

LAND AUCTION

3 Marble Farm



Thursday, October 15, 2026 1:00PM (CST)
Beaver City Community Building | 318 10th Street, Beaver City, Nebraska

LISTING AGENT: C: 402.297.6611
Mike Wilken E: MWilken@AgriAffiliates.com

SELLERS

3 Marble Farms, LLC

PROCEDURES

Real estate auction for 3 Marble Farms, LLC. Property will be offered in one (1) parcel. 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 December 3, 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: SW1/4 and W1/2 NW1/4 Section 16, T1N-R22W of the 6th P.M., Furnas County, Nebraska.

LOCATION: Located approximately five miles south of Beaver City, with the west boundary being Road 428.

TOTAL ACRES: 245.00 tax-assessed acres

PROPERTY DESCRIPTION: Outstanding dry cropland property with abundant recreational amenities provided by Sappa Creek.

FARM SERVICE AGENCY INFORMATION: 194.93 acres of DCP cropland.
82.50 base acres of wheat with PLC yield of 40 and 71.40 base acres of grain sorghum with PLC yield of 63.

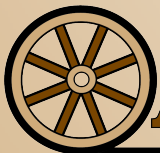
REAL ESTATE TAXES: 2025: \$3,543.20

SOILS SUMMARY: Cropland is almost entirely Class I and II Hall, Hobbs-McCook, and Cozad silt loams.

LEASE/ POSSESSION: Subject to a verbal lease expiring February 28, 2027.



Viewing north
from southwest



Offered exclusively by

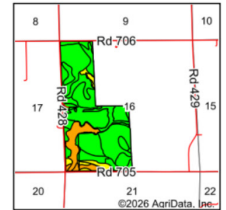
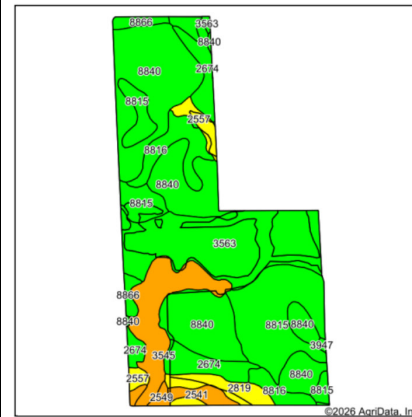
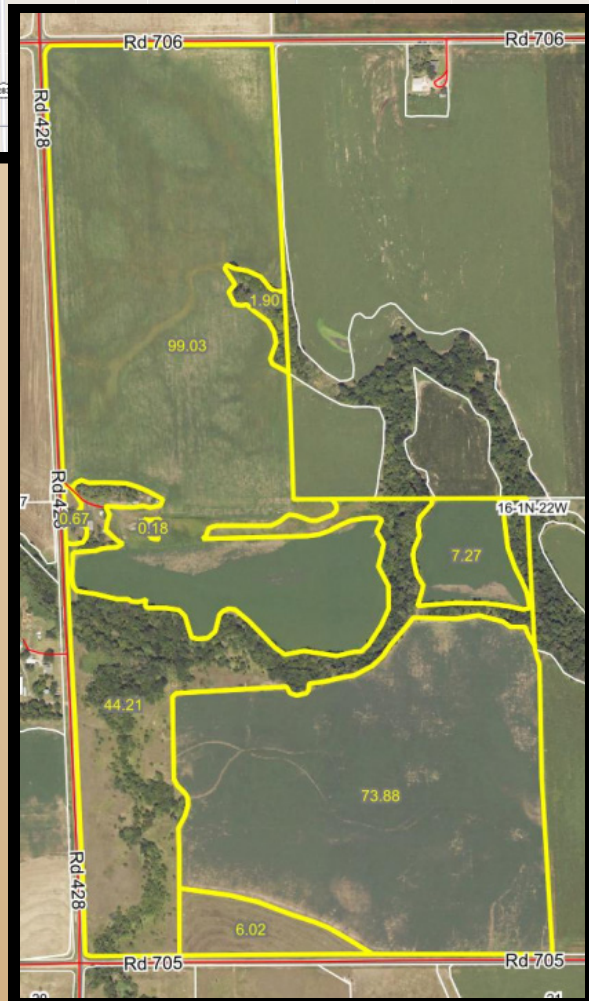
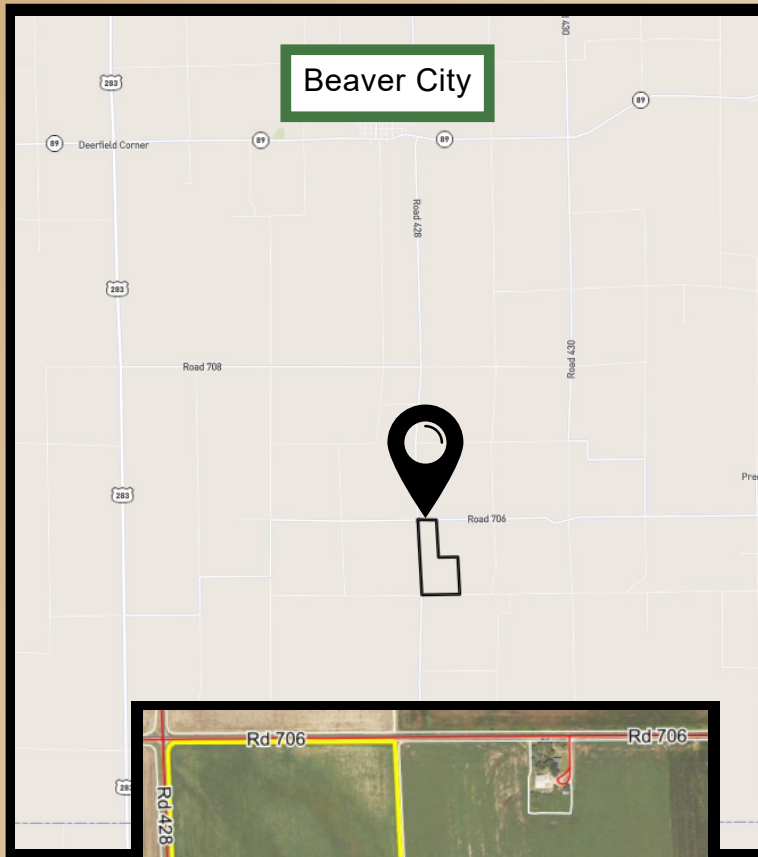
AGRI AFFILIATES®

Kearney, NE • **AgriAffiliates.com** • 308.234.4969

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



3 Marble Farm - Furnas County, Nebraska



State: **Nebraska**
 County: **Furnas**
 Location: **16-1N-22W**
 Township: **Beaver City**
 Acres: **233.16**
 Date: **8/6/2026**

AGRI AFFILIATES
 Helping Clients Achieve Their Real Estate Goals

surety
 AGRICULTURAL REAL ESTATE
 8 AgriData, Inc. 2025 www.AgriData.com

Soils data provided by USDA and NRCS.

Area Symbol: NE665, 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	Alfalfa hay Irrigated Tons	Com Bu	Com irrigated Bu	Winter wheat Bu	% NCCPI Com	% NCCPI Soybeans
8840	Hall silt loam, 0 to 1 percent slopes	72.81	31.1%		Iw	I	73						41	67
3563	Hobbs-McCook silt loams, occasionally flooded	46.39	19.9%		Iw	Iw	59						43	62
8815	Cozad silt loam, 0 to 1 percent slopes	40.81	17.5%		Ic	I	63						39	59
3545	Hobbs silt loam, channelled, frequently flooded	19.59	8.4%		Vw	Vw	51						35	46
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	16.03	6.9%		Ile	Ile							50	74
8816	Cozad silt loam, 1 to 3 percent slopes	13.46	5.8%		Ile	Ile	62						57	69
2819	Uly silt loam, 3 to 11 percent slopes	6.73	2.9%		Ive	Ive	64						49	74
2557	Coly-Uly silt loams, 3 to 11 percent slopes, eroded	5.91	2.5%		Ive	Ive	56						46	65
8866	Hord silt loam, 0 to 1 percent slopes, warm	3.89	1.7%		Ic	Ic							62	79
2541	Coly silt loam, 11 to 17 percent slopes, eroded	3.39	1.5%		Vie		49						33	53
2549	Coly-Nuckolls silt loams, 11 to 30 percent slopes	1.96	0.8%		Vie		36						37	52
8817	Cozad silt loam, 3 to 6 percent slopes	1.79	0.8%		Ic	I	60						57	69
3947	Fillmore silty clay loam, occasionally ponded	0.40	0.2%		Illw	Ivw	40	2	3	36	87	26	32	54
Weighted Average			2.14				58.2			0.1	0.1		42.8	63.5

*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.

