



DUNDY COUNTY DRYLAND AND RANGE ABSOLUTE AUCTION



November 4, 2026 • 1:30 pm MST • Held at: American Legion Club, Benkelman, NE

AMY LASHLEY-JOHNSTON

Sales Associate

Amy's Cell: 402-416-4306

Email: amy@lashleyland.com

PROPERTY HIGHLIGHTS

Property Summary

1,289.18± total acres to be sold in two parcels

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

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

Property Description:

What a fantastic combination property in Dundy County! This 1,289 acre property features 227 acres of good dryland crop ground, of which over 86% are class 2 soils. The dryland was summer-fallowed this year and will be used for winter wheat. Corn has been productively grown in years past, average yields for the County are provided within the brochure. This land is better than average for the area, so this bodes well for future yields. The tenant has taken good care of the land with judicious use of weed control and fertilizer. The range land has been fenced to separate the dry land and the range, and has good four-wire perimeter fencing. There is a fairly new solar well and tank on the east side of the range, and an electric well and tank near the old farmstead on the west side. There is a well dug in the middle of the property, but the new owner would need to provide the well head, solar pump and tank to put it in use. The property will be offered as a whole and in two parcels separating grass and dry crop. This property is great size and would be a great starter property or a great addition to an existing operation.

Broker's Notes:

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 indicated 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.

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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Legal Description	2025 Tax	Grass	Dry	Farm	Road	Total
NENE-W1/2E1/2-W1/2-PT.NESE(aka TAX LOT 1) 28-3-36 531 ACRES	\$2,752.26	410.00	119.00	1.00	1.00	531.00
S1/2 21-3-36 320 ACRES	\$1,190.42	320.00				320.00
E1/2NE 29-3-36 80 ACRES	\$316.32	78.00		1.00	1.00	80.00
NE 33-3-36 160 ACRES	\$1,253.98	60.00	96.00		4.00	160.00
SENE-PT.NESE(aka TAX LOT 2)-SESE 28-3-36109 ACRES	\$460.24	94.00	12.00		3.00	109.00
E1/2SE1/4 - PT.OF SW1/4SE1/420-3-36 89.18 A +/-	\$333.82	89.18				89.18
TOTALS	\$6,307.04	1051.18	227.00	2.00	9.00	1289.18

AUCTION TERMS

Auction Terms and Conditions

By participating in the Dundy County 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 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.

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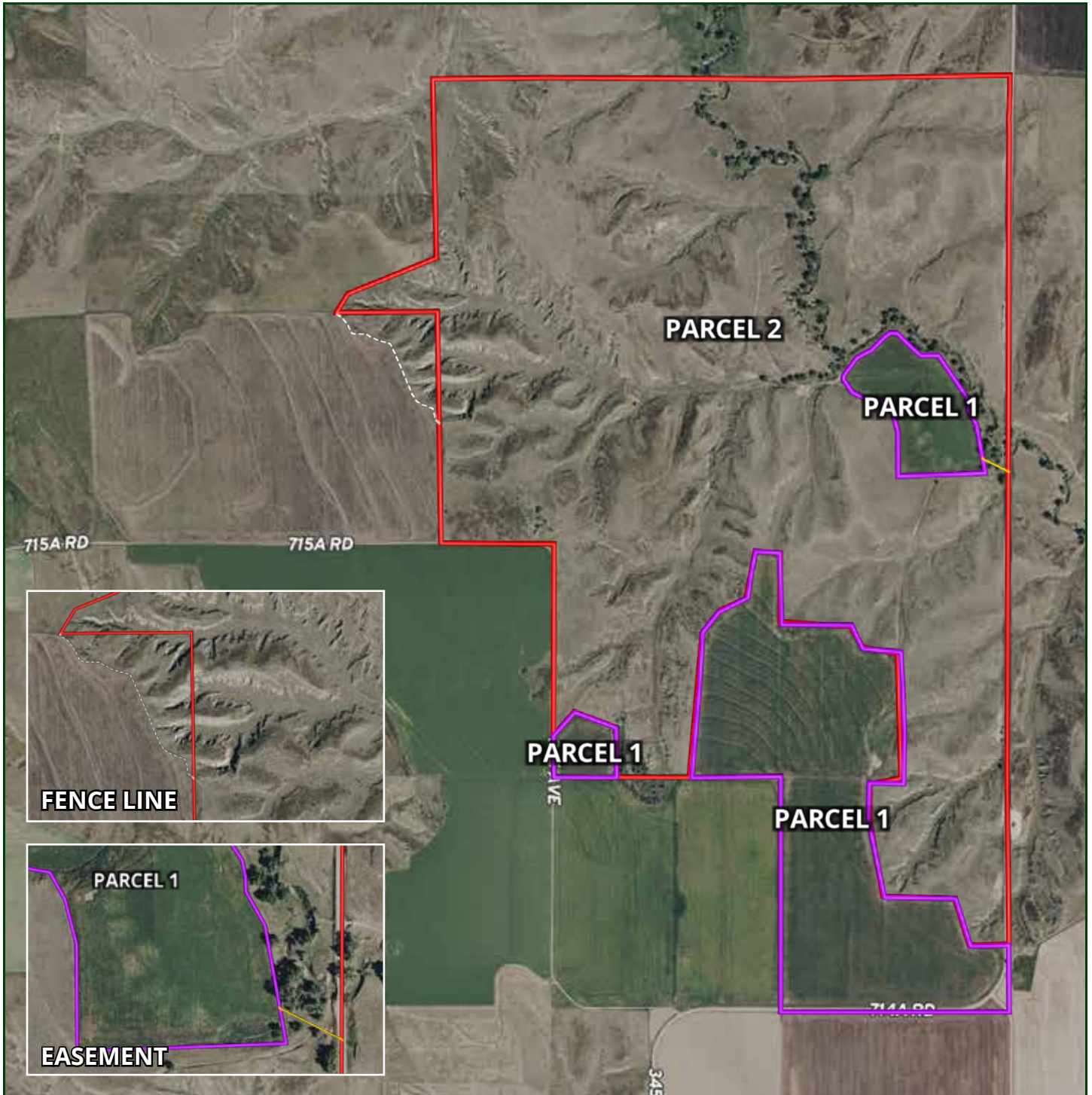
COUNTY YIELDS

Generation Date 9/16/2026

RMA County Yields Report

Commodity Code	Commodity Name	State Code	State Name	State Abbrev.	County Code	County Name	Irrigation Practice Code	Irrigation Practice Name	Yield Year	Yield Amount
0011	Wheat	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2016	79.20
0011	Wheat	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2017	70.60
0011	Wheat	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2018	53.70
0011	Wheat	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2019	74.80
0011	Wheat	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2020	39.40
0011	Wheat	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2021	60.00
0011	Wheat	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2022	30.00
0011	Wheat	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2023	46.50
0011	Wheat	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2024	61.50
0011	Wheat	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2025	50.90
0041	Corn	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2016	78.00
0041	Corn	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2017	81.90
0041	Corn	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2018	91.40
0041	Corn	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2019	100.30
0041	Corn	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2020	52.20
0041	Corn	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2021	32.20
0041	Corn	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2022	1.80
0041	Corn	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2023	90.40
0041	Corn	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2024	72.80
0041	Corn	31	Nebraska	NE	057	Dundy	003	Non-Irrigated	2025	104.30

AERIAL MAP



Boundary lines are estimates - Map for illustration only

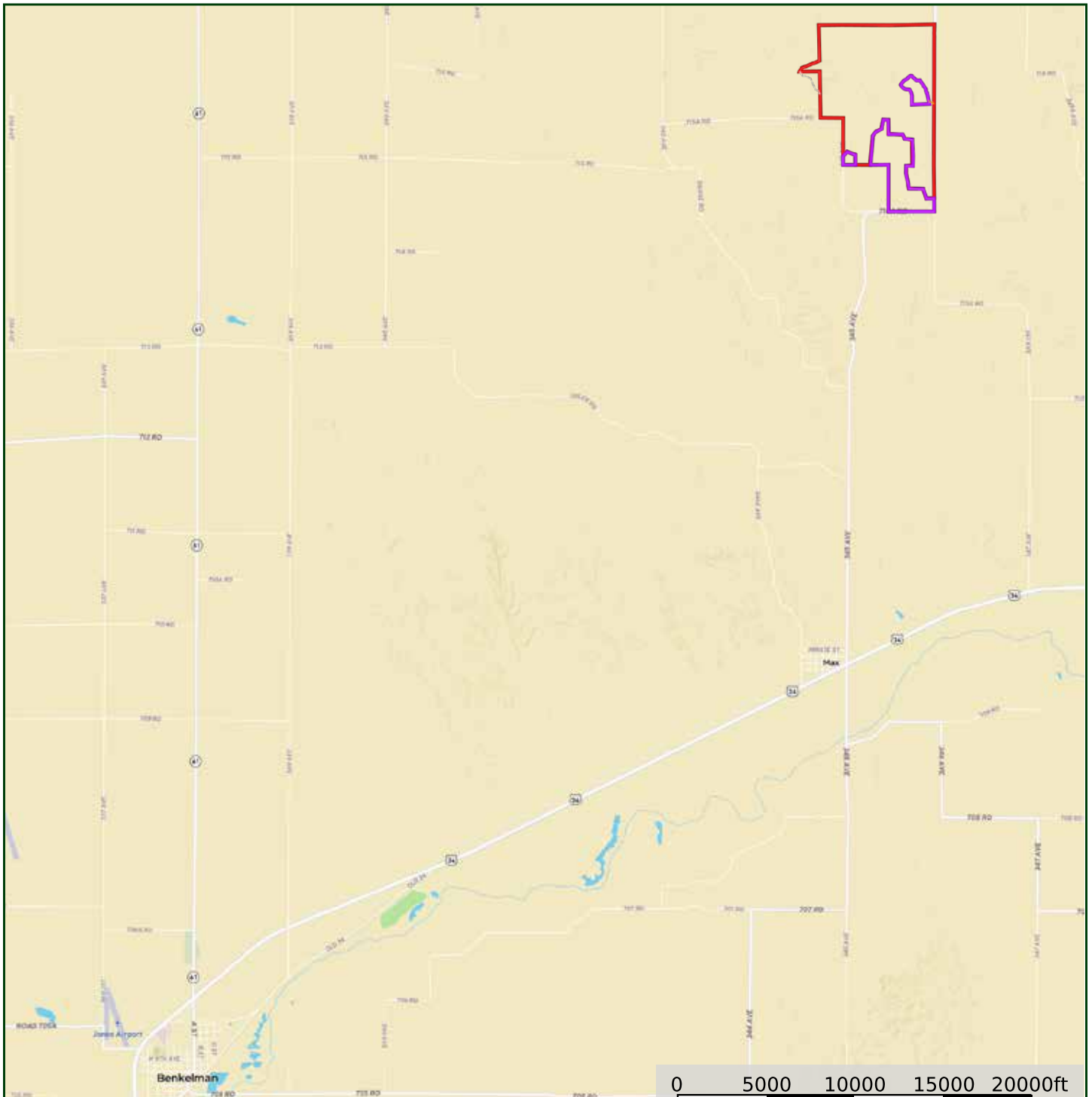
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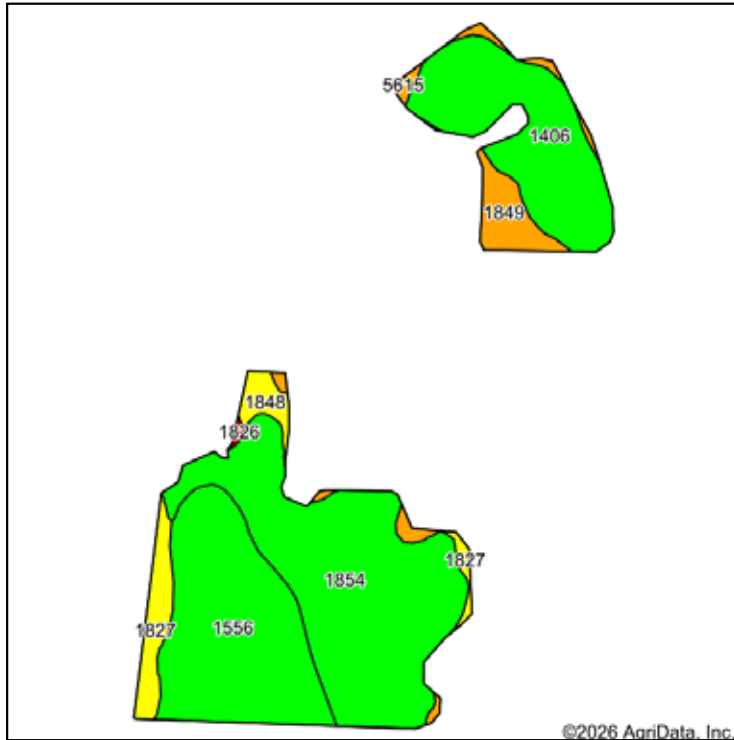
LOCATION MAP



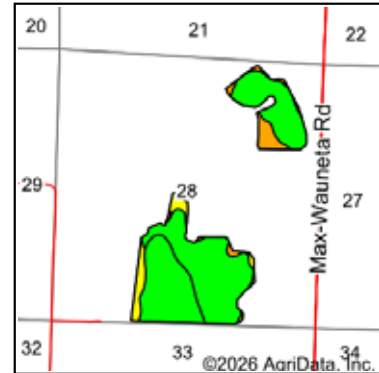
Boundary lines are estimates - Map for illustration only

SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Dundy**
 Location: **28-3N-36W**
 Township: **Max**
 Acres: **120.54**
 Date: **9/17/2026**

LASHLEY LAND AND RECREATIONAL BROKERS
 Maps Provided By
surety
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Area Symbol: NE057, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Corn Bu	Winter wheat fallow Bu	*n NCCPI Soybeans
1854	Ulysses loam, 1 to 3 percent slopes	46.27	38.5%		Ile	Ile	51			55
1556	Blackwood loam, 0 to 1 percent slopes	32.84	27.2%		Ilc	Iw	65	49	50	56
1406	Craft very fine sandy loam, rarely flooded	25.10	20.8%		Ilc	Ile	39		36	38
1849	Sulco loam, 9 to 30 percent slopes	6.31	5.2%		Vle		25		6	34
1827	Sulco loam, 3 to 6 percent slopes	5.81	4.8%		IVe	IIIe	39	38	36	43
1848	Sulco loam, 6 to 9 percent slopes	2.41	2.0%		IVe	IVe	36	33	31	41
5615	Craft very fine sandy loam, channeled, frequently flooded	1.56	1.3%		VIw		30			23
1826	Sulco complex, 9 to 60 percent slopes	0.24	0.2%		Vlle		25			10
Weighted Average					2.41	*-	49.8	15.8	23.8	*n 49.3

*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.

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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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