

LAND AUCTION

February 18, 2026

Paulsen, Inc. Headquarters
1116 E. Highway 30
Cozad, Nebraska

Central Platte NRD Farm
DAWSON COUNTY, NEBRASKA

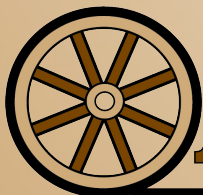


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308.234.4969



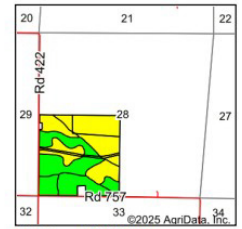
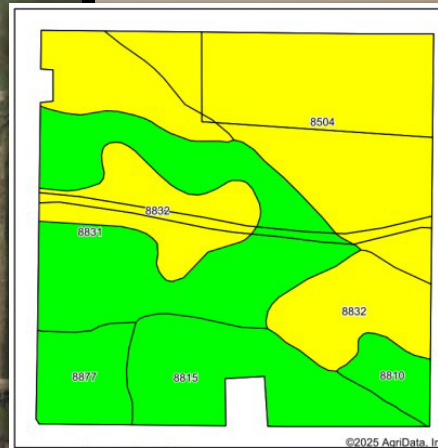
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Property Maps



State: **Nebraska**
County: **Dawson**
Location: **28-10N-23W**
Township: **Ringgold**

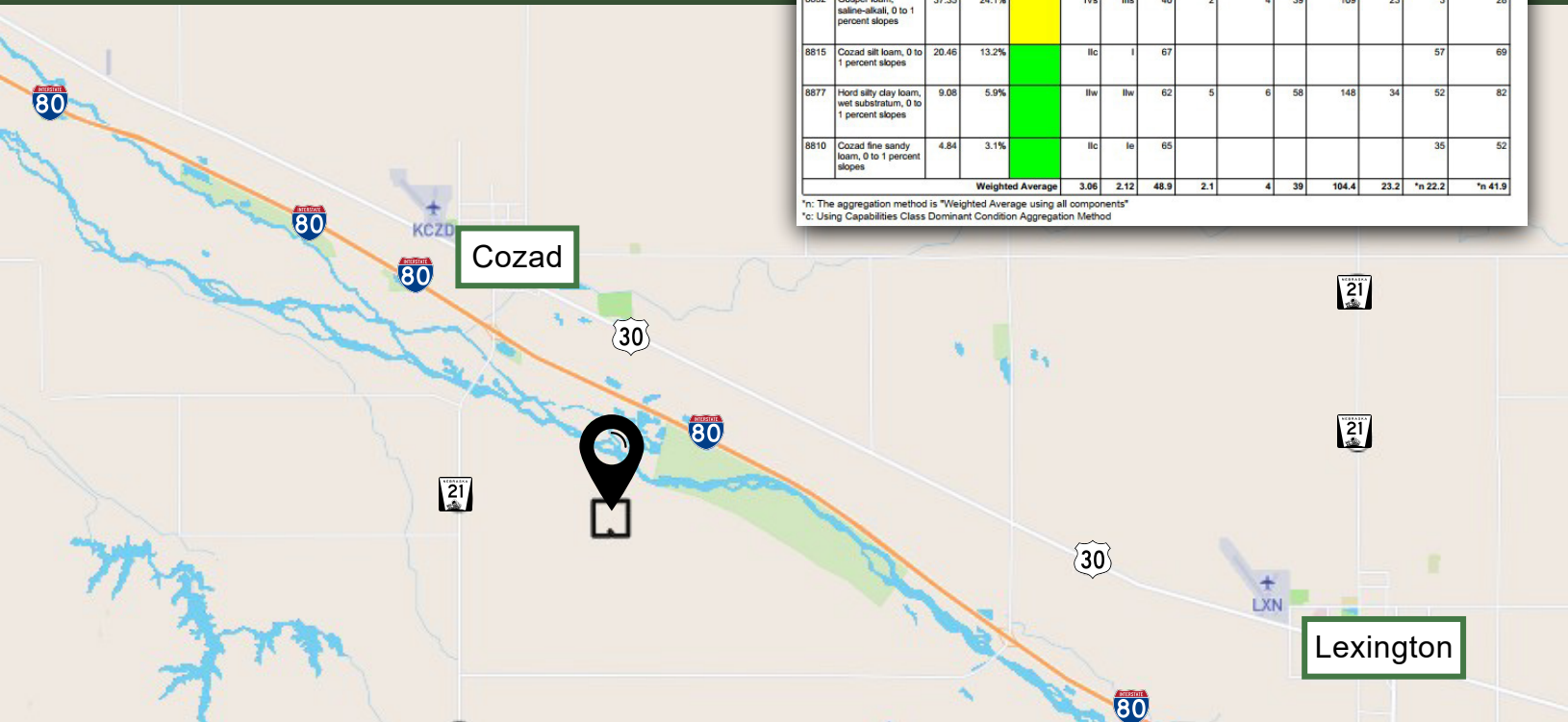


Soils data provided by USDA and NRCS.

Area Symbol: NE047, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class %	Irr Class %	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Winter wheat Bu	*n NCCPI Corn	*n NCCPI Soybeans
8504	Lex loam, saline-alkali, rarely flooded	44.58	28.9%		IVs	IIIc	35	2	4	46	108	24	3	18
8831	Gosper loam, 0 to 1 percent slopes	38.45	24.8%		IIc	I	59	3	6	52	154	35	36	58
8832	Gosper loam, saline-alkali, 0 to 1 percent slopes	37.35	24.1%		IVs	IIIc	40	2	4	39	109	23	3	28
8815	Cozad silt loam, 0 to 1 percent slopes	20.46	13.2%		IIc	I	67						57	69
8877	Hord silty clay loam, wet substratum, 0 to 1 percent slopes	9.08	5.9%		IIw	IIw	62	5	6	58	148	34	52	82
8810	Cozad fine sandy loam, 0 to 1 percent slopes	4.84	3.1%		IIc	Ie	65						35	52
Weighted Average					3.06	2.12	48.9	2.1	4	39	104.4	23.2	*n 22.2	*n 41.9

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method





Property Information

LEGAL DESCRIPTION: SW1/4 Section 28, less tracts, T10N-R23W of the 6th P.M., Dawson County, Nebraska.

ABSOLUTE AUCTION: FEBRUARY 18, 2026 at 1PM
Paulsen Inc. Headquarters
1116 E. Highway 30, Cozad, Nebraska

LOCATION: Four miles south and two miles east of Cozad, Nebraska, at the intersection of Road 757 and Road 422.

TOTAL ACRES: 157.40 tax-assessed acres

PROPERTY DESCRIPTION: Farm consists of good-quality dry cropland.

REAL ESTATE TAXES: 2025: \$4,427.72

LEASE/ POSSESSION: Full possession at closing.

SOILS SUMMARY: Soils consist of Class II and IV Cozad, Hord, Gosper, and Lex loams, silt loams, and silty clay loams.

FARM SERVICE AGENCY INFORMATION: Total Cropland: 151.22 acres
Government Base Acres: Corn 81.50 w/ PLC Yield of 180bu/acre

TERMS: This cash sale requires a 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 March 18, 2026. There is no contingency for financing. Sellers to convey title by Warranty Deeds; with Title Insurance evidencing merchantable title. Cost of Title Insurance and an Insured Closing by the Title Company will be shared 50/50 by seller/buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. The property sells in "as-is" condition. No warranty is expressed or implied as to the adequacy of any portion of the property.

INTERNET BIDDING: To participate in an Agri Affiliates auction, you must create or sign in to a bidder account via our online bidding portal at AgriAffiliates.com. For final approval as an online bidder, you must complete a required phone interview with Agri Affiliates and provide bank reference information, if requested. Your final approval as a bidder must be completed 48 hours prior to the Auction.

View from the northeast



Property Photos

