



BANTAM ESTATE ABSOLUTE LAND AUCTION

February 25, 2026 • 1:30 pm • Held at: The Johnson Center, Alma, NE

JAKE MCQUILLEN

Sales Associate

Jake's Cell: 402-968-8333

Email: jake@lashleyland.com

PROPERTY HIGHLIGHTS

Property Summary

Absolute land auction February 25th, 2026 at 1:30 PM. Auction will be held at the Johnson Center in Alma, NE.

Lashley Land is proud to present the absolute public auction of the Kenny and Larene Bantam Land, offering an exceptional opportunity to purchase quality farms south of Orleans, Nebraska.

This absolute auction presents a compelling opportunity to acquire two well-located parcels with good county road access and highly productive soils. Ideal for producers and investors alike, these farms are situated in a strong agricultural area. With proven productivity and long-term value potential, these parcels are well suited for those looking to expand an operation or secure quality farmland for long-term value.

There will be no Online bidding. If you are planning to absentee bid, you must complete and return the "Terms and Conditions Bid Certificate" on or before February 20th, 2026 to be approved for absentee bidding.

Parcel 1

Taxes: \$7,156.68 | **Acres:** 285± | **Legal Description:** S1/2NE1/4 & N1/2SE1/4 & E1/2SW1/4 & SE1/4SE1/4 28-1-19

Location: South of Orleans, Nebraska on the NW corner of the intersection of 703 road and I road.

Parcel 1 is 285± acre tract of quality farmland with recreational opportunity, featuring 255.24± acres of productive dryland row crop ground available for the 2026 growing season. This farm is comprised of 63.9% Holdrege silt loam soils, well-known for being well suited for agricultural practices.

This parcel has been well maintained and is ideally suited for a variety of row crops. The dominant soil type make it a highly desirable investment for operators looking to expand their acreage, investors seeking dependable agricultural land, or recreational buyers seeking out an income producing farm.

With a strong percentage of tillable acres and favorable soil composition, this property provides immediate agricultural productivity, enduring asset value, and supplemental recreational benefits.

Land Use Breakdown:

- 285 +/- acres in total
- 255.24 +/- acres currently in dryland row-crop production

Soils

Parcel 1 is comprised primarily of:

- Holdrege silt loam, - Coly and Nuckolls silt loams

These productive soil types contribute to consistent yields and long-term agricultural value.

Recreational Appeal - The blend of cropland, CRP cover, and quality habitat creates an abundance of wildlife, offering excellent hunting and recreational opportunities.

FSA Info:

255.24 +/- acres dryland

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. 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.

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PROPERTY HIGHLIGHTS

Parcel 2

Taxes: \$1,098.49 | **Acres:** 40± | **Legal Description:** NE1/4NE1/4 33-1-19

Location: South of Orleans, Nebraska on the SW corner of the intersection of 703 road and I Rd.

Parcel 2 consists of 40± acres, including 38.83+/- acres of productive dryland cropland open for the 2026 crop year, offering immediate operational or rental income opportunities. The farm features an outstanding 92.7% Class II Holdrege silt loam soil, known for strong yield potential and consistency. With excellent county road access and high-quality soil composition, this tract is well suited for producers and farmland investors alike. Its manageable size and proven productivity also make it an excellent starter farm for a young producer or first- time land investor seeking an accessible entry into farmland ownership.

Land Use Breakdown:

- 38.83 acres dryland

Soils

Parcel 2 consists primarily of: - Class II Holdrege silt loam

FSA Info:

- 38.83 acres dryland



AUCTION TERMS

By participating in the **Bantam Estate Absolute Land 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 2025 and previous year's taxes. The 2026 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 Online Simulcast 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 **February 25th, 2026**.

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

ABSENTEE BIDDER REGISTRATION: Absentee bidders will be 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@lashleyland.com. Completed Bid Certification Form must be returned on or before **February 20th**, to be approved for absentee bidding. **No Exceptions.**

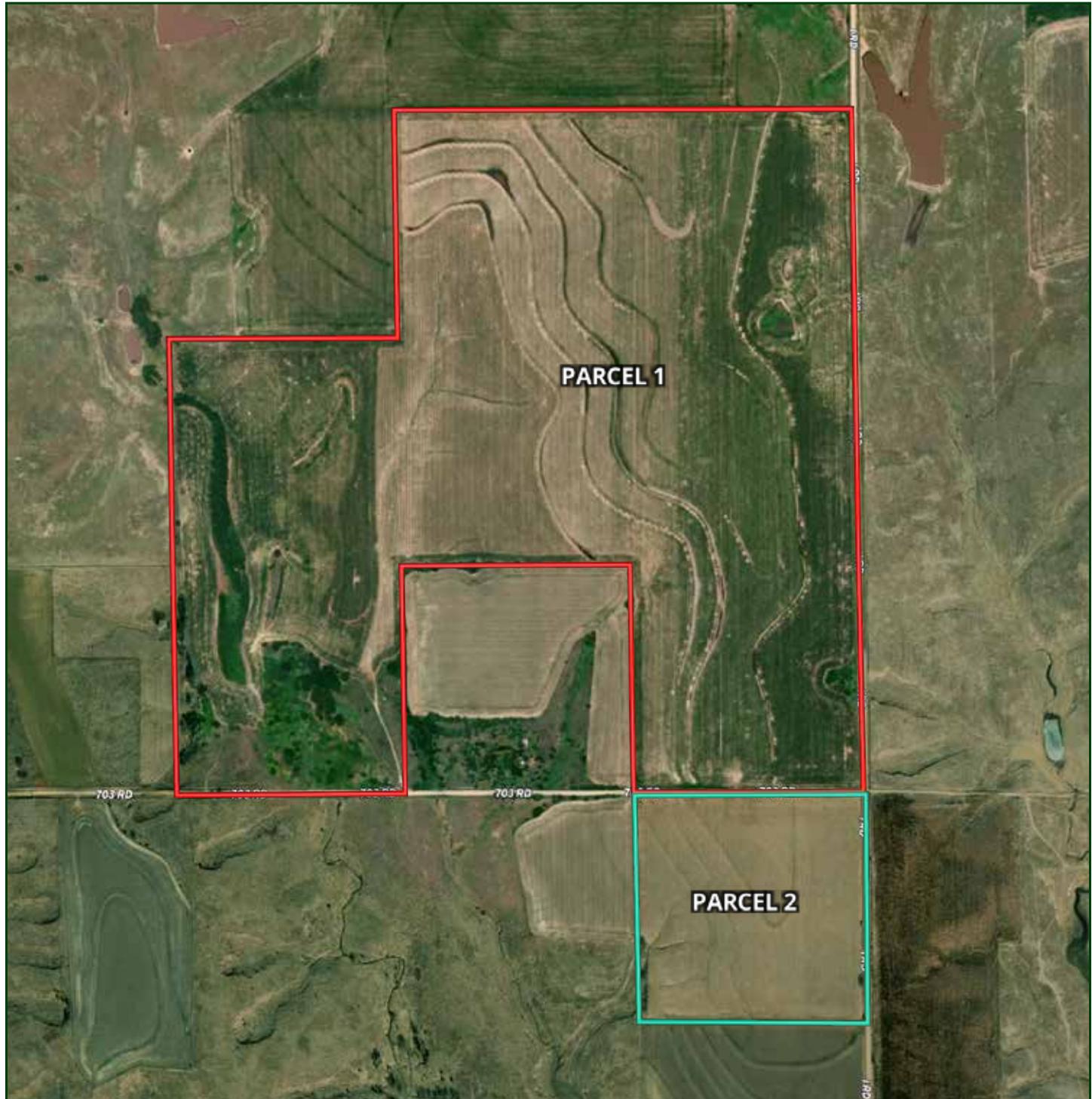
SERVER & SOFTWARE TECHNICAL ISSUES: In the event there are problems with the website, server or technology, the auction company reserves the right to shut down simulcast viewing and the right to extend or close the bidding.

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.

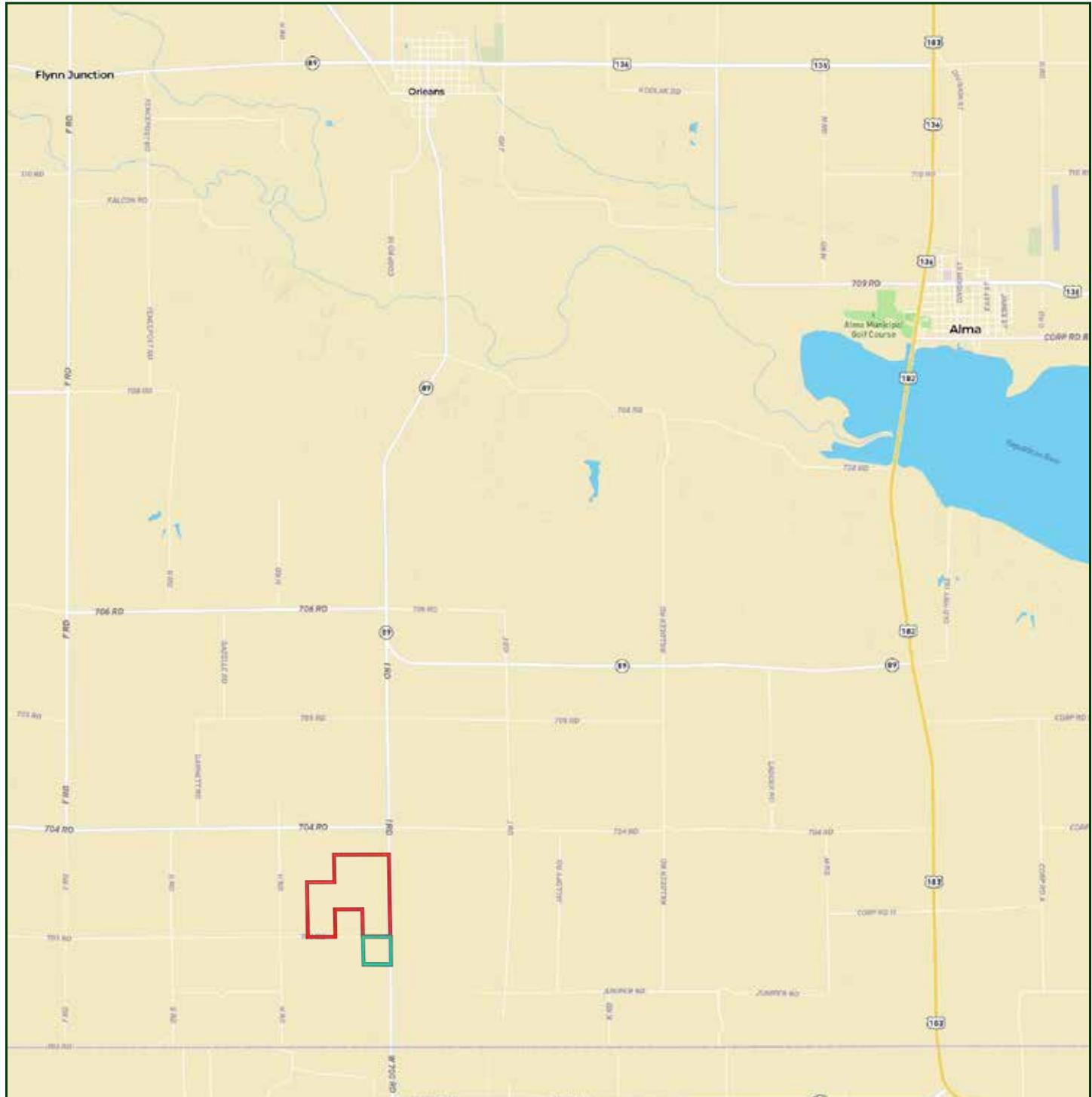
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AERIAL MAP



Boundary lines are estimates - Map for illustration only

LOCATION MAP



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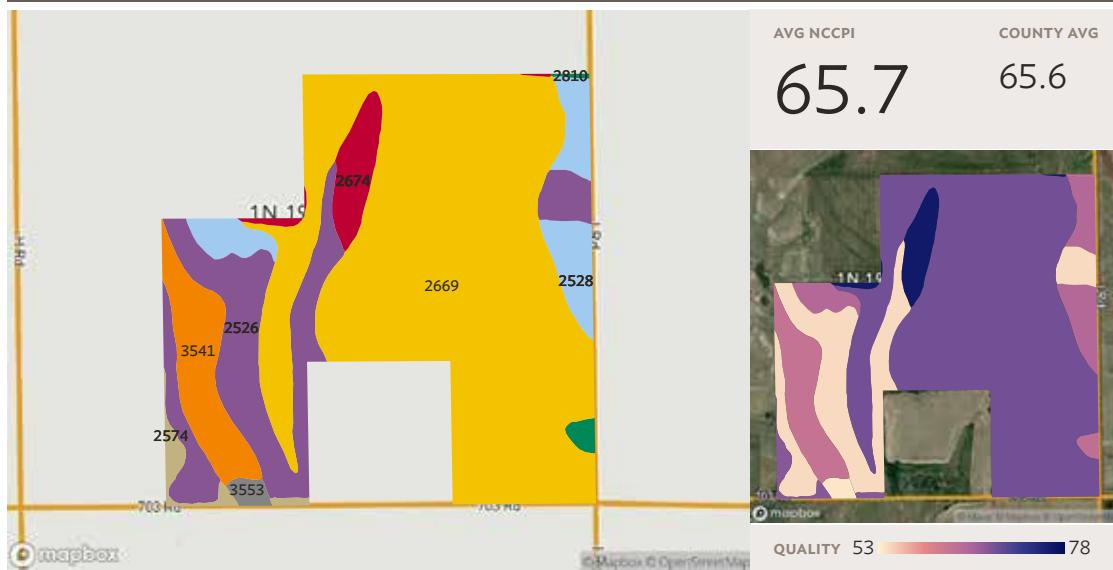
PARCEL 1 SOILS MAP



1 field, 284 acres in Harlan County, NE

Fields | Soil Survey September 15, 2025

TOWNSHIP/SECTION 1N 19W – 27, 28, 33, 34



Field 1

284 ac.

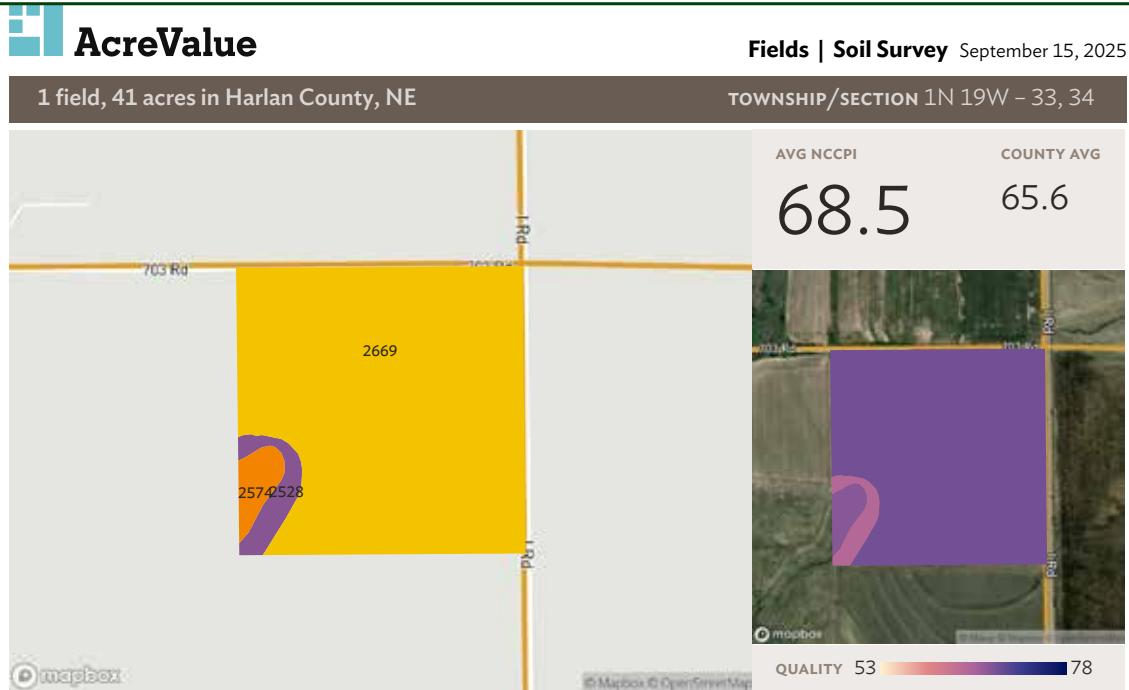
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	181.66	63.9%	2	68.7
2526	Coly and Nuckolls silt loams, 11 to 30 percent slopes, eroded	47.64	16.8%	6	54.3
3541	Hobbs and McCook silt loams, occasionally flooded	19.39	6.8%	2	62.6
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	18.26	6.4%	4	64.6
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	9.90	3.5%	2	76.2
2574	Nuckolls and Uly silt loams, 11 to 17 percent slopes	3.54	1.2%	6	67.5
3553	Hobbs silt loam, frequently flooded	1.90	0.7%	6	53.6
2810	Uly and Coly silt loams, 11 to 30 percent slopes	1.81	0.6%	6	63.3
		284.10			65.7

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Report: 3172182 Soil Survey: 1 of 1

Boundary lines are estimates - Map for illustration only

PARCEL 2 SOILS MAP



Field 1

41 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	37.61	92.7%	2	68.7
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	1.67	4.1%	4	64.6
2574	Nuckolls and Uly silt loams, 11 to 17 percent slopes	1.31	3.2%	6	67.5
40.58				68.5	

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Report: 3172183 Soil Survey: 1 of 1

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PARCEL 1 IMAGES



PARCEL 2 IMAGES



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Sales Associate
Jake's Cell: 402-968-8333
Email: jake@lashleyland.com

PARCEL 2 IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: 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

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

2218 E. Walker Road • North Platte, NE 69101

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