



FARM AUCTION

SEALED BID AUCTION: Bids will be accepted October 9 through November 23, 2026.

TILLABLE LAND AND GRASSLAND PASTURE

Loup City, NE

240+/- Acres

ABOUT THIS PROPERTY:

Don't miss this rare opportunity to acquire a diverse 240 +/- acre property in Sherman County, Nebraska, ideally situated approximately 12 miles northeast of Loup City, Nebraska. This property offers a combination of productive agricultural land, established grassland pasture, a homesite with outbuildings, and outstanding access to the recreational amenities surrounding Sherman Reservoir.

The property consists of approximately 61.37 +/- tax assessed acres of productive tillable dryland, providing quality agricultural acreage, along with approximately 167.63 +/- tax assessed acres of fenced grassland pasture. An additional 7 +/- acre farmstead includes existing homesite improvements and outbuildings, which are being offered in AS IS, WHERE IS condition. The well located on the property provides water to the homesite and stock tanks.





More About this Property:

Adding to the appeal of this offering is its location on the north end of Sherman Reservoir State Recreation Area. The property borders with the Sherman Reservoir Wildlife Management Area on multiple sides. The surrounding area provides excellent opportunities for outdoor recreation, including boating, camping, hunting, fishing, hiking, and access to a marina at Sherman Reservoir State Recreation Area.

This is a unique opportunity to purchase a well-located combination of tillable farmland, pasture, and farmstead in a highly desirable recreational area of Sherman County that is rarely available.

Don't miss this rare offering in Sherman County, Nebraska!

Property will be shown by appointment only.

Directions: Property is located on the north end of Sherman Reservoir State Recreation Area. From 796 Road, turn south on Trail 8 for 1.5 miles. The auction property is located on east side of the road.

Legal Description: 24 16 14 PT W 1/2 24-16-14 240 AC. LOGAN; PID: 020033000 Sherman County, NE

Taxes: \$3,019.34

Income Potential: Agricultural production

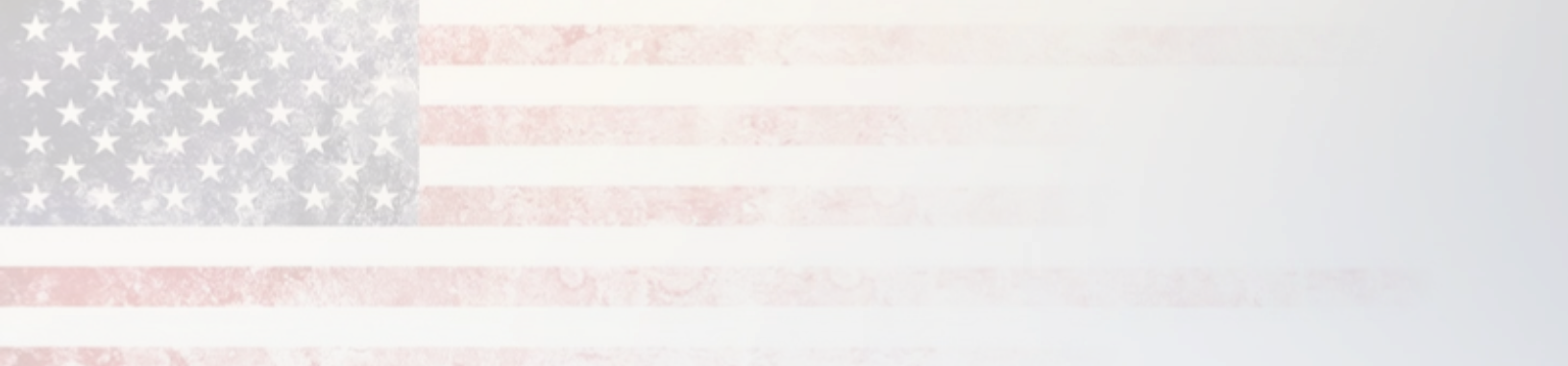
FEATURES:

- 240 +/- total tax assessed acres
- 61.37 +/- acres productive tillable dryland
- 167.63 +/- acres fenced grassland pasture
- 7 +/- acre farmstead with outbuildings
- Well provides water to the homesite and stock tanks
- Approximately 12 miles northeast of Loup City, NE



**GROW YOUR
LEGACY**





Auction Terms:

SEALED BID AUCTION. Seller reserves the right to accept or reject any offer(s) prior to closing of bidding period. There are no warranties expressed or implied as to the condition of the property.

Bidders must provide proof of funds for the bid to be considered.

Bids will be accepted October 9 through November 23, 2026.

A 10% down payment will be required from the successful bidder to be held in escrow until closing. The remainder of the balance will be due at closing.



SHERMAN COUNTY,
NEBRASKA





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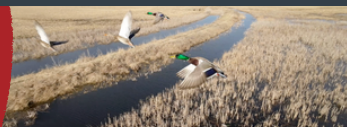
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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**COMMITTED • DETERMINED
TRUSTED**





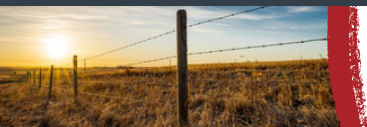


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LAND CO.

HELPING **YOU** BUY
AND SELL LAND



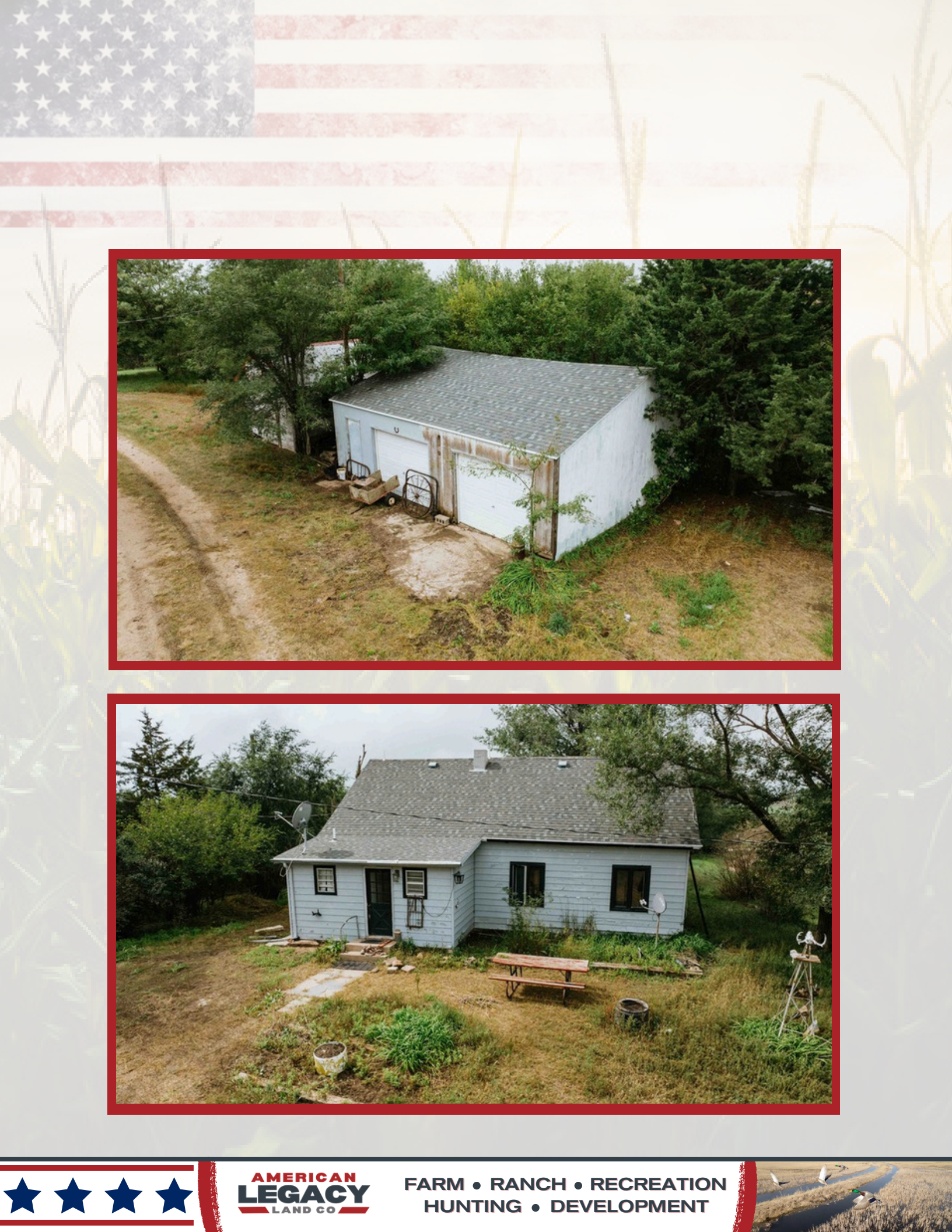
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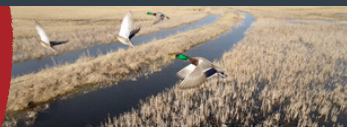
BUYING • SELLING
AUCTIONS





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HUNTING • DEVELOPMENT





About the Agent:

Wyatt Olson was raised on a small farm in Broken Bow, Nebraska where he developed a strong work ethic and passion for the outdoors. With roots in the Sandhills, he is very familiar with the farm and ranch communities he serves.

Wyatt has a diverse background with over 20 years in sales and customer service. He takes pride in building long lasting relationships with customers. Wyatt has specialized in land real estate sales for almost 4 years and has helped his clients buy and sell properties of all types across Nebraska and parts of Kansas. He is a licensed agent in Nebraska and Kansas with the intent of becoming licensed in other states to better serve his clientele. Prior to his career in land sales, Wyatt was an Account Manager representing capital medical imaging equipment in greater Nebraska was highlighted by earning the coveted company award for accountability. He developed a love for the mountains during his time managing a five state territory (NE, WY, ND, SD, MT) for a company leading the market in educational materials. Wyatt earned a bachelor's in Industrial Distribution from the University of Nebraska-Kearney, while working in the archery department at Cabela's.

As a land agent, Wyatt focuses on establishing an exceptional customer relationship built on honesty and respect. He draws on his strong communication and negotiation skills to get the job done.

In his spare time, Wyatt enjoys spending time with family and friends, scouting land, fishing, hunting, and Husker athletics. He is passionate about bowhunting for turkeys, deer, and pursuing elk in the mountains. Wyatt and his wife, Adrienne, have three children and a yellow lab.



WYATT OLSON, LAND AGENT



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