

# WESTERN PERKINS COUNTY DRYLAND AUCTION

PERKINS COUNTY, NEBRASKA

**ONLINE  
ONLY  
Auction**

**Wed, February 18, 2026**

Bidding Opens 8:00 am MT

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

**643±**

TOTAL ACRES

PERKINS COUNTY, NE



*Proximity to local grain markets – available for 2026*

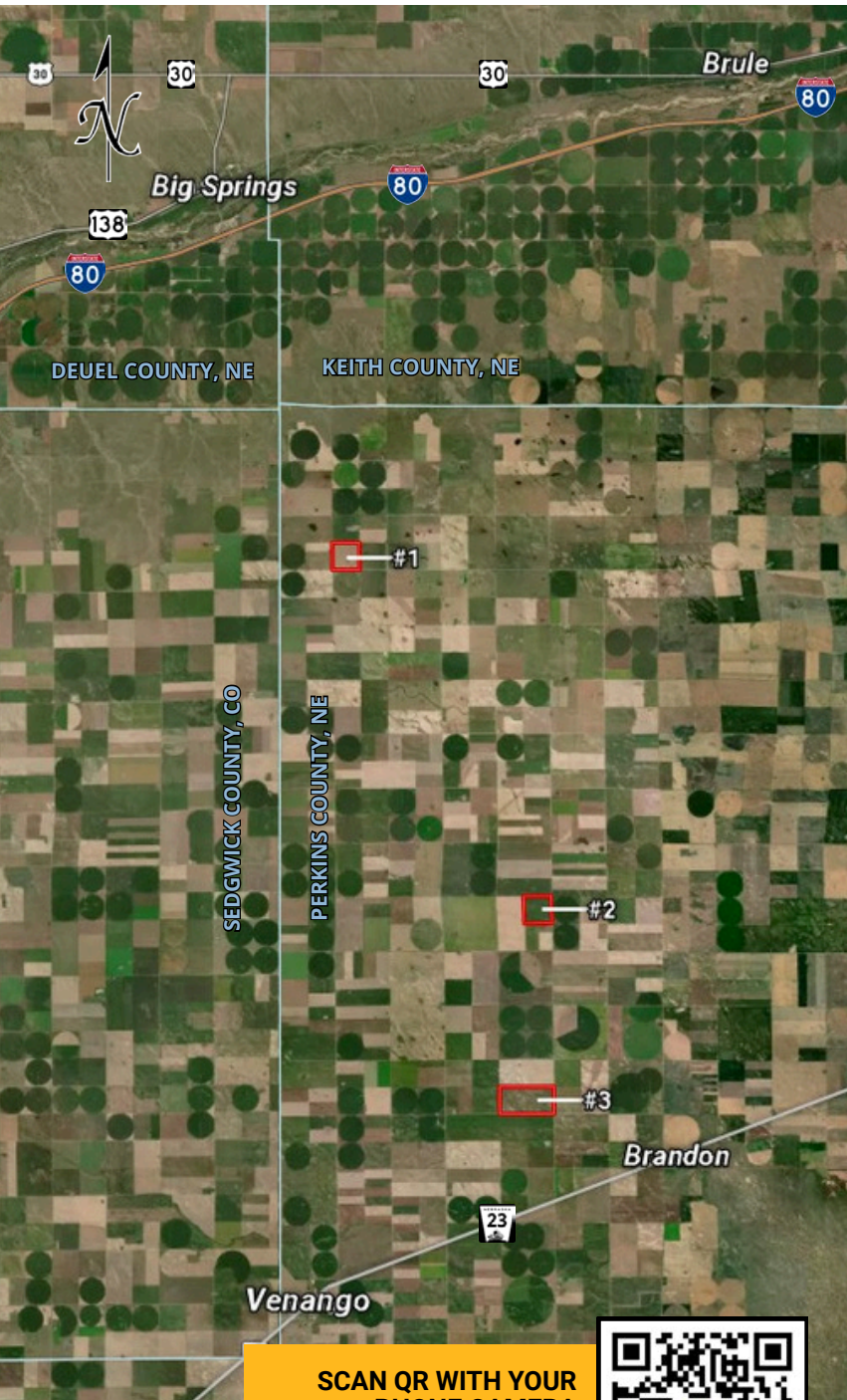
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# Auction Terms & Location Map



**SCAN QR WITH YOUR  
PHONE CAMERA**

View more details, photos, an  
interactive map & more!



Parcel #1 Milo stubble

**ONLINE BIDDING PROCEDURE:** The Western Perkins County Dryland Auction will be offered for sale in 3 parcels with RESERVE. BIDDING WILL BE ONLINE ONLY on Wednesday, February 18, 2026. Bidding will open @ 8:00 am MT and will "soft close" @ 12:00 noon, MT. Bidding remains open on all parcels as long as there is continued bidding on 1 or more of the parcels. Bidding will close when 5 minutes have passed with no new bids on any of the parcels. Bidders may bid on any and/or all parcels 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](http://reckagri.com) and click on the Western Perkins County Dryland 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 20, 2026. Closing to be conducted by Thalken Title Company. Closing service fee to be split 50-50 between Seller and Buyer(s).

**TITLE:** Seller to pass title by Warranty Deed free and clear of all liens. 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:** 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.

**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).

**MINERALS:** Seller to convey all OWNED mineral rights to Buyer(s).

**ACREAGES:** All stated acreages in the initial brochure and Due Diligence Packet are approximate and are obtained from aerial photos from the FSA office. The county tax records may indicate different acreages and no warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage. There will be no adjustment in purchase price if acreage is different than what is stated in this brochure and/or published at the auction.

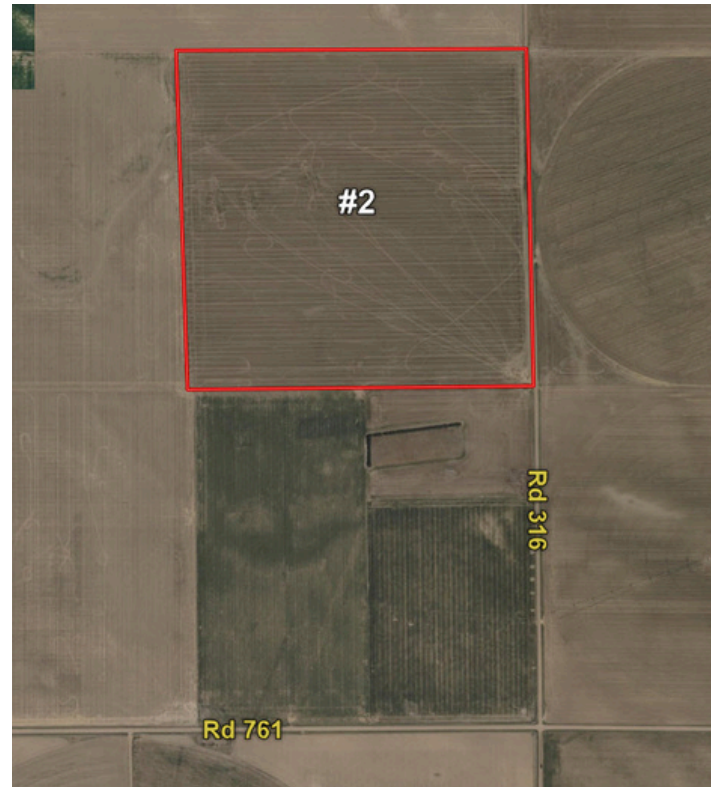
**NOTICE TO PROSPECTIVE BUYER(S):** The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. Location maps are not intended as a survey and are for illustrative purposes only. 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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***Announcements made by Reck Agri Realty & Auction at the time of the auction will take precedence over any previously printed material or statements.***



# Parcel Maps - Descriptions - Photos



- Close proximity to local grain markets
- Possession available for 2026 crop season
- Seller to convey all OWNED mineral rights

## Parcel #1 | 160.0± total acres

- 158.5± tillable acres (milo stubble)
- Road 768 (south boundary)
- LEGAL: SW1/4 Sec 32, T12N-R41W
- FSA Base: 72.30 ac wheat @ 44 bu PLC yield; 13.4 ac corn @ 49 bu PLC yield
- R/E Taxes: \$1,537.86 (2025)

**STARTING BID: \$240,000**

## Parcel #2 | 162.5± total acres

- 161.3± tillable acres (wheat stubble)
- Road 316 (east boundary)
- LEGAL: NE1/4 Sec 2, T10N-R41W
- FSA Base: 91.26 ac wheat @ 44 bu PLC yield; 19.91 ac corn @ 128 bu PLC yield
- R/E Taxes: \$1,292.26 (2025)

**STARTING BID: \$240,000**

## Parcel #3 | 321.2± total acres

- 315.0± tillable acres (corn stalks)
- Road 316 (east boundary); Road 758 (south boundary)
- LEGAL: S1/2 Sec 23, T10N-R41W
- FSA Base: 112.16 ac wheat @ 42 bu PLC yield; 86.01 ac corn @ 125 bu PLC yield
- R/E Taxes: \$2,494.68 (2025)

**STARTING BID: \$480,000**



## 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.

**969,786**

total acres sold

**2,094**

transactions

**449**

auctions

### What's inside:

#### WESTERN PERKINS COUNTY DRYLAND AUCTION

3 Parcels

643± total acres

#### ONLINE-ONLY AUCTION

February 18, 2026

8am - 12pm MT



# WESTERN PERKINS COUNTY DRYLAND AUCTION

Perkins County, NE | 3 Parcels

**ONLINE  
ONLY  
Auction**



**ONLINE-ONLY AUCTION**  
**Wed, February 18, 2026**  
**8am - 12pm MT**

Don't miss this auction featuring 643.7± acres in western Perkins County, offered in 3 parcels. These parcels offer proximity to local grain markets with excellent county road access. Take possession in 2026 and start planning your next harvest!

