

LAND AUCTION

Wednesday, October 7, 2026 1:00PM (CST)

Stamford Community Building | Stamford, Nebraska

Furnas-Harlan Cropland and Pasture



LISTING AGENT: C: 402.297.6611

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SELLERS

Silverstone and Dake's Canal, Inc.
and Keith Uehling

PROCEDURES

Real estate auction for Silverstone and Dake's Canal, Inc. and Keith Uehling. Property will be offered in two (2) parcels. Purchase agreement and title insurance commitment are available prior to the auction. Announcements day of the auction take precedence over all printed and oral statements.

TERMS & CONDITIONS

TERMS: This cash sale requires 15% earnest deposit at signing of the purchase agreement immediately following the auction. Online buyer must wire 15% earnest deposit within 24 hours of completion of the auction. The balance of the purchase price is payable in certified funds at closing, on or before November 24, 2026. There is no contingency for financing. Sellers to convey title by warranty deeds or its equivalent; with title insurance evidencing merchantable title. Cost of title insurance and an insured closing will be shared 50/50 by seller/buyer. Property sells subject to easements, right of way, zoning, and restrictions of record; free and clear of all liens. The property sells "as-is" condition. No warranty is expressed or implied as to the adequacy of any portion of the property.

BIDDING: Bids may be placed in-person, online, or an Agri Affiliates agent may place bids on your behalf via phone or in-person. You must be preregistered for phone and internet bidding. In-person bidders may register day of sale.

INTERNET BIDDING: To participate online in an Agri Affiliates auction, you must create a bidder account or sign in to a bidder account via our online bidding portal at AgriAffiliates.com. For final approval as an online bidder, requires a phone interview with Agri Affiliates and provide bank reference information, if requested. Your final approval as an online bidder must be completed 48 hours prior to the auction.

VIEWING THE AUCTION: Viewing the auction can be done in three ways: 1) In person at the designated location, 2) Online via the live auction stream on the Agri Affiliates website or bidding portal app (no sign-in required), or 3) On Facebook via the Agri Affiliates Facebook page.

PROPERTY INFO

LEGAL DESCRIPTION:

PARCEL 1: W1/2 NE1/4 & part SE1/4 Section 19 and SW1/4 SW1/4 Section 20, all in Township 1N, Range 21W of the 6th P.M., Furnas County, Nebraska, EXCEPT part of the SW1/4 NE1/4 consisting of 2.58 acres.

PARCEL 2: SW1/4 Section 11, Township 1N, Range 20W of the 6th P.M., Harlan County, Nebraska.

LOCATION:

PARCEL 1: Located approximately six miles south and five miles east of Beaver City

PARCEL 2: Located approximately five miles south and two miles east of Stamford

TOTAL ACRES:

PARCEL 1: 270.00 tax-assessed acres

PARCEL 2: 159.00 tax-assessed acres

PROPERTY DESCRIPTION:

PARCEL 1: Property consists of pasture for livestock grazing, dry cropland, and acres enrolled in CRP. Access is by county road along the west, south, and part of the east boundaries. The irregularly shaped but contiguous pasture is interspersed with the dry cropland and CRP fields. In the north portion is the Maple Creek Cemetery, which has a fenced driveway. Maple Creek traverses from north to south, providing a live water source for livestock in the pasture.

PARCEL 2: Property consists of dry cropland for the production of cereal grains and pasture for livestock grazing, containing two dams and a registered stock well.

FARM SERVICE AGENCY INFORMATION:

PARCEL 1: Property includes 141.56 acres of cropland according to the FSA, with 13.65 base acres of wheat with a 40 PLC yield, 27.10 base acres of corn with a 123 PLC yield, and 13.55 base acres of soybeans with a 38 PLC yield.

There are 63.82 acres enrolled in two separate CRP with 8.60 acres expiring 9/30/2030 and 55.22 acres expiring 9/30/2040.

PARCEL 2: Property includes 159.19 acres total farmland with 53.75 government base acres.

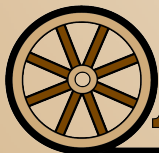
LEASE/ POSSESSION:

BOTH PARCELS: Subject to a lease expiring March 1, 2027

FENCING:

PARCEL 1: Boundary fencing for the pasture is 4- and 5-strand barbed wire on wooden and metal T-posts.

PARCEL 2: Boundary fencing around the pasture consists of solid 5-strand barbed wire on a combination of wood and T-posts.



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