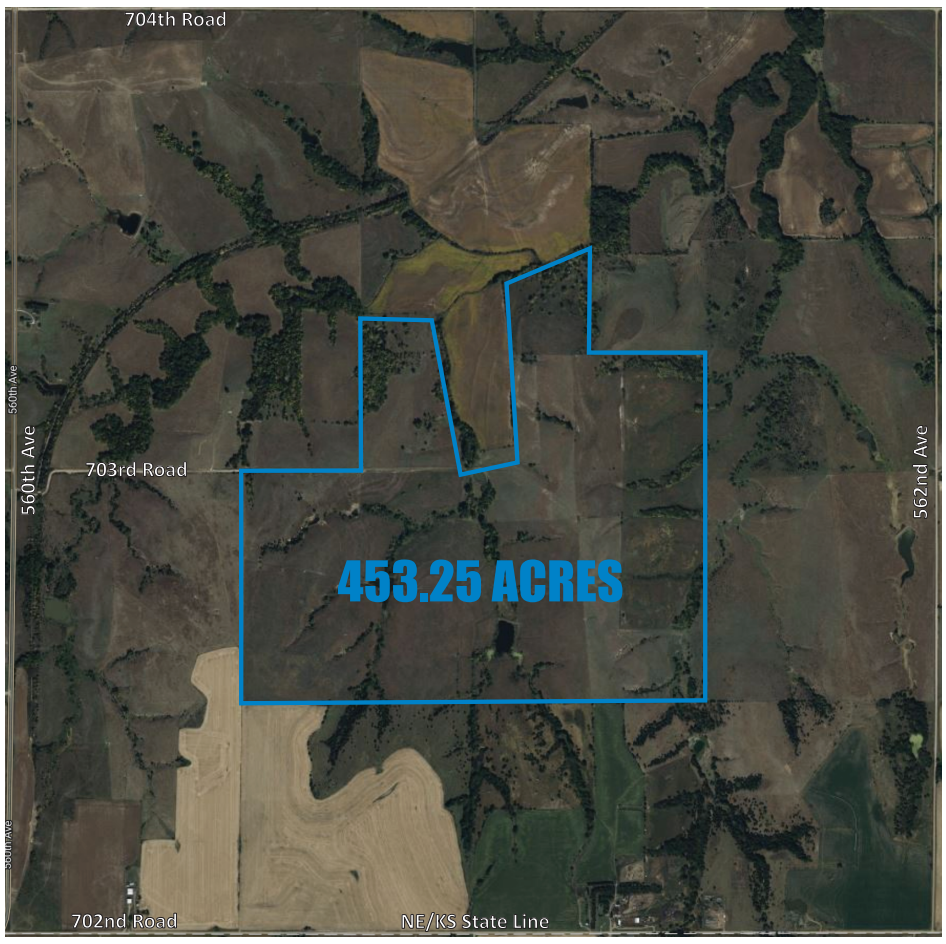
G & J GOEBEL TRUST – JUDY GOEBEL, TRUSTEE

REAL ESTATE AUCTION

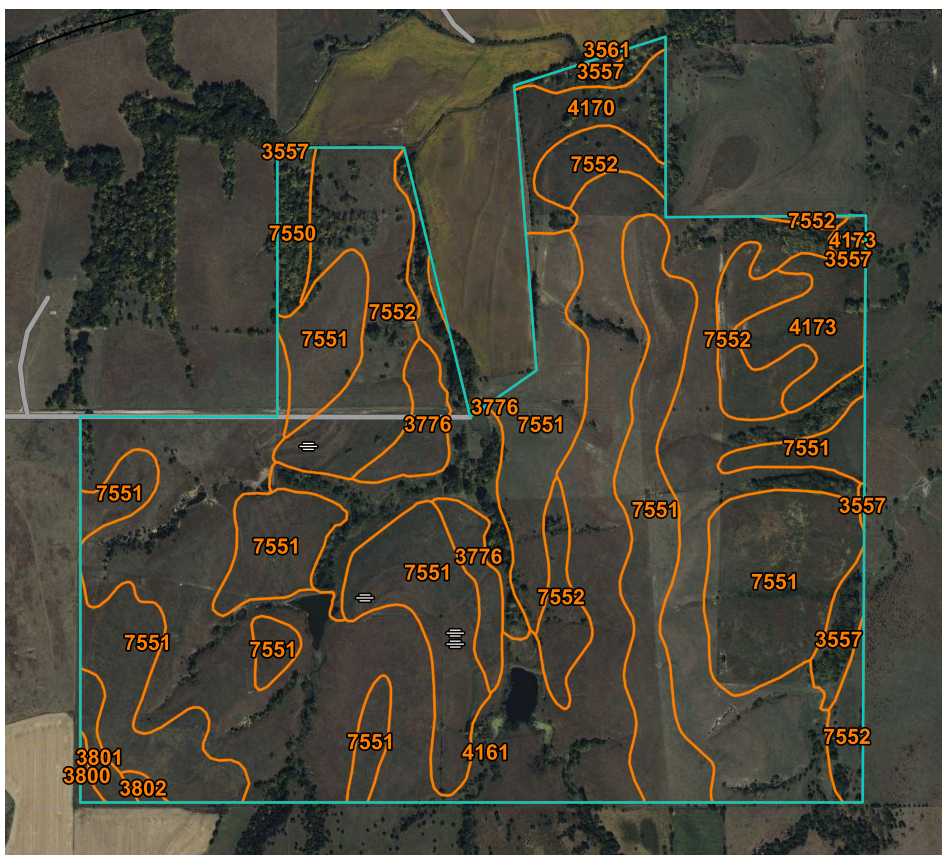
SATURDAY, APRIL 11, 2026 @ 11:00 AM

at the Jefferson Co. Fairgrounds 4-H Building - Fairbury, NE

453.25 Acres ± of Pasture & CRP
REYNOLDS, NEBRASKA



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3557	Hobbs silt loam, channeled, occasionally flooded	29.7	6.60%
3561	Hobbs silt loam, occasionally flooded	0.4	0.10%
3776	Muir silt loam, 1-3% slopes	12.2	2.70%
3800	Crete silt loam, 0-1% slopes, loess plains & breaks	0.8	0.20%
3801	Crete silt loam, 1-3% slopes, loess plains & breaks	3.1	0.70%
3802	Crete silty clay loam, 3-7% slopes, eroded, loess plains & breaks	0.8	0.20%
4161	Kipson silt loam, 7-30% slopes	174.7	38.60%
4170	Lancaster and Edalgo soils, 11-30% slopes	11.4	2.50%
4173	Lancaster loam, 7-11% slopes	12.9	2.80%
7550	Benfield silty clay loam, 11-30% slopes	5.4	1.20%
7551	Benfield silty clay loam, 3-11% slopes, eroded	147.3	32.50%
7552	Benfield silty clay loam, 6-11% slopes, eroded	54.1	11.90%
Totals for Area of Interest		452.8	100.0%



DESCRIPTION: A slightly rolling pasture of brome and native grasses with minimal cattle grazing in the 2025 grass season. A well with submersible pump and 6-gravity fed stock tanks in various locations allows an additional water supply along with ponds and dugout. There are 2-continous fence 6-bar catch corrals, 37' x 80' and 27' x 90' located, 1-each in the 2 south quarters. Contains 95.76 acres of CRP contracts.

FARM LOCATION: Reynolds, NE; Intersection of Hwy 8 & 560th Rd (Blacktop), 3 miles south to 703rd Rd and 1 ½ mile east on minimum maintained road.

2025 REAL ESTATE TAXES: $8249.98, Paid

LEGAL DESCRIPTION: NE Quarter Section 33 - 160 Acres, NW Quarter Section 34 - 160 Acres, A tract of the SE Quarter of the SW Quarter and a part of the W Half of the SW Quarter, Section 27 – 92.44 Acres, A Part of the E Half of the SE Quarter, Section 28 – 40.81 Acres, all in T-1-N, R-1-E of the 6th P. M. Jefferson County, NE. *Full Legal Description available on request.*

FSA DATA: **Farm #6324**

Estimated F.S.A. Base Acres
Farmland: 453.25 A
Cropland: 32.55 A

Wheat: 3.15 A, 36 PLC Yield
Oats: 0.23 A, 51 PLC Yield
Corn: 14.92 A, 105 PLC Yield
Soybeans: 10.03 A, 37 PLC Yield
Grain Sorghum: 0.56 A, 74 PLC Yield

CRP CONTRACTS:

Contract Period: 10-01-2020 to 09-30-2030
Rate Per Acre - $67.50, Total: $2,874
Field #2 - 7.98 A • Field #3 - 10.89 A • Field #4 - 23.71 A
(Above contract requires maintenance activity in year 2026)

Contract Period: 10-01-2015 to 09-30-2029
Rate Per Acre - $144.53, Total: $4,181
Field #5 - 6.13 A • Field #6 - 13.42 A • Field #7 - 9.38 A
(Nebraska Upland Bird SAFE)

Contract Period: 10-01-2014 to 09-30-2029
Rate Per Acre - $109.51, Total $2,056
Field #14 - 24.25 A
(Nebraska Upland Bird SAFE)

The Buyer must abide by the existing Governmental CRP Contracts.

PASTURE INSPECTIONS: Buyers are urged to review the property & make their own conclusions upon inspection. Seller or Dennis Henrichs Real Estate LLC are not responsible for accidents.

TERMS: 15% down payment day of Auction and sign Purchase Agreement. Balance is due at time of closing by Certified Funds. Closing will be on or before May 7, 2026, at the office of Nebraska Title Co, 508 6th St, Fairbury, NE who will act as Escrow Agent. Full possession will be granted on final settlement. The property will be sold on an "AS IS" basis and sold subject to easements and restrictions of record, if any, both visible and of record. This property is not being sold subject to financing, make all financial arrangements prior to sale date. The 2025 taxes have been paid in full by the Seller. A policy of title insurance shall be purchased insuring marketable title in the name of the Seller. The cost of said owner's policy shall be borne one-half by the Buyer and one-half by the Seller. If Lender's Policy is required, it will be at the cost of the Buyer. Conveyance of this property will be by Warranty Deed. Full possession of pasture on final settlement. The Buyer must abide by the existing Governmental CRP Contracts. Any announcements made day of Auction will take precedence over printed material. Dennis Henrichs Real Estate LLC will act as the Seller's Agent. The above information was obtained from reliable sources and is assumed correct, however not guaranteed.

Drone Video & Pictures are available on our website

www.theauctioneers.us

DENNIS HENRICHS REAL ESTATE, LLC

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Salebill Printed & Designed by Arbor Ink • 402-223-3666