI Soybeans
2838	Uly-Holdrege-Coly silt loams, 6 to 11 percent slopes, eroded	49.43	31.8%		Ive	Ive	60					63
8870	Hord silt loam, 1 to 3 percent slopes	28.61	18.4%		Ile	Ile	72					72
8841	Hall silt loam, 1 to 3 percent slopes	20.08	12.9%		Ile	Ile	71	3	52	54	39	71
3562	Hobbs silt loam, occasionally flooded, cool	20.00	12.9%		Ilw	Ilw						73
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	14.66	9.4%		Vle							55
2670	Holdrege silt loam, 3 to 7 percent slopes	13.58	8.7%		Ille	Ille	68					71
2823	Uly silt loam, 11 to 17 percent slopes, eroded	6.76	4.3%		Vle		53					60
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	1.49	1.0%		Vle	Ive	26					48
3562	Hobbs silt loam, occasionally flooded, cool	0.59	0.4%		Ilw	Ilw						73
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	0.38	0.2%		Vle							55

Soils data provided by USDA and NRCS.

Boundary lines are estimates - Map for illustration only

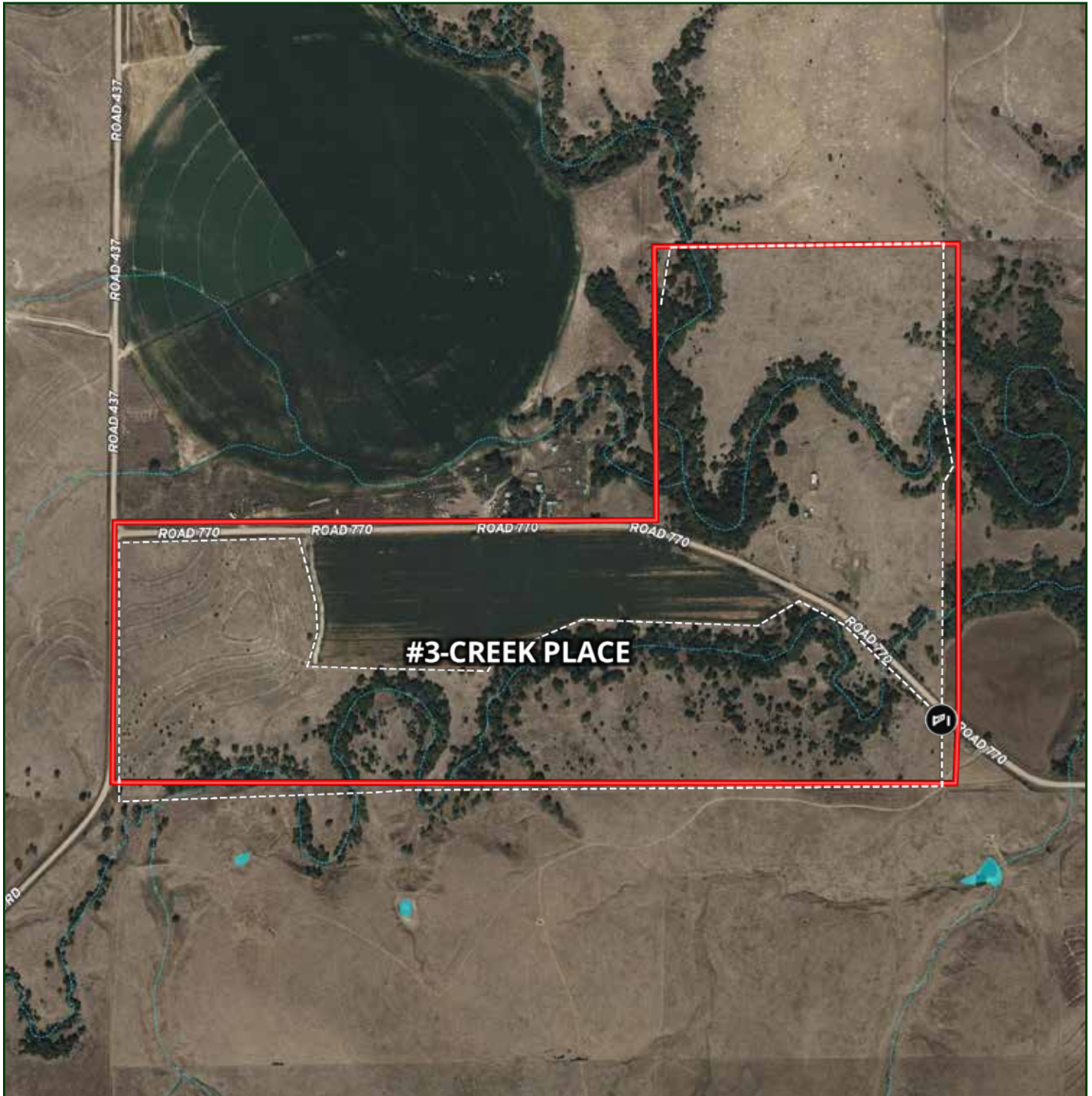


# PIVOT PLACE IMAGES



JON FARLEY  
Sales Associate  
Cell Phone: 308-530-7854  
Email: [jon@lashleyland.com](mailto:jon@lashleyland.com)

# CREEK PLACE AERIAL MAP

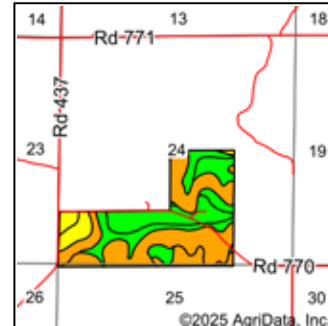
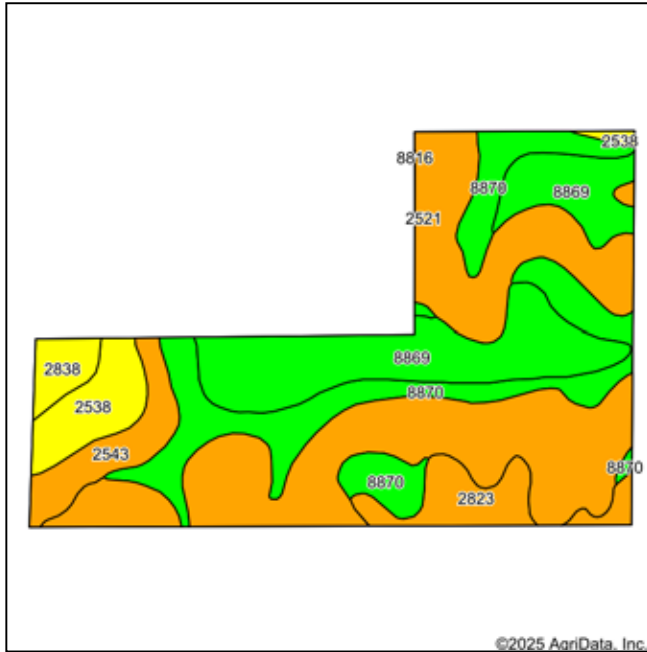


Boundary lines are estimates - Map for illustration only



# CREEK PLACE SOILS MAP

Soils Map



State: **Nebraska**  
 County: **Dawson**  
 Location: **24-12N-21W**  
 Township: **Kennebec**  
 Acres: **162.1**  
 Date: **9/25/2025**



Area Symbol: NE047, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	64.53	39.8%			Vle	42	53
8869	Hord silt loam, 0 to 1 percent slopes	34.05	21.0%			Ilc	lw	74
8870	Hord silt loam, 1 to 3 percent slopes	33.29	20.5%			Ile	Ile	72
2538	Coly silt loam, 6 to 11 percent slopes, eroded	9.04	5.6%			IVe	IVe	59
2823	Uly silt loam, 11 to 17 percent slopes, eroded	9.00	5.6%			Vle		60
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	8.44	5.2%			Vle		55
2838	Uly-Holdrege-Coly silt loams, 6 to 11 percent slopes, eroded	3.75	2.3%			IVe	IVe	63
Weighted Average					4.18	*-	53.8	*n 62.4

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

Boundary lines are estimates - Map for illustration only

**JON FARLEY**  
 Sales Associate  
 Cell Phone: 308-530-7854  
 Email: jon@lashleyland.com



# CREEK PLACE IMAGES





## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

### Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: [info@lashleyland.com](mailto:info@lashleyland.com)

Website: [LashleyLand.com](http://LashleyLand.com)

### Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, and Tom Moss

Like us on Facebook  
[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

## JON FARLEY

Sales Associate

Cell Phone: 308-530-7854

Email: [Jon@lashleyland.com](mailto:Jon@lashleyland.com)