

ELMO & DOYLE NEIMAN CO. (NE) LAND AUCTION

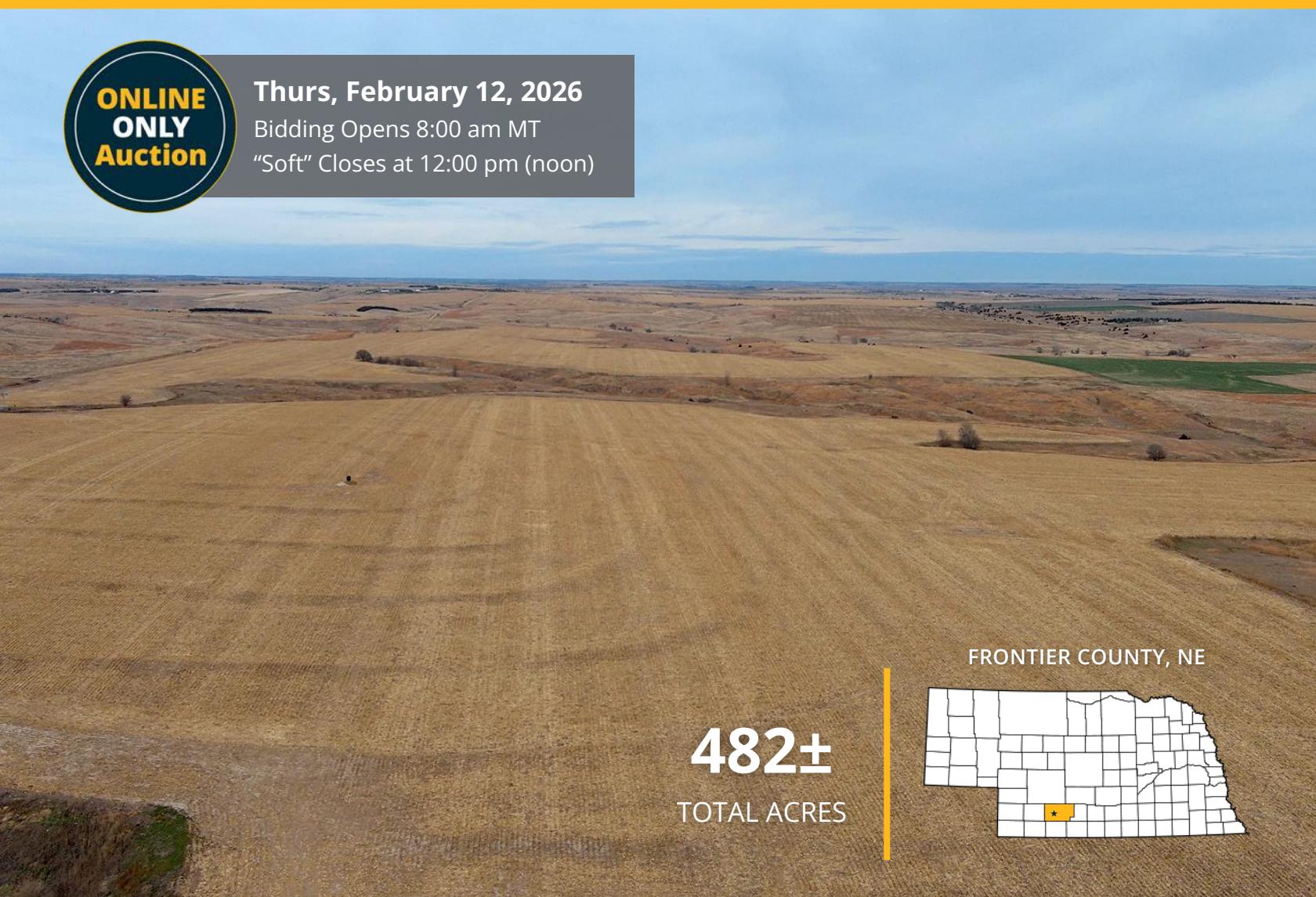
FRONTIER COUNTY, NEBRASKA



Thurs, February 12, 2026

Bidding Opens 8:00 am MT

"Soft" Closes at 12:00 pm (noon)



482±
TOTAL ACRES

FRONTIER COUNTY, NE



Offering dry cropland and grass acres in a proven Nebraska farming/livestock area.

For More Information:

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Auction Terms & Location Map

ONLINE BIDDING PROCEDURE: The Elmo & Doyle Neiman Co. (NE) property will be offered for sale as 1 parcel. BIDDING WILL BE ONLINE ONLY on February 12, 2026. Bidding will open @ 8:00 am MT and will "soft close" @ 12:00 noon, MT. Bidding remains open as long as there is continued bidding. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid at any time before bidding closes.

To bid at the online auction: 1.) Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit reckagri.com and click on the Elmo & Doyle Neiman Co. (NE) Land Auction property page to register to bid. 2.) Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below. 3.) If you have questions regarding the bidding process and/or registration, call Reck Agri Realty & Auction at 970-522-7770.

BIDDER REQUIREMENTS: Requirements for Buyer(s) to be approved to bid online: 1.) Review and agree to the terms and conditions of the Due Diligence Packet; 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies, if requested by broker.

TERMS: Upon conclusion of the auction, the highest bidder(s) will enter into a contract for the amount of the bid, 15% of the purchase price is due as earnest money, to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Sample contract is available within the Due Diligence Packet.

CLOSING: Closing is on or before March 13, 2026. Closing to be conducted by Fidelity National Title (Bacon, Vinton & Venteicher, LLC). Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty Deed. Title Insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Buyer(s).

POSSESSION: Possession upon closing.

PROPERTY CONDITION: All prospective Buyer(s) should verify all information contained herein and are urged to fully inspect the property, its condition, and to rely on their own conclusions. The property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

GROWING CROPS: None.

WATER RIGHTS: Seller to convey all water rights appurtenant to the property.

FSA DETERMINATION: FSA base acres and yields to pass with the property as designated within the Due Diligence Packet. Buyer(s) and Seller, at closing, to sign a memorandum of understanding stating the base acres and yields.

REAL ESTATE TAXES: 2026 real estate taxes due in 2027 and thereafter to be paid by Buyer(s).

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

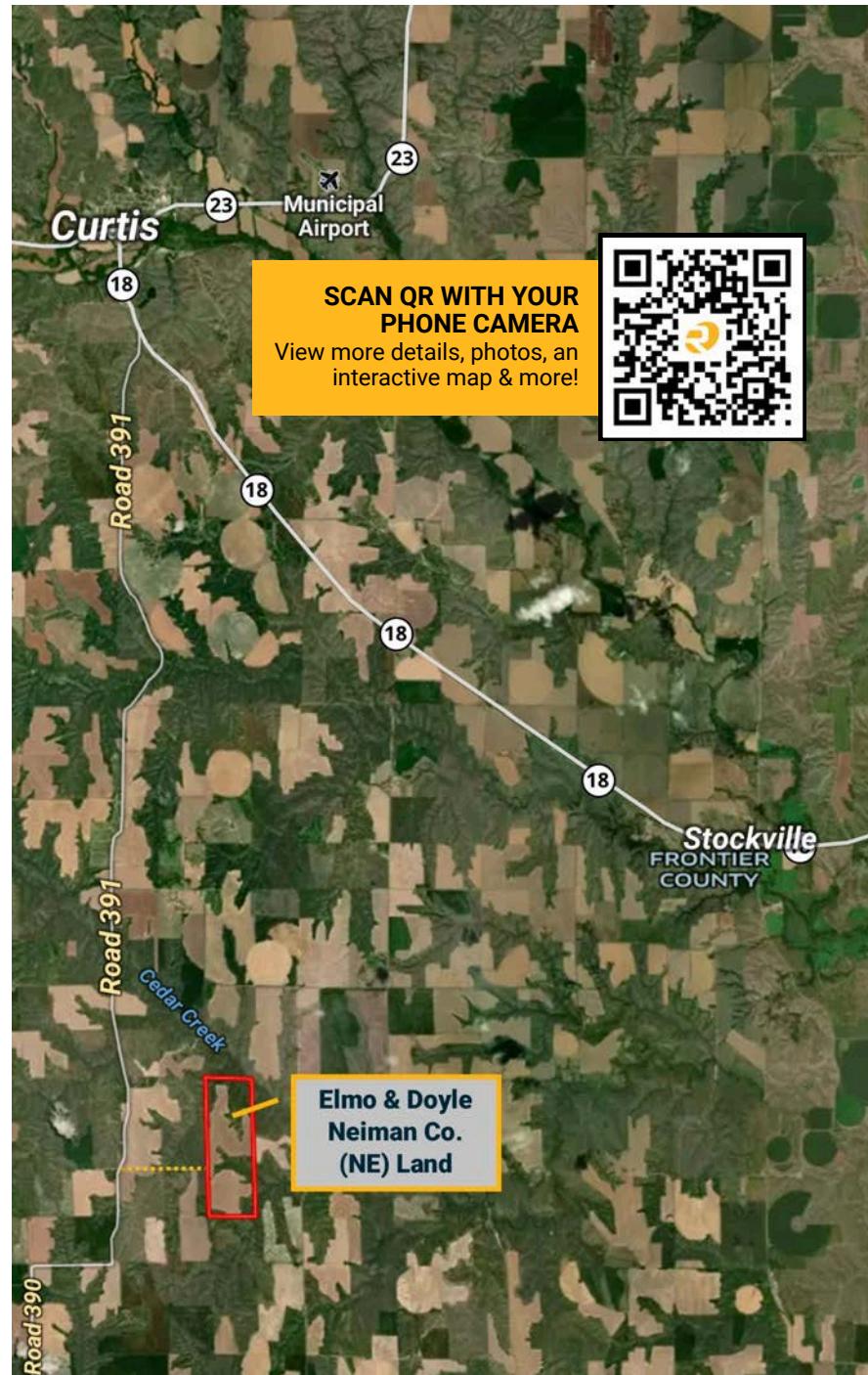
MINERALS: No mineral rights included, previously reserved.

ACREAGES: All stated acreages are approximate and are obtained from the FSA office and/or county tax records. No warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage.

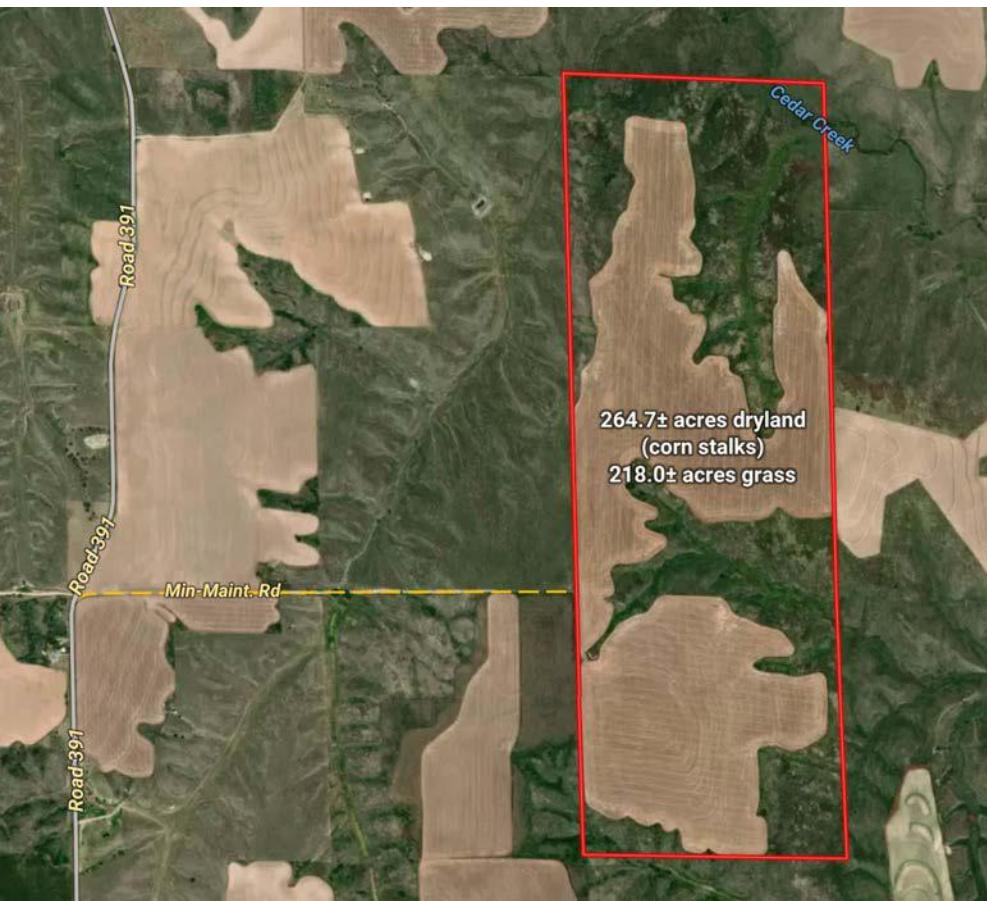
NOTICE TO PROSPECTIVE BUYER(S): The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Limited Seller's Agent. Reck Agri Realty & Auction does not offer broker participation for this auction. Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidding increments are at the discretion of the Broker.

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Aerial Map - Description - Photos



482.7± TOTAL ACRES

- 264.7± ac dryland, 218.0± ac grass
- **Location:** 10± mi south of Curtis on Road 391, 1± mile east on min-maint. road
- **FSA Base:** 135.2 acres soybean/40 bu PLC yield, 67.6 acres wheat/38 bu PLC yield
- **Crop:** 264.7± ac corn stalks
- **Terrain/Soils:** Farmland rolling w/ primarily Class II & III soils w/smaller areas of IV & VI
- **R/E Taxes:** \$6,055.68
- **Legal:** W½ of 15 & NW¼ of 22, T6N, R28W, Frontier County, NE

STARTING BID: \$585,000



The proof is in the numbers.

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

969,153

total acres sold

2,089

transactions

449

auctions

What's inside:

ELMO & DOYLE NEIMAN CO. (NE) LAND AUCTION

1 Parcel

482± total acres

ONLINE-ONLY AUCTION

February 12, 2026

8am - 12pm MT

 **RECK AGRI**
REALTY & AUCTION



ELMO & DOYLE NEIMAN CO. (NE) LAND AUCTION

Frontier County, NE | 1 Parcel

**ONLINE
ONLY
Auction**



ONLINE-ONLY AUCTION
Thurs, February 12, 2026
8am - 12pm MT

Located 10± miles southeast of Curtis or 20± miles northeast of McCook, NE. Possession is available upon closing. This is a great opportunity to acquire productive dryland and grass with hunting opportunities in a proven Nebraska farming/livestock area.

 **RECK AGRI**
REALTY & AUCTION

