

Seward County Land Auction Irrigated & Grass

2 parcels being sold as one tract Reserved Bid Land Auction

Sellers: Jones Bank Trustee of
Virginia L Peterson Living Trust

Location: 1.5 miles east of Highway 15 on Fletcher Road (between 280th & 252nd)

Legal: NW ¼ NE ¼, E ½ NW ¼, N ½ SE ¼ West of Blue River & NE ¼ SW ¼ all in Section 3-10N-3E of the 6th P.M. in Seward County, Nebraska containing 168.43 +/- acres. Parcel Number: 800232920 2024 Taxes: \$7,649.10

Legal: Part of the S ½ NE ¼ in Section 3-10N-3E of the 6th P.M. in Seward County, Nebraska containing 35 +/- acres.
Parcel Number: 800107926 2024 Taxes: \$1,108.40

Total Acres: 203.43 +/-

Irrigated Acres: 152.43 +/-

Grass Acres: 23.41 +/-

Timber/Old House Yard Acres: 9.77 +/-

Roads/Waste Acres: 17.82 +/-

FSA Acres

Corn: 71.67 Base Acres - 219 PLC Yield

Soybeans: 78.68 Base Acres - 59 PLC Yield

Wheat: 10.75 Base Acres - 54 PLC Yield

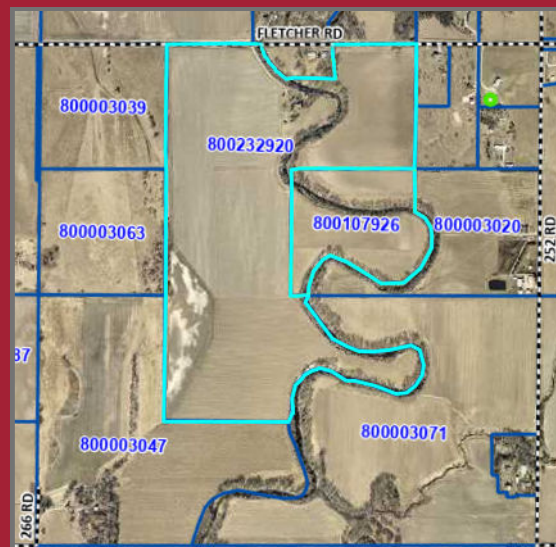
Total Base Acres: 161.1

Irrigated Acres: 160.01 with surface water permits for the Big Blue River established in 1955, 1973 & 1977.

Grass: 32.71 +/- (18.1 acres are in Nebraska Buffer Strip Program. Contract can be renewed, renegotiated or dissolved.)

The land is not leased for the 2026 growing season. Possession will be January 1, 2026.

Minimum Bid: \$2,050,000



Bidding Process: You may submit bids on the parcels beginning October 27, 2025 and ending November 7, 2025 at 11:00 am. This is a reserve auction. Please submit the bid form to: Jones Bank Trust Department, 203 S 6th St, PO Box 469, Seward NE 68434. Those submitting the highest written bids will be notified and invited to participate in an in-person bidding to be held on November 12, 2025 at 10:00 am at Jones Bank.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Terms & Conditions: The successful buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% Non-Refundable Down Payment payable to Jones Bank Trust Department. The earnest deposit can be made by check, cashier's check or wire transfer. The balance will be due at closing, December 12, 2025. Title insurance and closing costs are split 50/50 between the buyer and seller. The 2025 real estate taxes will be paid by the seller and the 2026 taxes will be the buyers responsibility. The seller is not responsible for any errors in advertising. All information contained herein is believed to be accurate, but not guaranteed. All prospective buyers should inspect and rely on their own judgements prior to bidding.



Trust Department
203 S 6th St, Seward NE 68434
402-643-3602
trust@jonesbank.com



Bid Form

I/we hereby offer the following amount for the parcels listed below:

Parcel 1 Legal Description: NW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, West of Blue River & NE $\frac{1}{4}$ SW $\frac{1}{4}$ all in Section 3-10N-3E of the 6th P.M. in Seward County, Nebraska containing 168.43 +/- acres.

Parcel 2 Legal Description: Part of the S $\frac{1}{2}$ NE $\frac{1}{4}$ in Section 3-10N-3E of the 6th P.M. in Seward County, Nebraska containing 35 +/- acres.

Minimum Bid: \$2,050,000

Bid Amount \$_____

Bid is total price NOT per acre. I acknowledge there will be an **in-person bidding** to follow and agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature

Date

Print Name_____

Address_____

City_____ State_____ Zip_____

Phone Number_____

Email_____

Please return bid form no later than 11:00 am, November 7, 2025 to:

Jones Bank Trust Department
203 S 6th St
PO Box 469
Seward, NE 68434
trust@jonesbank.com
402-643-3602

The Seller's accepted written bid(s) will be notified and invited to participate in an in-person bidding to be held on November 12, 2025 at 10:00 am at Jones Bank.