



WESTERN LINCOLN COUNTY PIVOT ABSOLUTE AUCTION



November 12, 2026 | 1:30 pm
Sutherland Legion Hall, Sutherland, NE

JORDAN MAASSEN

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PROPERTY HIGHLIGHTS

Location

6 miles South of Sutherland, Nebraska along HWY 25, then 1 mile West on Goedert-White Road.

Legal Description

SE 1/4 Section 26- Township 13- Range 34 West of the 6th P.M. Lincoln County, Nebraska

Acres

Tax Assessed Acres:

131.04 +/- Irrigated

26.98 +/- Dryland

1.98 +/- Roads

160+/- Total

133.5 Certified Irrigated Acres Twin Platte NRD

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.

Taxes - Estimated

\$6,185.68 (Net)

Property Summary

AUCTION: Thursday, November 12, 2026 at 1:30 PM

Sutherland Legion Hall, Sutherland, Nebraska

Prime Irrigated Farmland | 160± Acres | Lincoln County, Nebraska

Quality Soils. Proven Water. Rare Opportunity.

An Opportunity That Doesn't Come Around Often

Held by the same ownership for over 20 years, this productive pivot irrigated farm is now being offered at public auction. Situated in one of Lincoln County's strongest farming areas, this property is an ideal fit for operators looking to expand or investors seeking a dependable, income producing asset.

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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160 tax assessed acres

133.5 certified irrigated acres in the Twin Platte NRD

24.52 dryland crop acres, balance in county roads

Class I, II and IV soils including Hord fine sandy loam, Hersh soils, Anselmo complex and Holdrege/Uly silt loam

7 tower Zimmatic pivot, 1995 year

100 HP U.S. electric motor

Western Land Roller pump

Just 1 mile off Nebraska Highway 25

Built for Productivity

The farm's quality soil mix and certified irrigated acres give it the foundation for consistent yields. Area producers raise a wide range of crops, from corn, soybeans and wheat to specialty crops like popcorn and potatoes, giving the next owner flexibility in how the ground is farmed.

Strong Markets Close to Home

Location matters, and this farm delivers. It sits within easy reach of Midwest Renewable Energy (ethanol) in Sutherland, along with Scoular (Paxton/Wallace) , Ag Valley (Hershey) and Andersons grain facilities. Several local feedlots add even more marketing options.

Added Income Potential

Lincoln County is well known as an excellent cattle production region. Many landowners lease out cornstalks after harvest, creating an additional income stream on top of the crop.

Don't Miss Your Chance

Irrigated farms of this caliber seldom reach the open market in this area. Join us on November 12 and make this farm part of your future.

Well Info:

Registration Number G-068192

Status Active Registered Well

Well Use Description Irrigation

NRD Name Twin Platte

County Name Lincoln

Location NESE S26-T13-R34West

Pump Column_Diameter 9

Pump Depth

Total Depth 380StaticWaterLevel 171

Pumping Water Level 198

Last Name Giesbrecht Living Trust

Registration Date June 30, 1982

AUCTION TERMS

By participating in the Western Lincoln County Pivot 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 property will be given upon closing. Tenants have grazing rights through December 31, 2026.

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 Title Services of the Plains dba Scott Abstract.

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 Absentee/On-line bidding available. The auctioneer will determine the process of the sale and bid increments accepted. The auction date will be November 12, 2026.

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

ABSENTEE/ON-LINE BIDDER REGISTRATION: Absentee/On-line 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 November 4, 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.

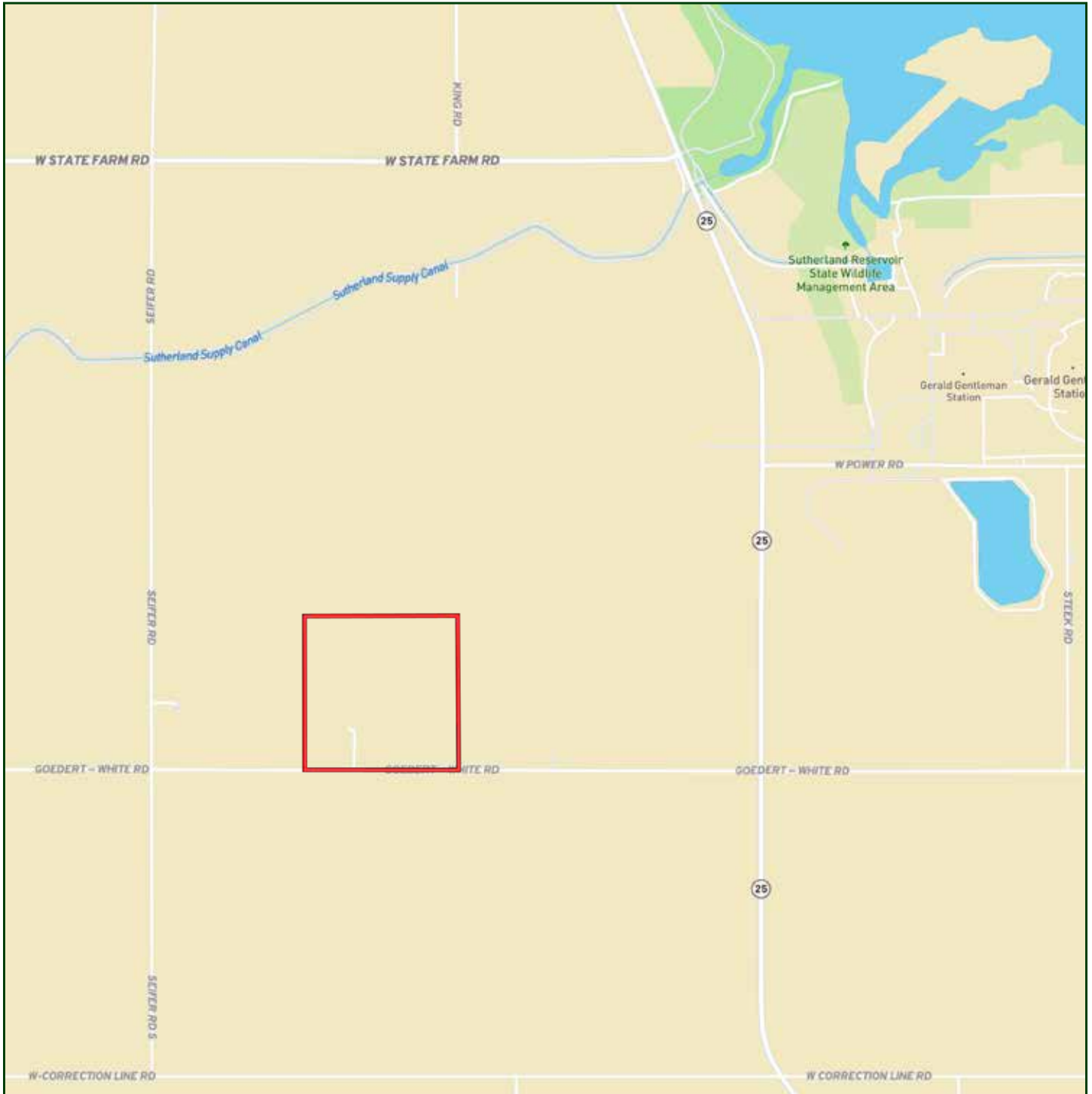
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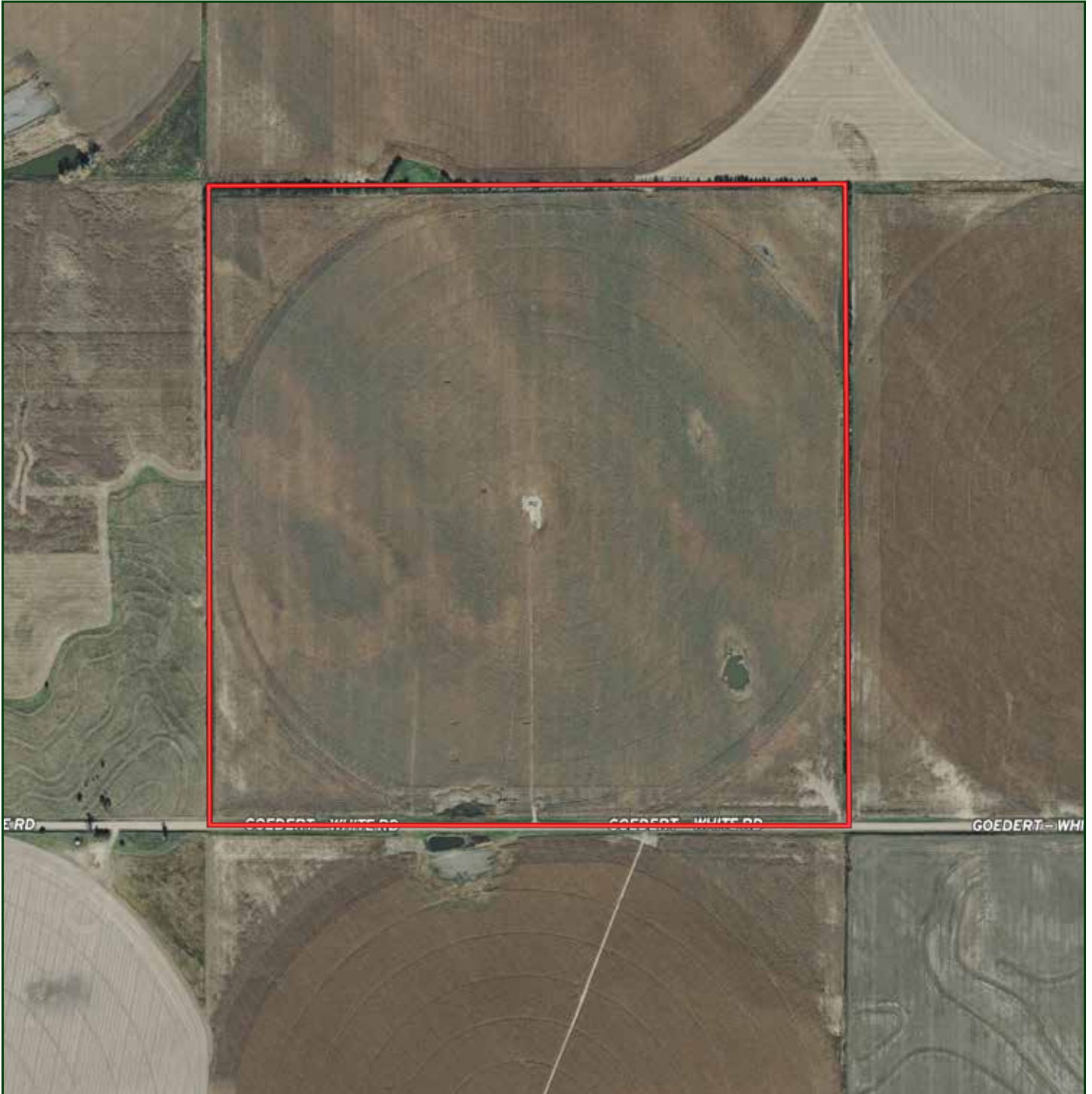
Email: jordan@lashleyland.com

LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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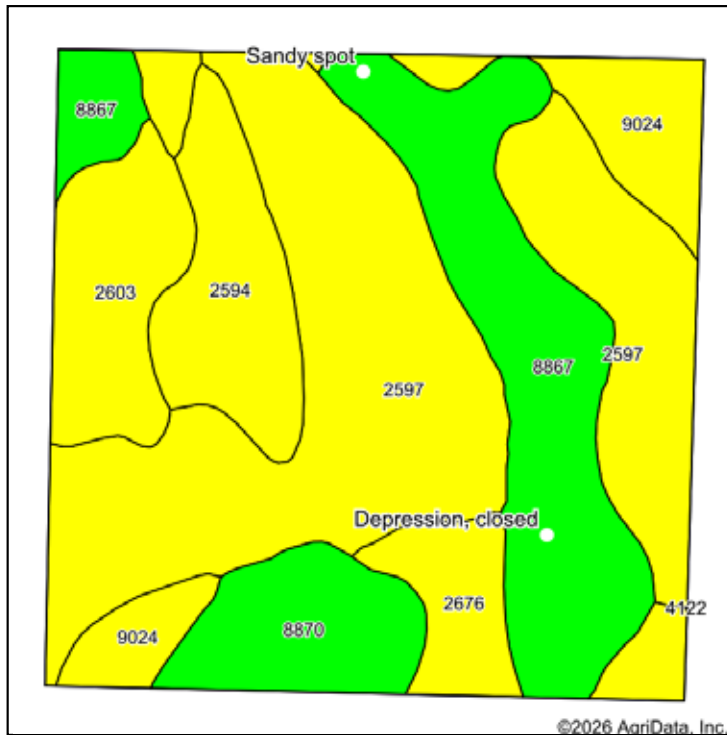
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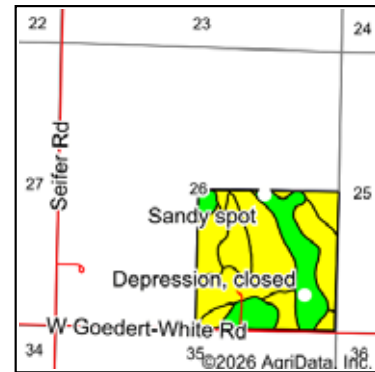
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SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Lincoln**
 Location: **26-13N-34W**
 Township: **Sutherland**
 Acres: **160.13**
 Date: **9/28/2026**



Area Symbol: NE111, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Winter wheat Bu	*n NCCPI Soybeans
2597	Hersh fine sandy loam, 6 to 11 percent slopes	64.94	40.5%		IVe	IVe	52		4	5		44
8867	Hord fine sandy loam, 1 to 3 percent slopes	33.23	20.8%		Ile	Ile	67	3	58	45	40	57
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	13.86	8.7%		IIle	IIle	58					45
2594	Hersh and Valentine soils, 6 to 11 percent slopes	13.84	8.6%		IVe	IVe	40					42
2603	Hersh-Anselmo fine sandy loams, 1 to 3 percent slopes	13.14	8.2%		IIle	Ile	52	2	51	35	30	43
8870	Hord silt loam, 1 to 3 percent slopes	11.65	7.3%		Ile	Ile	70					72
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	9.47	5.9%		IIle	IIle						68
Weighted Average					3.21	3.13	52.8	0.8	17.8	14.2	10.8	*n 50

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Boundary lines are estimates - Map for illustration only

PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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