



Dundy County Dryland and Range

ABSOLUTE AUCTION

November 4, 2026 • 1:30 PM MST

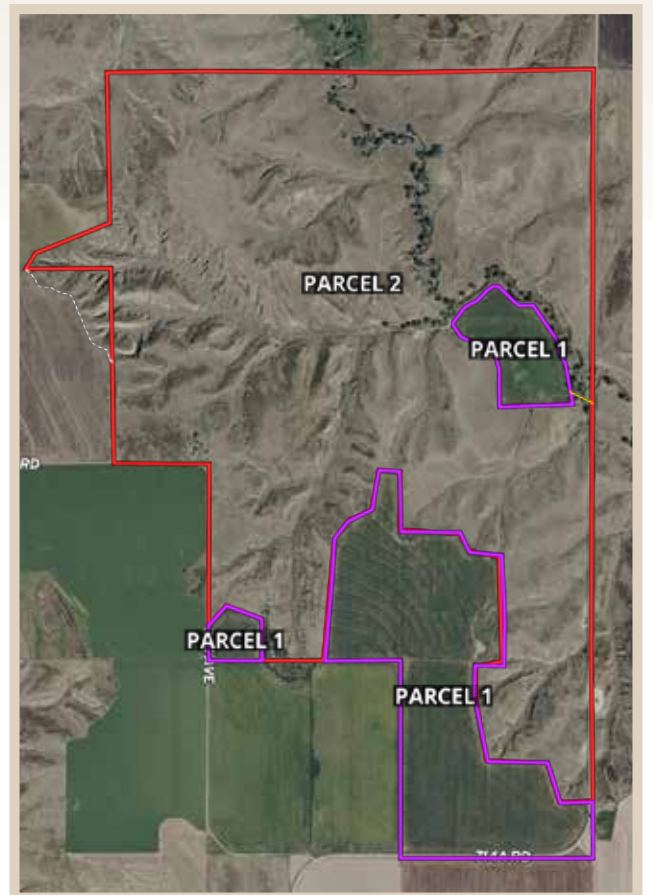


Auction to be held live at the Benkelman American Legion Club
710 1st Ave., Benkelman, NE

BROKER'S NOTES

1,289.18± acres • 2 parcels

- 1.The dry cropland has been leased for winter wheat to be planted Fall of 2026. Tenant has applied fertilizer and weed control, and intends to harvest around the first of July 2027. Possession will be relinquished to Buyer immediately upon completion of harvest. Buyer will receive the Tenant's cash rent due upon harvest of \$11,840.(\$52 per acre).
- 2.The pasture has been rented for the summer grazing season of 2026, with cattle having been pulled at the end of September. Possession of range land will be given at closing.
- 3.If the cropland is sold separately from the range, a survey will be done to legally separate the cropland from the range along the fence lines. An easement (as depicted by a yellow line on the map) will be granted through the rangeland to the cropland prior to closing that will perpetuate with the rangeland. Survey will be the responsibility of the Seller.
- 4.There is approximately 1,860' of fence line on the north west side of the property that is on a neighbor's property. This is represented as the white fence line on the provided map. This was necessary because the actual boundary lies across several nearly vertical, craggy canyons, making fencing impractical. The neighbor, (Boyd Adkinson, rents this to the Sellers, and has indicted his willingness to extend this same arrangement to a new owner. The range land is comprised of good "hardland" grasses and has a newer solar well and tank. There is another well drilled near the middle of the property, but it would need a well head, solar pump and tank to be put into operation.



Listed by: Amy Lashley-Johnston • 402-416-4306

LashleyLand.com



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TERMS OF AUCTION

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 on 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 is due at closing.

POSSESSION: Full possession of the range land will be given upon closing. Current lease on the dry crop expires when the winter wheat is harvested around the 1st of July, 2027.

TAXES: Seller shall pay all 2026 and previous year’s taxes.

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. Bidding by Proxy via phone is allowed, but must register with the Brokerage on or before October 22nd to be assigned a proxy. Property will be offered as a whole and in two parcels. The auctioneer will determine the process of the sale and bid increments accepted. The auction date will be November 4, 2026. The location will be the American Legion Club in Benkleman, NE.

OWNED RIGHTS: All subsurface and water rights owned by the Sellers will pass to the Buyers, if any

ABSENTEE/PHONE BIDDER REGISTRATION: Absentee/Phone 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 Schad at ellie@lashleyland.com. They need to be submitted on or before October 22, 2026 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 extend the bidding 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.



2218 E Walker Road
North Platte, NE 69101



ABSOLUTE AUCTION NOVEMBER 4, 2026



For more details call:
Amy Lashley-Johnston
402-416-4306

ABSOLUTE AUCTION 1,289± acres to be sold as a whole or in 2 parcels.

Parcel 1: 227 acres of dry land acres in three separate parcels.

Parcel 2: 1,062 range land acres including 11 acres of farm site and roads.



Scan to see pictures + maps



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