

ROCK COUNTY, NEBRASKA

ZEMAN FARM & RANCH AUCTION



6,627[±]
DEEDED ACRES

Offered in 24 Tracts & Combinations



800.829.8747 | HallandHall.com



HALL AND HALL[®]

4,446[±] Irrigated Acres | 2,500[±] Head Cattle Facility | Abundant Big Game

AUGUST 31ST | 10AM CT

Atkinson Community Center - Atkinson NE

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- 4,446± Center Pivot Irrigated Acres
- Excellent cropland yields
- 35 Pivots with Wells and No Pumping Restrictions
- 2,500± Head Open Air Feeding Facility
- 3,600± Linear feet of concrete bunks and 24 feeding pens
- 2,060± Grassland Acres
- Abundant big game and upland birds

Property Directions: From Bassett Nebraska: Tract 1 is located approximately two miles south on "State Hwy 183 / Clark St". The remaining tracts are located approximately five miles south of Bassett.

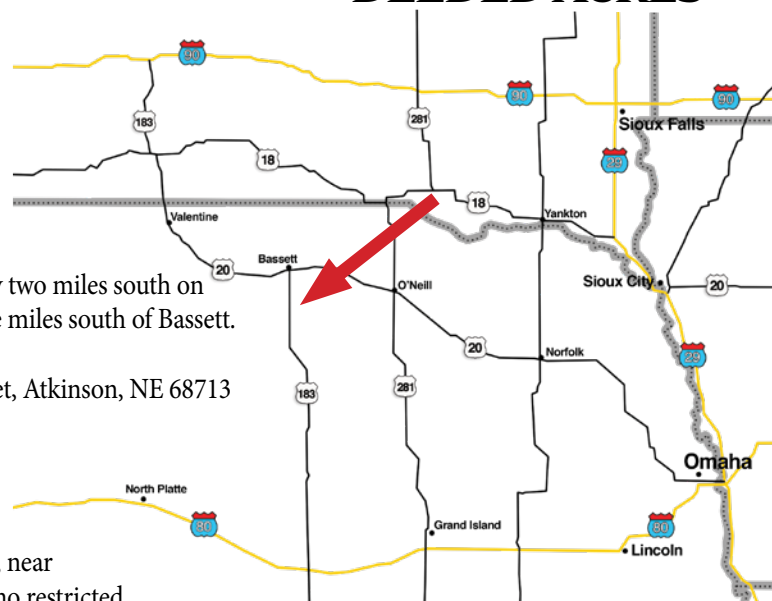
Auction Location: Atkinson Community Center, 206 Hwy. 20 / West 5th Street, Atkinson, NE 68713

Executive Summary:

The Zeman Farm & Ranch is a highly diversified property offering a secure investment in up to 6,627± deeded acres of prime Nebraska farmland and a 2,500± head open air cattle feeding facility. Located in Rock County, Nebraska, near

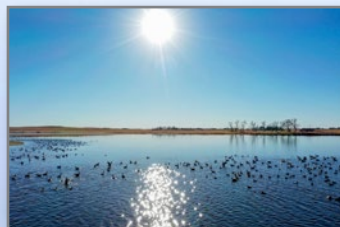
Bassett, the ranch includes 4,446± irrigated acres under 35 center pivots, with no restricted pumping, supported by the world's second-largest aquifer, the Ogallala Aquifer, which is a highly valued natural resource underlying nearly all of Nebraska.

6,627± DEEDED ACRES



Wildlife Resources:

This area of the Sandhills is one of the largest remaining tracts of mid and tallgrass prairie in North America. With the combination of excellent water sources, mature living shelterbelt, crops, alfalfa, native range and expanse of the property, wildlife thrive. Over the years, many trophy deer have been taken along with some of the area's best waterfowl hunting. The property also has a thriving population of turkeys, pheasants, and upland birds. Nebraska hunting permits are over the counter for the most part, which enhances the opportunity for hunting every year for landowners and nonresidents alike. Hunting and wildlife viewing is the hidden gem of the Zeman Farm & Ranch.



Water Resources:

Located in the Upper Elkhorn and the Middle Niobrara NRD, where no water pumping restrictions are in place. The Sandhills have a long track record of a very stable underground water table even with high-capacity irrigation well pumping. The first irrigation wells were drilled in the late 60s. The water tables have not fallen, with some higher now.

INFORMATION DAYS:

Virtual: July 27th at 10am CT

Call the auction office for access details.

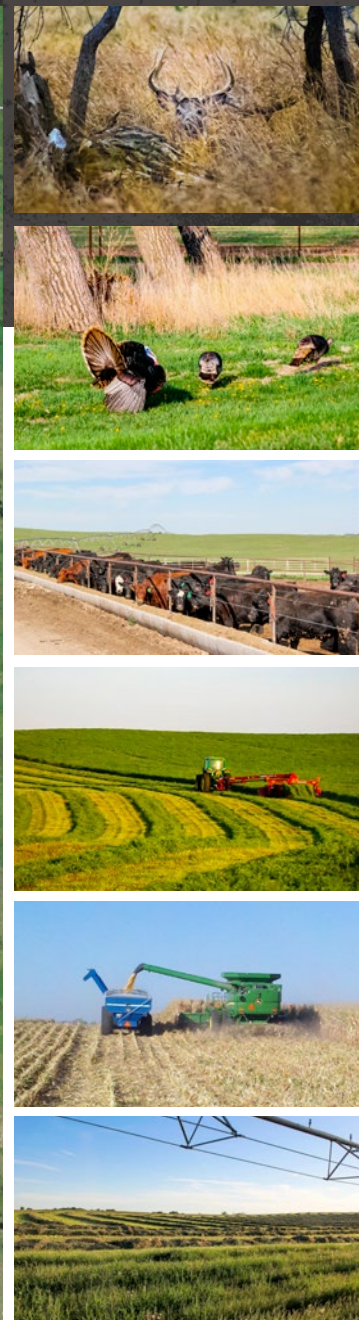
Live: August 5th & 17th at 10am to 12pm CT

Meet a Hall and Hall auction representative at Tract 21 for the live information days.



The ranch is located approximately 8 miles south of Bassett, NE on US Highway 183. Bassett is the county seat of Rock County and includes schools, commercial and social amenities, medical services, and an airport for small aircraft (Rock Co. Airport – RBE).

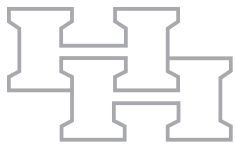
TRACT	ACRES
1	619±
2	320±
3	320±
4	320±
5	150±
6	150±
7	320±
8	640±
9	320±
10	320±
11	150±
12	150±
13	160±
14	70±
15	160±
16	311±
17	464±
18	320±
19	320±
20	160±
21	425±
22	160±
23	151±
24	147±



Zeman Farm & Ranch is on the eastern edge of the Nebraska Sandhills and on the northern edge of Nebraska in a major farming and ranching area. It is blessed with an abundant underground water resource as well as a climate favoring crop and grass production. Bassett livestock may be one of the best markets in the US, selling top quality calves and yearling while offering some the best cows the Sandhills have to offer.

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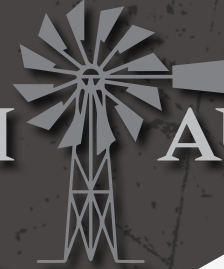
HALL AND HALL®

Hall and Hall Auctions
100 S. Cherry Ave., Unit 6D
Eaton, CO 80615
970.716.2120
scott@hallandhall.com

Auction License #20110609

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SUMMARY OF TERMS: A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. The property is being sold "AS IS, WHERE IS" and without any contingencies, including financing. Closing will be set 60 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available.

