



FARM AUCTION

Thursday, November 10, 2026
10:00 AM CST

UERLING RANCH AND IRRIGATED FARM

Red Willow County, NE

560 +/- Acres

ABOUT THIS PROPERTY:

This property is heading to auction November 10th. The Uerling Ranch is a highly diversified 560 +/- acre working farm and ranch combining pivot and gravity-irrigated cropland, dryland farm ground, productive pasture, livestock facilities, grain storage, recreational opportunities, and a well-maintained five-bedroom country home. The two parcels will be offered together at auction as one complete unit.

With approximately 332 acres of irrigated farmland, 207 acres of pasture, livestock improvements, and Republican River frontage, the property offers an exceptional opportunity for an owner-operator, expanding agricultural producer, cattleman, recreational buyer, or land investor.



More About this Property:

Land Composition:

The property's approximate land-use breakdown includes:

- * 220± acres of pivot-irrigated cropland
- * 112± acres of gravity-irrigated cropland
- * 10± acres of dryland cropland
- * 207± acres of pastureland
- * Balance consisting of the building site, feed yard, farm roads, and supporting areas
- * 560± total acres

The farm's irrigated acres provide a strong production base suitable for corn, soybeans, alfalfa, feed crops, and other crops commonly grown in southwestern Nebraska. The combination of pivot irrigation, gravity irrigation, canal water rights, and certified irrigation wells gives the property valuable operational flexibility.

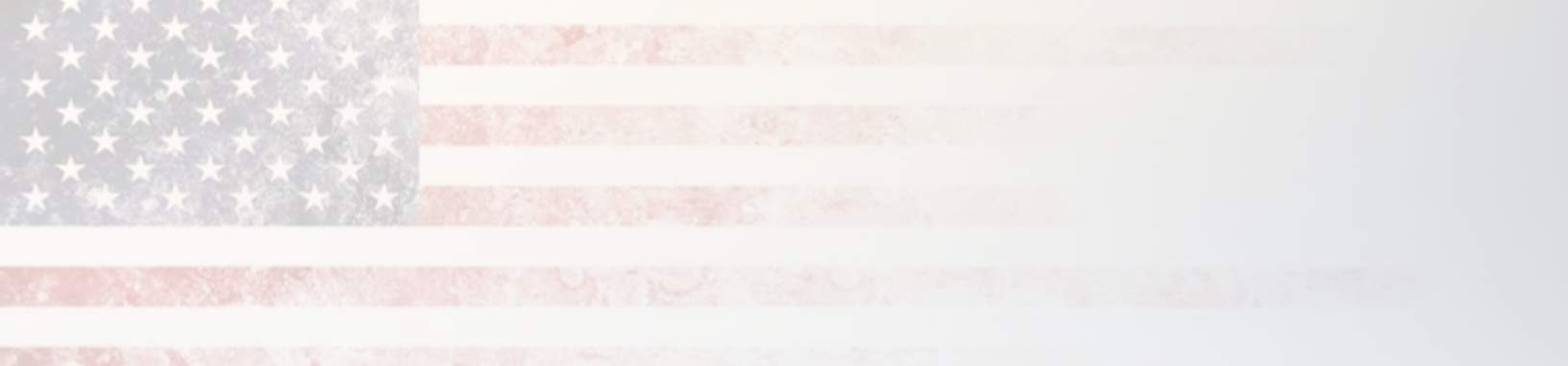
Farm Layout:

The primary building improvements are conveniently positioned along the county road, providing efficient access to the residence, livestock facilities, grain storage, and equipment buildings.

An eight-tower Reinke windshield-wiper pivot is located immediately east of the primary building site. A full-circle, seven-tower Zimmatic center pivot is positioned near the center of the western portion of the farm.

The gravity-irrigated fields are located primarily in the southwest and southeast corners of the property along the county road. This layout provides convenient field access and allows the irrigated acres to work efficiently with the farm's existing water-delivery system.

The pasture and native grass acres are primarily located north of the cropland within the looping portion of the Republican River. These areas include a mixture of excellent and average rangeland soils, along with mature cottonwood trees that provide valuable shade and protection for livestock.



Irrigation Improvements:

The eastern windshield-wiper pivot is an eight-tower Reinke center pivot. The system is supplied by water from the Frenchman-Cambridge Irrigation District when canal water is available. Two electric irrigation wells can also supply the pivot during periods when canal water is unavailable.

A separate submersible well provides livestock water to the cattle pens located on the eastern portion of the building site.

The western full-circle pivot is a seven-tower Zimmatic center pivot. is supplied by a productive all-electric irrigation well located at the pivot point.

An additional irrigation well is located near the center of the pivot. Water from this well is transported through underground pipes to serve the gravity-irrigated portions of the property and is also shared with the neighbor to the south to irrigate 126.6 acres across the road to the south and is secured by a recorded irrigation agreement filed in Red Willow County.

At the conclusion of the 2025 growing season, the property reportedly had 50.5 inches of irrigation allocation remaining. This significant remaining allocation provides an incoming owner with valuable irrigation flexibility and represents an important component of the farm's long-term agricultural value.

Prospective buyers should independently verify the remaining irrigation allocation, applicable allocation period, carryforward provisions, certified irrigated acres, pumping restrictions, well registrations, pumping capacities, and irrigation-equipment condition with the appropriate Natural Resources District and governing agencies.

Canal and Surface-Water Rights:

The farm includes surface-water rights in the Meeker-Driftwood Canal, part of the Frenchman-Cambridge Irrigation District. These rights carry a reported priority date of April 3, 1946.

The surface-water allocation includes:

- * 59.8 +/- acres in Section 21
- * 115.3 +/- acres in Section 22
- * 175.1 +/- total acres with reported canal-water rights

Canal water is used when available and adds an important water source to the farm's overall irrigation system. All water rights, district assessments, delivery conditions, priority dates, and irrigable acres should be independently confirmed with the Frenchman-Cambridge Irrigation District and the appropriate state agencies.



Livestock Operation:

The ranch is well suited for cattle production and includes a small backgrounding facility with feed yard pens, concrete feed bunks, and an established corral system. These improvements allow an incoming owner to receive, sort, feed, condition, and manage cattle directly on the property.

The combination of irrigated feed production, gravity-irrigated ground, dryland acres, pasture, crop residue, feed storage, and livestock-handling improvements creates a complementary farm-and-cattle operation. An owner could raise forage and grain on the irrigated acres while utilizing the pasture and feed yard facilities as part of an integrated livestock program.

A submersible well supplies livestock water to the eastern pens, while mature cottonwood trees within the river pasture provide natural shade for grazing cattle.

Grain Storage and Agricultural Buildings:

The building site includes several practical agricultural improvements supporting the farm's grain, equipment, and livestock operations:

- * Open-front equipment shed
- * Additional smaller utility and storage sheds
- * Two 9,000+/- bushel grain bins
- * One 5,000+/- bushel grain bin
- * Feed yard pens with concrete feed bunks
- * Established livestock corral and handling system

These improvements allow the farm to function as a complete agricultural unit, with space for equipment storage, grain handling, cattle feeding, and everyday operational needs.

Ranch-Style Country Home:

The property includes a well-kept, five-bedroom ranch-style farm home with three bathrooms and an attached garage. The residence provides generous living space for a family, farm employees, visiting hunters, or multigenerational living.

The kitchen includes a built-in oven and countertop electric range, along with an adjoining dining area. A large main-floor living room is highlighted by a corner, all-brick fireplace, creating a warm and inviting gathering space.

A second fireplace is located in the spacious family room, which opens to a walk-out patio. This area provides additional room for entertaining, family gatherings, and relaxing while overlooking the surrounding farm and ranch.

The home also includes a full basement that is approximately one-half finished. Large basement windows bring in abundant natural light, making the lower level bright, comfortable, and highly usable.



Residence features include:

- * Five bedrooms
- * Three bathrooms
- * Ranch-style construction
- * Attached two-car garage
- * Large main-floor living room and separate family room
- * Corner all-brick fireplace
- * Walk-out patio
- * Full basement, half finished
- * Large basement windows providing natural light

Republican River and Recreation:

One of the property's most distinctive features is the Republican River, which meanders along its northeast and northwest sides. The looping river channel, pasture, mature cottonwoods, cropland, and natural cover create a diverse habitat attractive to area wildlife.

The river corridor offers travel routes, bedding cover, food sources, and access to water for deer, wild turkey, upland birds, and other wildlife. The irrigated and dryland fields further enhance the habitat by providing nearby food sources.

This combination gives the property a meaningful recreational component without diminishing its agricultural productivity. An incoming owner can operate a productive farm and cattle enterprise while also enjoying hunting, wildlife observation, and the scenic qualities of the Republican River corridor.

Equipment and Personal Property Exclusions:

Prospective buyers should be aware that certain irrigation equipment and personal property are owned by the tenant or otherwise specifically excluded from the real estate sale.

The following items do not convey with the property:

- * Case 4391 power unit attached to the generator
- * Generator and associated tenant-owned equipment, if identified in the auction documents
- * Electrical boxes associated with the tenant-owned irrigation equipment
- * Electric motor
- * Turbine booster pump
- * Diesel fuel tank
- * Any other tenant-owned irrigation equipment identified before the auction

confirm all inclusions and exclusions in the final auction terms



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HUNTING • DEVELOPMENT**



Summary:

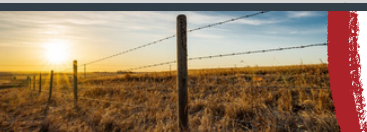
The Uerling Ranch is much more than a traditional farm. It is a complete and diversified agricultural property combining extensive irrigated production, pasture, cattle-feeding infrastructure, grain storage, surface-water rights, irrigation wells, river frontage, recreational habitat, and a substantial country residence.

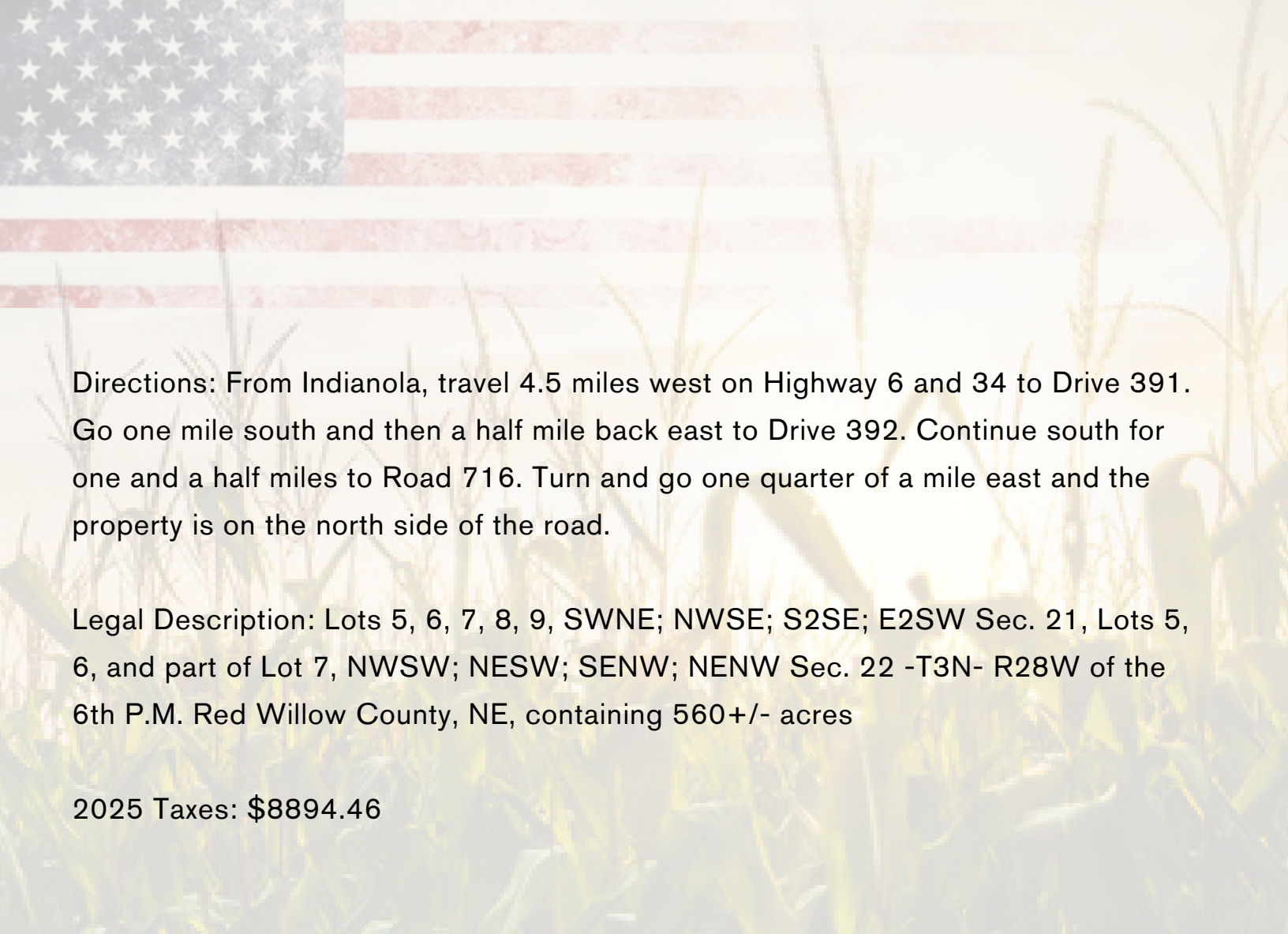
The property's productive cropland and established irrigation systems create the foundation for agricultural income, while the pasture, cattle facilities, and livestock-water resources support an integrated farming and ranching operation. The Republican River corridor, mature timber, and varied terrain add scenic beauty and recreational value.

Opportunities to acquire 560± contiguous acres with this combination of agricultural productivity, water resources, livestock infrastructure, residential improvements, and river frontage are increasingly rare. Offered as one complete unit at auction, the Uerling Ranch represents an outstanding opportunity to invest in a working southwestern Nebraska farm and ranch with multiple operational and lifestyle benefits.

Please contact Nick Wells at 308-991-9544 or Brady Rasmussen at 308-627-3377 with American Legacy Land Company for more information or to schedule your private tour.

All acreages, land classifications, well information, water rights, irrigation details, capacities, ages, and improvement descriptions are approximate and subject to verification. Prospective buyers should rely on their own inspections and review the final auction documents, county records, FSA records, well registrations, irrigation-district records, leases, and applicable governmental information before bidding.





Directions: From Indianola, travel 4.5 miles west on Highway 6 and 34 to Drive 391. Go one mile south and then a half mile back east to Drive 392. Continue south for one and a half miles to Road 716. Turn and go one quarter of a mile east and the property is on the north side of the road.

Legal Description: Lots 5, 6, 7, 8, 9, SWNE; NWSE; S2SE; E2SW Sec. 21, Lots 5, 6, and part of Lot 7, NWSW; NESW; SENW; NENW Sec. 22 -T3N- R28W of the 6th P.M. Red Willow County, NE, containing 560+/- acres

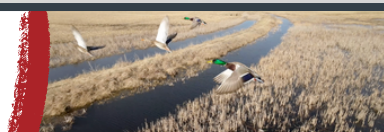
2025 Taxes: \$8894.46

FEATURES:

- 560 +/- acres offered as one complete auction unit
- 220 +/- acres of pivot-irrigated cropland
- 112 +/- acres of gravity-irrigated cropland
- 10 +/- acres of dryland cropland
- 207 +/- acres of pasture
- Balance in building site, feed yard, farm roads, and supporting areas
- Reported 50.5 inches of irrigation allocation remaining at the end of the 2025 growing season
- Republican River frontage along the northern side



COMMITTED • DETERMINED
TRUSTED





Auction Terms:

FARM AUCTION - Tuesday, November 10th at 10 am, at the Indianola Community Center in Indianola, Nebraska, at 408 F St.

HYBRID COMBINATION LIVE AND ONLINE AUCTION ***ONLINE BIDDING BEGINS OCTOBER 27TH ON AUCTIONTIME.COM.***

NOTE: ONLINE BUYERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID 24 HOURS PRIOR TO BIDDING ONLINE AND THE START OF THE LIVE AUCTION!

***ALL SALES ARE FINAL!!** HAVE FINANCES LINED UP IN ADVANCE

***ALL DUE DILIGENCE MUST BE DONE PRIOR TO FINAL SALE DAY

PLEASE SEE FULL LIST OF TERMS AND CONDITIONS.

Seller retains the right to approve or reject any and all bids.

PROPERTY SHALL BE OFFERED IN 1 TRACT,

Farm Location: Lots 5, 6, 7, 8, 9, SWNE; NWSE; S2SE; E2SE; E2SW Sec. 21, Lots 5, 6, and part of Lot 7, NWSW; NESW; SENW Sec. 22-T3N-R28W of the 6th P.M., Red Willow County, NE, containing 560+/- Acres. Legal to Govern.

Buyer will have all farming rights to the land starting March 1st, 2027.

Real Estate Terms: The successful bidder will sign a legally binding purchase agreement at the auction site immediately following the close of bidding. 10% down payment due on the day of auction in good funds payable directly to McCook Abstract Company. The remainder of the purchase price shall be paid in certified funds at closing on approximately December 10th, 2026. Full possession will be given at closing. All 2026 real estate taxes shall be paid by Seller. Farm Tenants have full right to use of land and possession of crops for all of the 2026 growing season through the remainder of 2026. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase not contingent upon financing or inspections. Please have all arrangements made prior to the sale.



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American Legacy Land Co. Nicholas Wells and Brady Rasmussen are the exclusive agents of the seller.

Seller retains the right to approve or reject any and all bids. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. Maps are shown for illustration purposes only and are not intended to be actual property lines. Any and all fences may or may not fall on the exact property line. Please arrive in advance of the auction to review any necessary inspections, notices, changes, corrections, or additions to the auction information.

All announcements on the auction block take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgment to determine the age, condition, accuracy, and value of items prior to bidding. All sales are final once the auctioneer announces "sold."

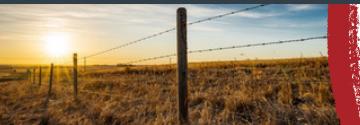
All property is offered in "AS IS WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, either express or implied, will be offered.



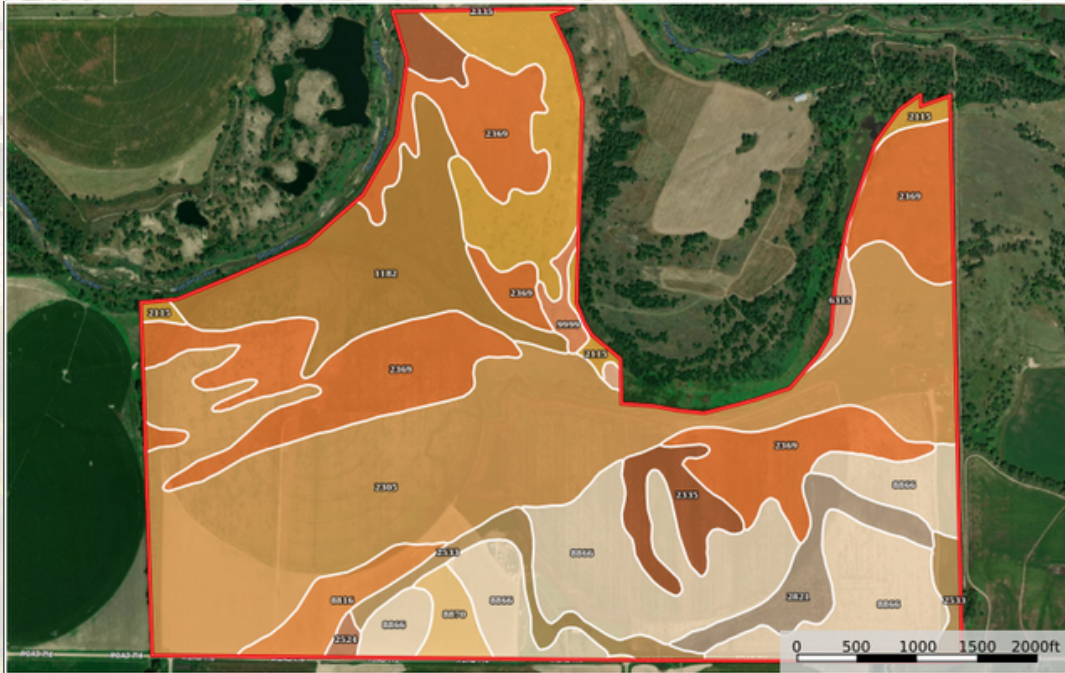
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AND SELL LAND**



Aerial and Location Map:

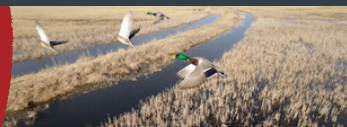


Soil Map:

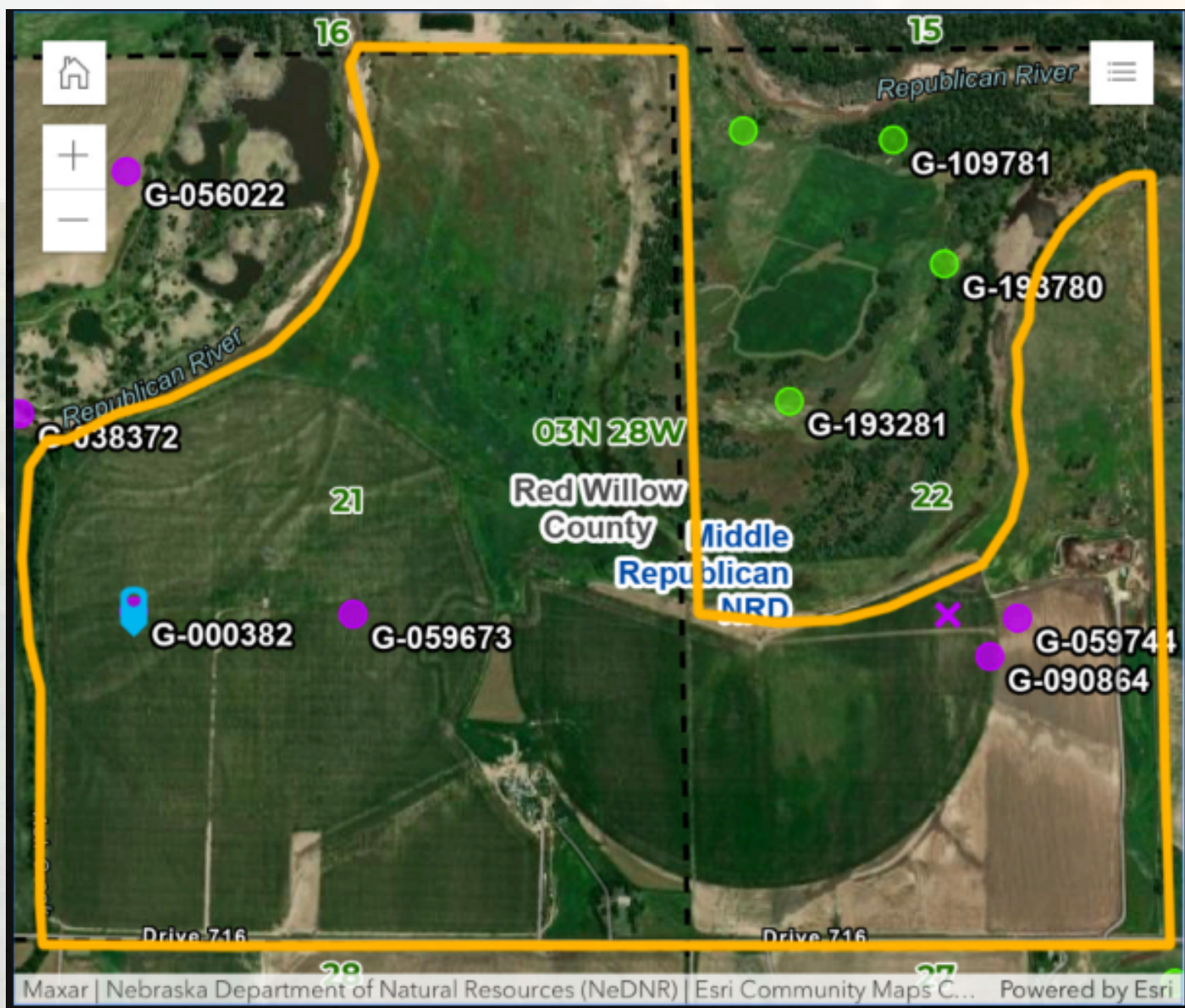


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2305	McCook and Bigbend loams	170.9 9	30.78	0	45	1
2369	Munjoy fine sandy loam, 0 to 2 percent slopes	113.9 2	20.51	0	34	2e
8866	Hord silt loam, 0 to 1 percent slopes, warm	101.7	18.31	0	81	2c
1182	Las Animas loam, occasionally flooded	52.32	9.42	0	31	2w
2115	Inavale loamy fine sand, 0 to 3 percent slopes, frequently flooded	38.14	6.87	0	19	6w
2335	Inavale loamy fine sand, 0 to 3 percent slopes	18.74	3.37	0	27	4e
2533	Coly silt loam, 11 to 30 percent slopes	16.54	2.98	0	53	6e
2821	Uly silt loam, 6 to 11 percent slopes, eroded	16.1	2.9	0	59	4e
8816	Cozad silt loam, 1 to 3 percent slopes	11.57	2.08	0	70	2e
8870	Hord silt loam, 1 to 3 percent slopes	7.06	1.27	0	75	2e
9999	Water	3.59	0.65	0	-	-
6315	Barney silty clay loam, 0 to 2 percent slopes, frequently flooded	3.28	0.59	0	15	5w
2524	Coly silt loam, 3 to 11 percent slopes	1.57	0.28	0	68	4e
TOTALS		555.5 2(*)	100%	-	46.77	2.24

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Well Map:

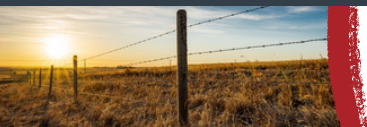


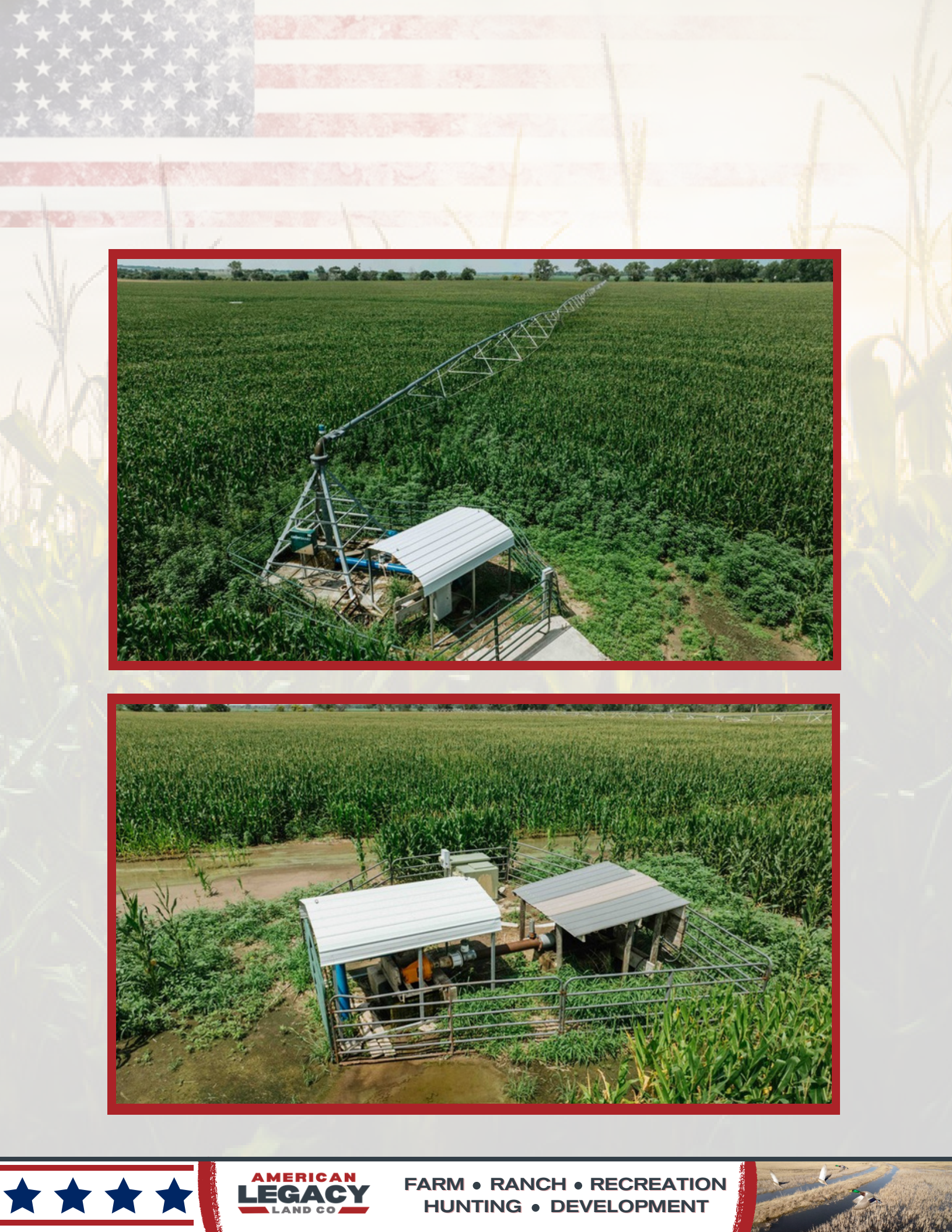


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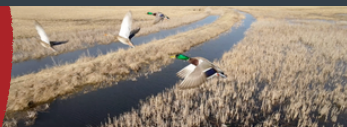






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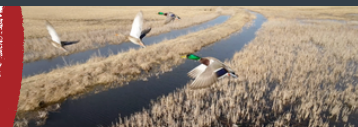






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Listing Agents:

Brady Rasmussen grew up near Litchfield, Nebraska where he helped with farm and ranch work on the family farm. He grew a large passion for hunting, and agricultural activities from a young age. Starting at the age of 14, Brady spent several years in the outfitting industry guiding clients starting and making relationships with landowners. To this day, Brady still guides Nebraska turkey and Whitetailed deer hunts. He has a reputation for finding big deer and rafters of turkeys.

Given his years of experience learning what the Nebraska wildlife wants, Brady makes a great choice when it comes to buying or selling Nebraska hunting land.

Along with being a Nebraska and Kansas Land Sales agent and guiding hunts, Brady continues to help his grandfather with a bred stock cow operation near Ravenna, NE. His many years of experience in agriculture gained him the knowledge to be a great fit for selling land from large ranches, to row crop, to irrigated farms.

Brady specializes in land sales in Central Nebraska and North Central Kansas. The counties he sells land in Nebraska include: Greeley, Valley, Sherman, Howard, Custer, Dawson, Buffalo, Hall, Gosper, Phelps, Kearney, Adams, Furnas, Harlan, Franklin, Webster.

The Kansas counties he sells land in are: Norton, Phillips, Smith, Graham, Rooks, Osborne.

He graduated from Loup City Public High School, and then attended Kansas State University where he studied wildlife biology, habitat management and business. He became licensed to sell real estate in 2022 and found a passion in helping individuals buy and sell land.

He now lives in Rockville, Nebraska with his wife and young son where he enjoys hunting, fishing and helping on the farm. He continues to serve clients throughout Nebraska and Kansas to evaluate recreational and agricultural property to meet the needs of any seller or buyer.



Brady Rasmussen

LAND AGENT
AMERICAN LEGACY LAND CO.

308-627-3377

brasmussen@AmericanLegacyLandCo.com

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



Nick Wells

VICE PRESIDENT
AMERICAN LEGACY LAND CO.

308-991-9544

Nick@AmericanLegacyLandCo.com