

# LAND AUCTION

## February 18, 2026

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

*Central Platte NRD Farm*  
DAWSON COUNTY, NEBRASKA

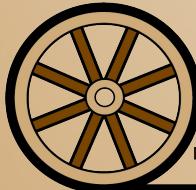


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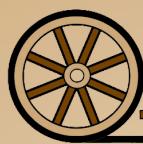


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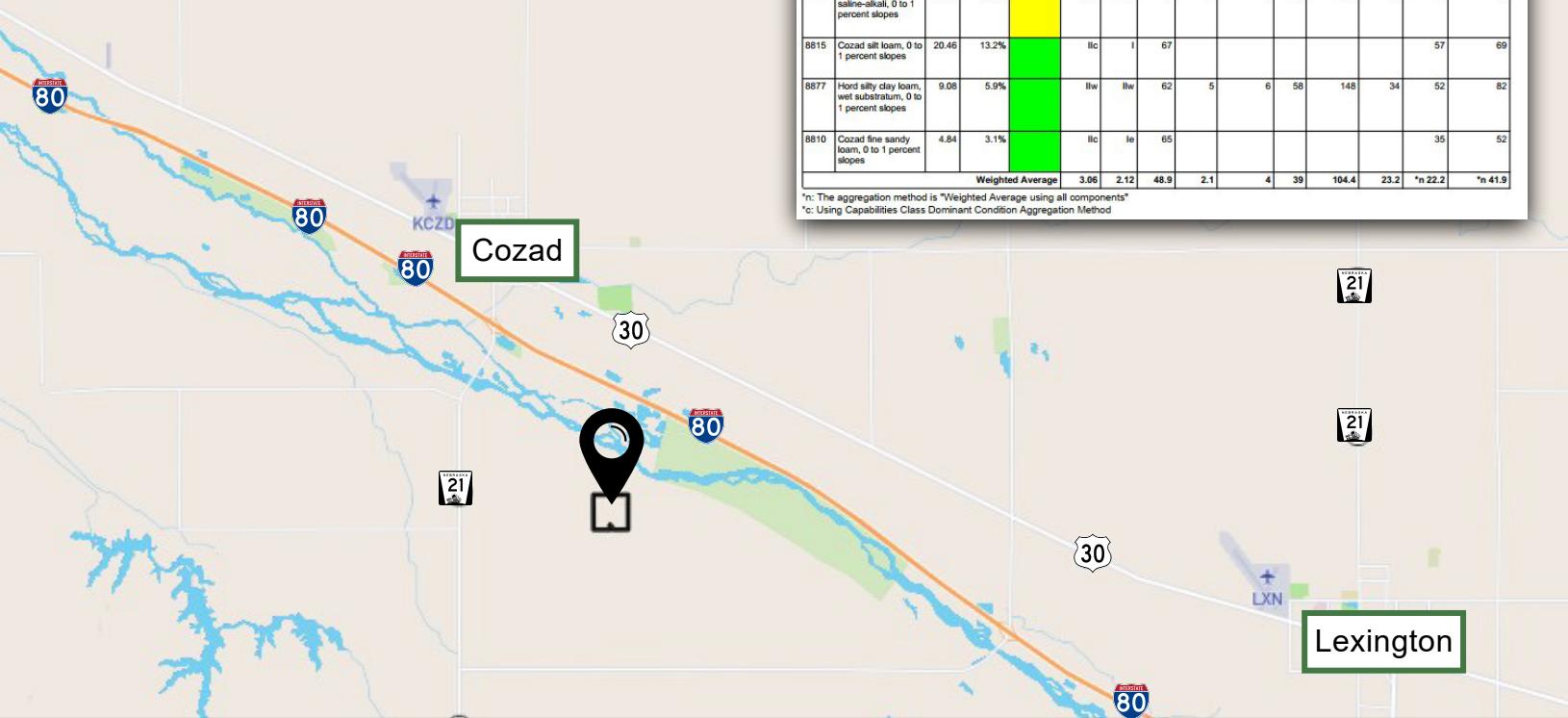
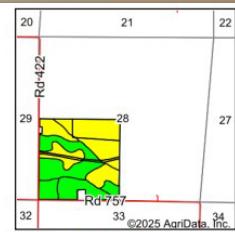
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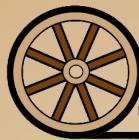
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# Property Maps





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# *Property Information*

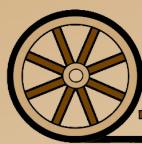
**LEGAL DESCRIPTION:** SW1/4 Section 28, less tracts, T10N-R23W of the 6th P.M., Dawson County, Nebraska.

## **ABSOLUTE AUCTION: FEBRUARY 18, 2026 at 1PM**

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

<b>LOCATION:</b>	Four miles south and two miles east of Cozad, Nebraska, at the intersection of Road 757 and Road 422.
<b>TOTAL ACRES:</b>	157.40 tax-assessed acres
<b>PROPERTY DESCRIPTION:</b>	Farm consists of good-quality dry cropland.
<b>REAL ESTATE TAXES:</b>	2025: \$4,427.72
<b>LEASE/POSSESSION:</b>	Full possession at closing.
<b>SOILS SUMMARY:</b>	Soils consist of Class II and IV Cozad, Hord, Gosper, and Lex loams, silt loams, and silty clay loams.
<b>FARM SERVICE AGENCY INFORMATION:</b>	Total Cropland: 151.22 acres Government Base Acres: Corn 81.50 w/ PLC Yield of 180bu/acre
<b>TERMS:</b>	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.
<b>INTERNET BIDDING:</b>	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*



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## Property Photos

