

ONLINE LAND AUCTION

717.31 ACRES – HAMILTON COUNTY NEBRASKA

**BIDDING STARTS FEBRUARY 13th
AND ENDS ON FEBRUARY 27th, 2026**

**ONLINE AUCTION CONSISTS OF 4 TRACTS - 556.83 ACRES
PRIVATELY LISTED FARMLAND AND BIN SITE
- 157.48 AND 3 ACRE BIN SITE**



SELLING FOR LEE & VALERIE FRIESEN

DESCRIPTION: Here is your opportunity to acquire five tracts of highly productive Hamilton County, Nebraska farmland, along with an exceptional grain facility featuring a nearly new (installed just three seasons ago) 585,000-bushel bin site. Properties of this quality and location are rarely offered for sale. All tracts are top-quality farms and are pivot irrigated with corner systems, utilizing Zimmatic and Valley pivots. Four of the farms are equipped with electric wells. The farms are conveniently located near local elevators and an ethanol plant, providing excellent access to grain markets.

Full possession will be granted for the 2026 crop production year.

The bidding increments will be \$100/acre. The final sale price will be calculated based on total acres times the highest bid. Real Estate Agent reserves the right to adjust bidding increments.

Plan to Attend the Informational Meeting & Auction: February 17th 4-7 PM.

Cornwell Inc. Land Brokers – Auctioneers Office
1108 13th St
Aurora, NE 68818

Cornwell Inc Land and Home Brokers Agents will be at the office in Aurora, NE, on February 17th from 4:00-7:00 P.M. Join us to learn about registration, the bidding and closing process, and ask any questions you may have.

Bidding Process: Bidding for this farm will be open for 14 days, beginning February 13, 2026, and beginning to end on February 27, 2026, at 10:00 a.m. CST.

This is an online auction and features automatic bidding extensions. If a bid is placed within the final five minutes of the scheduled closing time, the bidding period will automatically reset to five minutes. If bidding is received on any tract, the bidding on all four tracts will extend simultaneously. Extensions will continue until five consecutive minutes pass with no new bids on any tract.

Important: Do not wait until the day of closing to register. All bidders must be approved prior to bidding. Please register at least 24 hours before the auction closes or call 402-694-8470 for assistance.

**TRACT 1; LEGAL; NE 1/4 5-9-6 CONTAINING
159 ACRES MORE OR LESS.**

**TRACT 3; LEGAL; SW 1/4 16-10-7 CONTAINING
159 ACRES MORE OR LESS.**

**TRACT 2; LEGAL; W 1/2 NE 1/4 6-9-6
CONTAINING 79.83 ACRES MORE OR LESS**

**TRACT 4; LEGAL; NW 1/4 16-10-7 CONTAINING
159 ACRES MORE OR LESS.**

**THIS FARM AND BIN SITE WILL BE SOLD PRIVATE TREATY –
THESE PROPERTIES ARE LISTED AND CAN BE SOLD IMMEDIATELY**

**THIS FARM AND BIN SITE ARE
CONTIGUOUS; A SURVEY WILL BE
PROVIDED IF THEY SELL SEPARATELY.**

**NOTE: NO SURVEY WILL BE PROVIDED
IF THESE TRACTS SELL AS ONE UNIT;
TOTAL ACRES is 160.48**

TRACT 5; BIN SITE – 585,000 BUSHELS

**BIN SITE – WILL BE SURVEYED TO APPROXIMATELY 3 ACRES “IF” SPLIT FROM TRACT #6
A 585,000 BUSHEL GRAIN HANDLING FACILITY WITH 4 BROCK 125,000 BUSHEL BINS; NEW 3 SEASONS AGO;
SURVEY: A SURVEY WILL BE PROVIDED WITH APPROXIMATELY 3 ACRES IF THE FARM AND BIN SITE SELL SEPARATELY.**

**TRACT 6; LEGAL; NE 1/4 26-10-7 CONTAINING 157.48 ACRES MORE OR LESS
REIMBURSEMENT TO SELLER FOR 150 LBS FALL INCORPORATED NITROGEN (NITROGEN COST ONLY)**

TERM ON ALL PARCELS: The successful bidder will be required to enter into a written Purchase Agreement immediately following the auction and provide a 10% non-refundable down payment (not to exceed \$150,000) as earnest money. The earnest money deposit may be made by personal check, company check, or wire transfer payable to the Cornwell Inc. Trust Account. The balance of the purchase price is due in certified funds at closing on or before March 26, 2026. The seller will provide marketable title, as evidenced by title insurance, with title insurance and closing costs split equally (50/50) between buyer(s) and seller, and any additional or optional title insurance coverage to be paid by the buyer(s). The seller will pay all 2025 and prior year real estate taxes. The property is being sold not subject to financing, and buyers must have all financial arrangements made prior to the auction. Announcements made on the day of sale take precedence over all printed materials and previously made statements. The written Purchase Agreement signed by the seller and buyer(s) following the auction shall be the sole and controlling document governing the terms of the sale and supersedes all prior verbal or written representations. Cornwell Inc. Land & Home Brokers represents the seller in this transaction.

**CORNWELL INC LAND AND HOME BROKERS
OFFICE; 1108 13TH ST, AURORA, NEBRASKA 68818**

BROKER – CLINT MICKEY 402-694-8470 LISTING AGENT – TOM CORNWELL 402-694-9104

ASSOCIATE BROKER – CURT MICKEY 308-379-6149

cmcattle@gmail.com Clint or Tom; cornwellinc@gmail.com

CORNWELL INC ARE AGENTS OF THE SELLER





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