



UPCOMING AUCTION

THURSDAY • OCTOBER 29, 2026

**1:00 PM (MTN) | Petrified Wood Gallery
418 East 1st St. | Ogallala, NE**

HOLSCHER PIVOT

160.69± ACRES | KEITH COUNTY, NEBRASKA

LISTING AGENTS:

FAITH CORRELL

C: 308.386.8035 | E: FCorrell@AgriAffiliates.com

CHASE DODSON

C: 308.520.1168 | E: Chase@AgriAffiliates.com

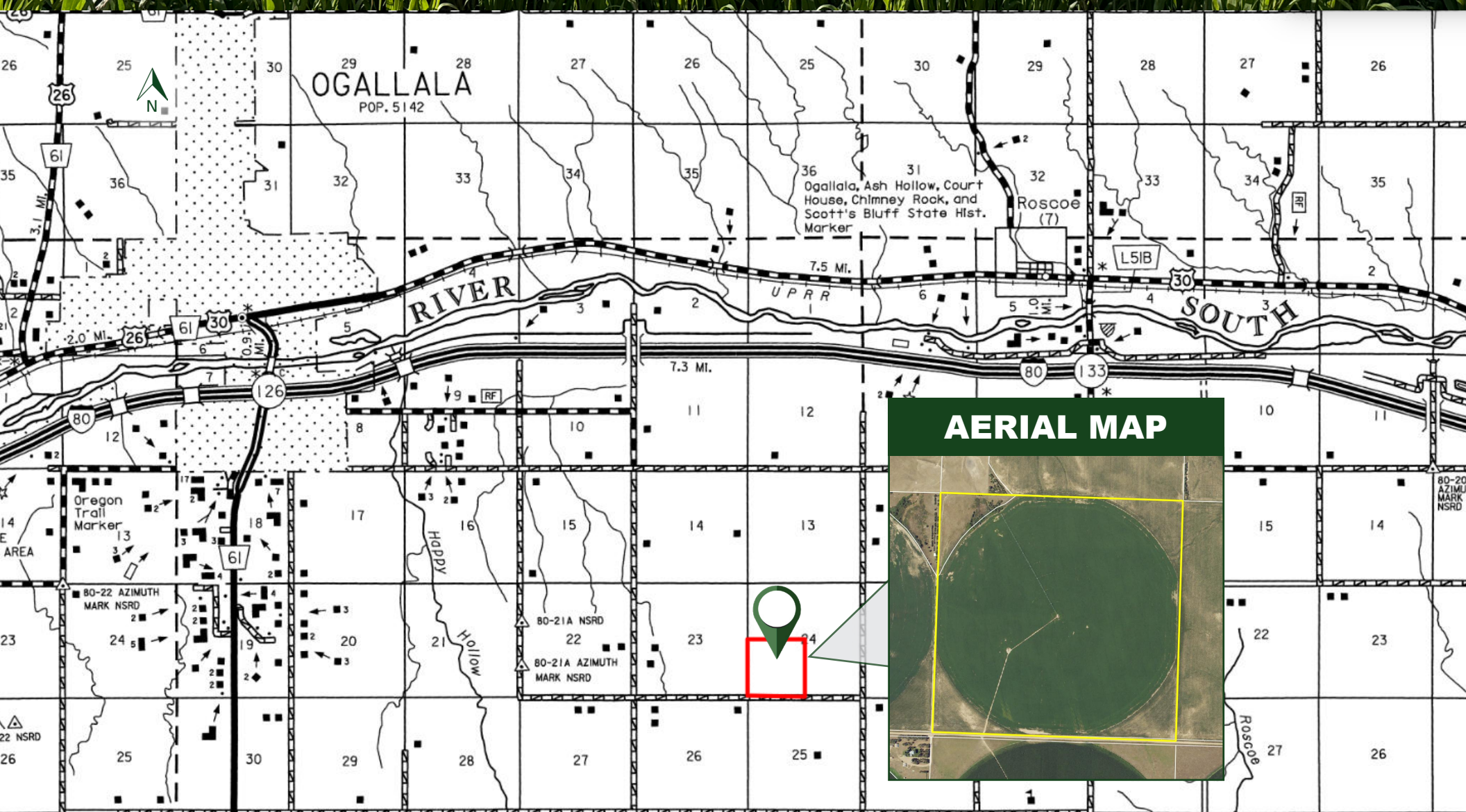
Bruce Dodson, D.J. Lunkwitz, Scott Speck, Bonnie Downing



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PROPERTY INFORMATION

LEGAL DESCRIPTION:	SW¼ Section 24, Township 13 North, Range 38 West of the 6th P.M. in Keith County, Nebraska
LOCATION & ACCESS:	Located approximately 8 miles southeast of Ogallala, Nebraska
ACRES & TAXES:	160.69 Tax-assessed acres 2025 Real estate taxes due in 2026: \$5,324.08
LAND USE:	Irrigated Cropland
USDA-FSA INFORMATION:	158.87 total FSA farm land acres 151.96 total FSA cropland acres • 141.22 corn base acres @ 165 PLC yield • 7.30 wheat base acres @ 44 PLC yield
SOILS:	Predominantly class II soils in Satanta loam
MINERALS:	Any owned oil, gas, and mineral rights pass to Buyer. Amount of minerals owned is unknown.
WATER RIGHTS:	Twin Platte NRD with 130 certified irrigated acres. Well test completed. Results available upon request. Well #: G-063183
EQUIPMENT:	8-Tower Zimmatic Center Pivot 125 HP US electric motor
POSSESSION & CLOSING:	Full possession at closing, to be held on or before December 14, 2026. Subject to an existing farm lease.



SELLER

Estate of Gene F. Holscher

PROCEDURES

Real Estate Auction with Seller Reserve for the Estate of Gene F. Holscher. Property will be offered in one parcel. Purchase agreement and title insurance commitment are available prior to the Auction. Announcements day of Auction take precedence over all printed or oral statements.

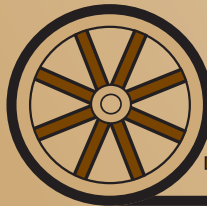
TERMS & CONDITIONS

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 14, 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. A phone interview with Agri Affiliates is required and bank reference information, if requested, for final approval as an online bidder. 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.



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More
Details
Online!



SUPPLEMENTAL BROCHURE

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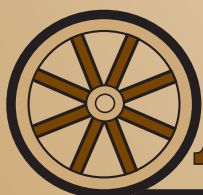
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Listing

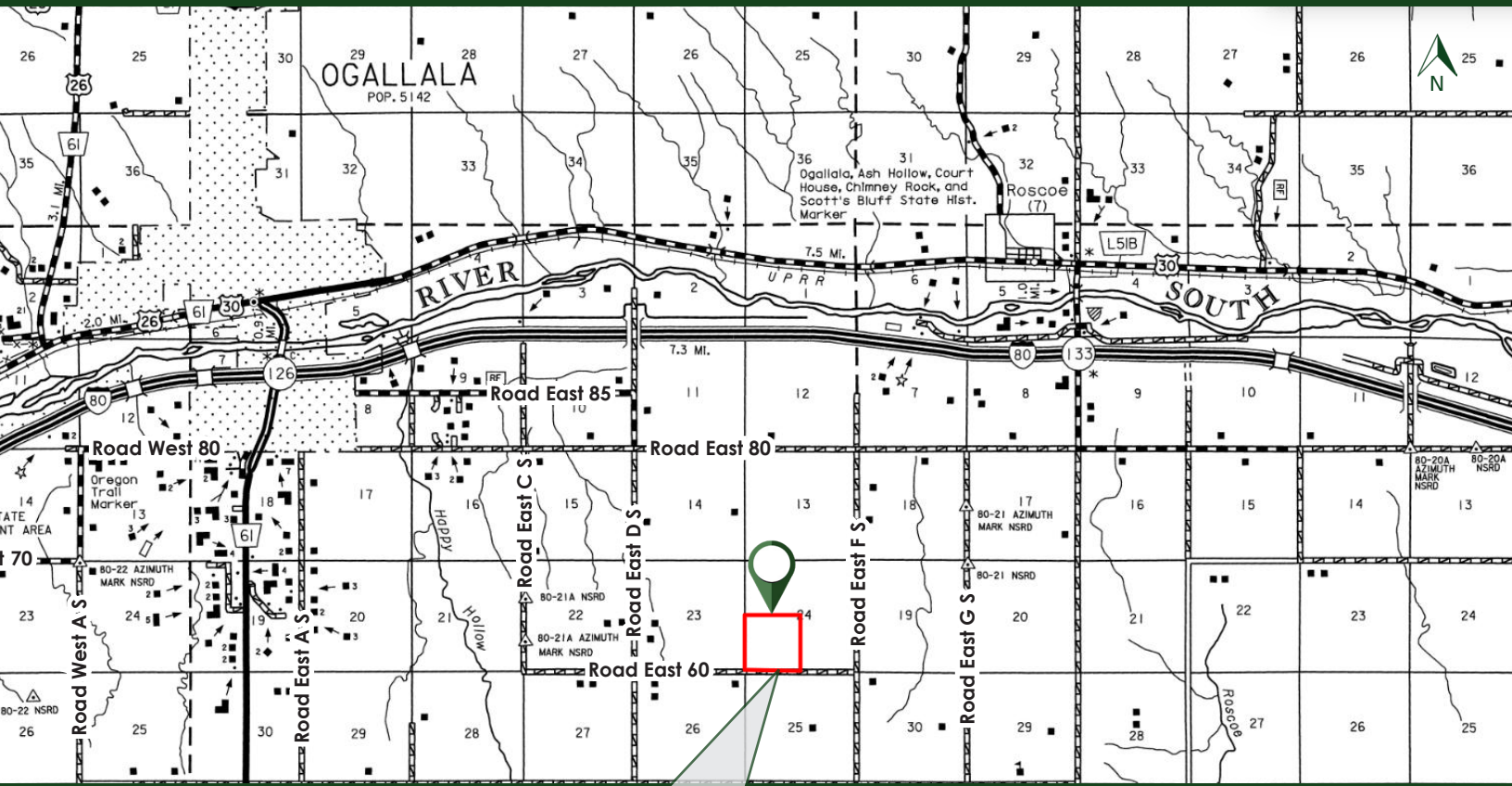


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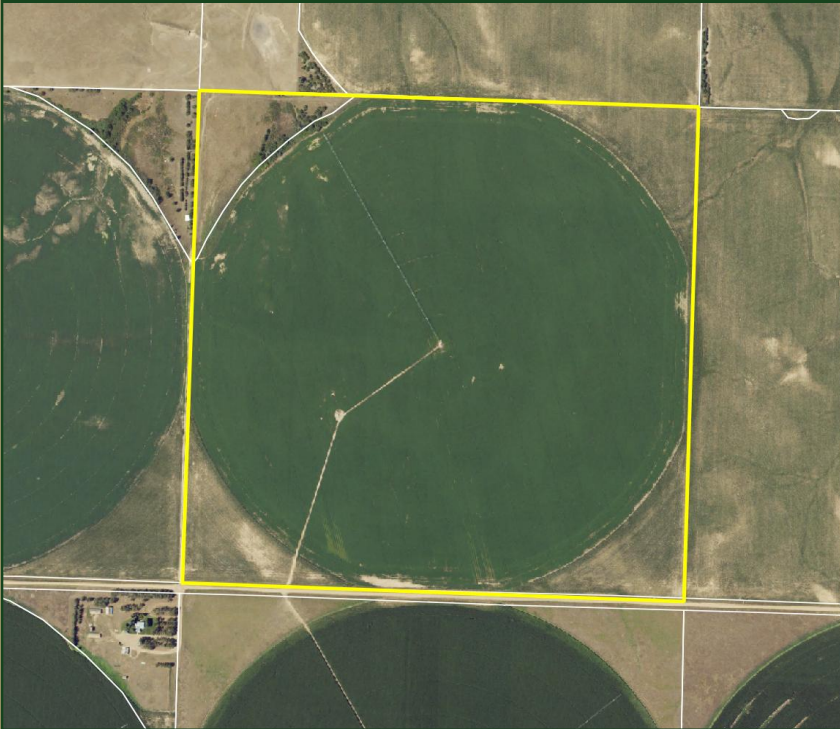


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LOCATION MAP



AERIAL MAP



Location & Access

From Ogallala, take Highway 61 South for 1 mile. Turn east on Road East 80 for 3½ miles. Turn south on Road East D South for 2 miles. Turn east on Road East 60 for 1 mile. The property will be located on the north side of the roadway.

From I-80 exit 133, head south for just under 1 mile. Turn west on Road East 80 for 2 miles. Turn south on Road East F South for 2 miles. Turn west on Road East 60 for ½ mile. The property will be located on the north side of the roadway.

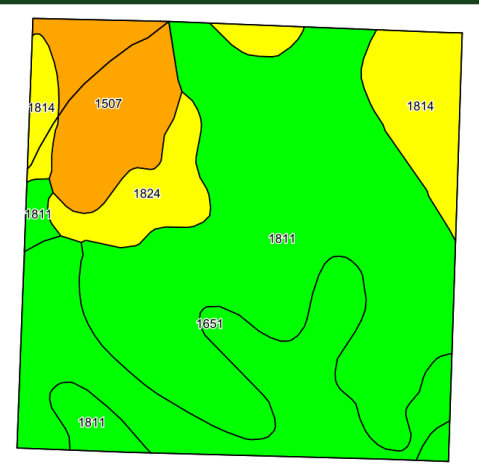
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SOILS MAP



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1811	Satanta loam, 1 to 3 percent slopes	83.12	52.4%		Ile
1651	Kuma loam, 1 to 3 percent slopes	33.75	21.2%		Ile
1507	Altvan-Dix complex, 6 to 30 percent slopes	17.36	10.9%		Vle
1814	Satanta loam, 3 to 6 percent slopes	15.93	10.0%		IIle
1824	Satanta-Dix complex, 3 to 9 percent slopes	8.71	5.5%		IVle



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