

PIVOT/FLOOD IRRIGATED LAND AUCTION

HOLLADAY FAR, 90435 COUNTY ROAD F, MITCHELL, NE

FEBRUARY 23, 2026, 1:00 PM

AMERICAN LEGION BUILDING - 117 CENTER AVE, MORRILL, NE

The Holladay Farm consists of 225 +/- acres featuring a 120 +/- acre 7 tower Lockwood center pivot with Reinke controls, 38 acres of flood irrigated ground and approximately 67 acres of sub irrigated or dryland acres. There are 158 acres of water rights from Mitchell Irrigation District. The headquarters of the farm consists of a 4 bedroom, 2 bathroom, tri-level home with a partial basement and a detached two car garage. The farm will be offered in two parcels (subject survey) and as a single unit, selling in the manner acceptable to the Seller.

Parcel 1 will contain 158 +/- irrigated acres, 100 percent of the Mitchell irrigation District water rights, the center pivot and 47 +/- sub irrigated and dryland acres.

Parcel 2 will consist of the head quarters and approximately 20 dryland acres.

Visit www.clarklandbrokers.com for Terms and Conditions and additional information as it becomes available.

Any announcements made day of auction supercede any and all previously printed material and any other oral statements made.

AUCTION TERMS: EARNEST MONEY: At the conclusion of the auction, the successful bidder shall make a 10% nonrefundable earnest money deposit, with the balance due in cash or certified funds at closing. **CLOSING:** Closing to take place on or before March 23, 2026. **TERMS:** All 2025 and previous years taxes shall be paid by Seller. The 2026 taxes shall be prorated to the day of closing. All subsequent years taxes shall be paid by Buyer. **INSPECTIONS:** The property will be sold "As-Is" condition without any warranties, either expressed or implied, as to the nature, condition, or description of any improvements. Buyer shall inspect property to the extent deemed necessary and shall rely upon own judgment when bidding. **FINANCING:** Property sells without Buyer contingency of any kind. Please have all financial arrangements secured prior to bidding. **LEGAL DESCRIPTION:** Property sold by legal description only, which will be included in the owner's title insurance commitment that will be provided by Title Express Services, Scottsbluff, NE, and made available on or before the day of the auction. Acreages and square footages are approximate and determined by the Scottsbluff County Assessor and/or Treasurer. **CLOSING COSTS:** Closing firm's fee shall be shared equally between the Buyer and Seller. Title Express Services, Scottsbluff, NE shall be the closing agent. Buyer and Seller shall be responsible for their own closing costs as customary. **GENERAL TERMS:** Property will be transferred by Warranty Deed subject to easements, assessments, and reservations of record. The Auctioneers/Brokers are representing the Seller's interests as the Seller's Agent in this transaction. Please see the Real Estate Brokerage Disclosure for agency relationship definitions. All information is derived from sources deemed reliable; however, neither Seller nor Auctioneers/Brokers are making any guarantees or warranties, actual or implied. Any announcements made day of auction supersede any and all previously printed material and any other oral statements made. **METHOD OF SALE:** The property will be offered in 2 tracts as well as one complete unit, selling in the manner acceptable to the Seller. Seller shall require an all-cash sale. The Seller reserves the right to effectuate a 1031 tax-deferred exchange.



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