Mehlin Family Farm

Owners: Keith & Cathy Mehlin and Lisa Mehlin

Sealed Bid Auction – Bids due to Listing Broker by:

Friday November 13th, 2026 @ 4:00PM

Legal Description: Parcel C located in the NE1/4 of Section 10-T3N-R13E of the 6th P.M., Richardson County Nebraska.

Location: 5 miles North of Humboldt Nebraska on 634 Ave. to 719th Rd. – Land lays on the West of 634th Ave. and South of 719th Rd.

Broker Comment: This land was split from a larger parcel of land and has been surveyed and the survey was recorded. The USDA has not been able to reconstitute this farm yet, but they have provided **ESTIMATED FIGURES** for number of acres they believe are enrolled in the 2 CRP contracts on this parcel that is selling. The Richardson County Assessors' office has also provided estimated Real Estate Tax numbers. Farm soils are comprised of mostly Wymore silty clay loam with some Kennebec silt loam and Judson silt loam.

Total Acres: 124.18 **NCCPI Rating:** 70.64 **Real Estate Tax Estimate:** $4061.80

Acres in CRP Grasses: 103.23 **Rate/Acre:** $194.67 **Contract expires:** Sept. 30, 2032
Acres in CRP Waterway: 2.83 **Rate/Acre:** $212.00 **Contract expires:** Sept. 30, 2028
Acres in Pasture/Timber/Creek: 14.53

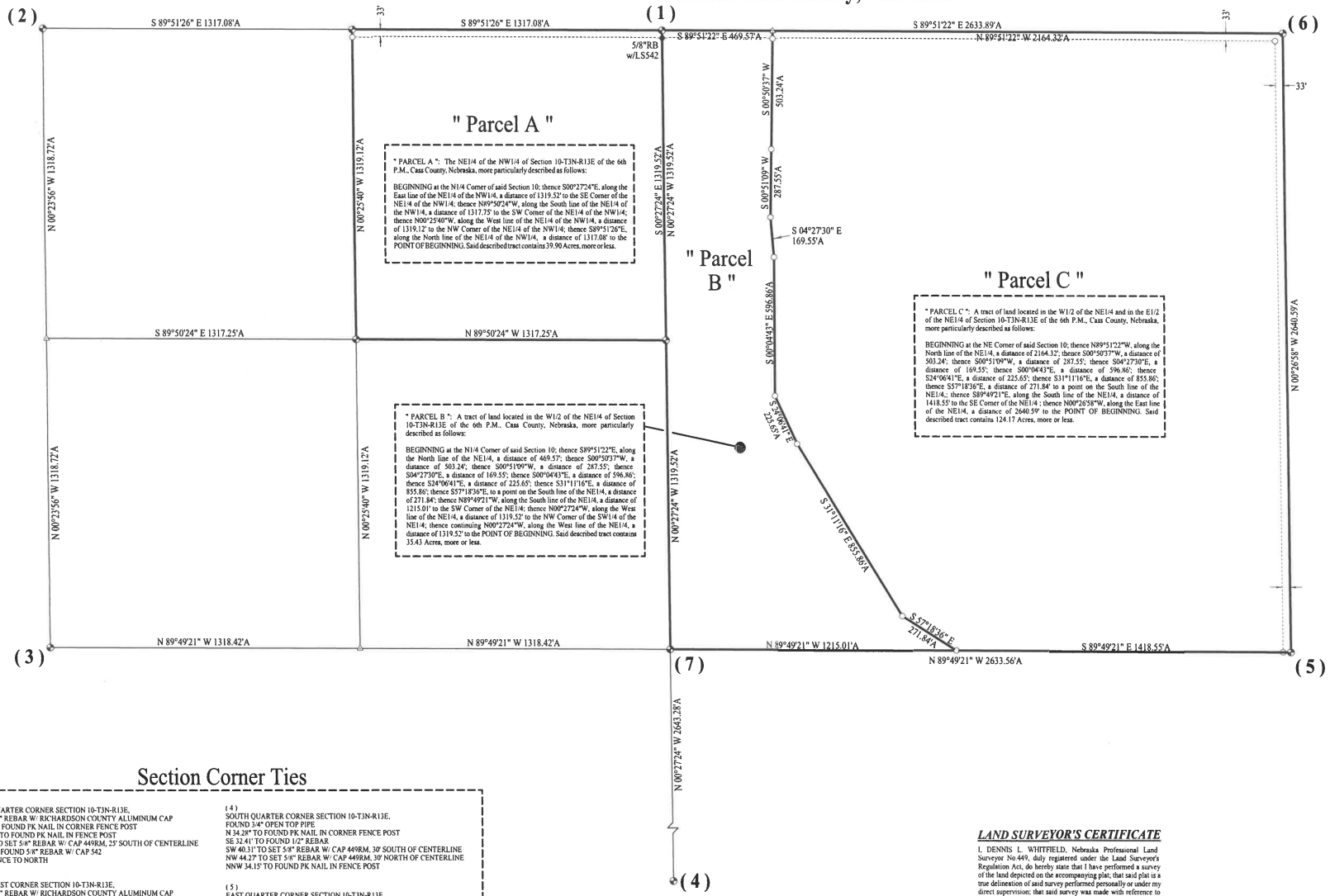
Buyer will be required to succeed to the CRP contracts through the expiration dates. Buyers will receive all CRP contract payments beginning in 2027.

MENKE AUCTION & REALTY

To The Office of
Richardson County Surveyor

" Section 10-T3N-R13E, Richardson County "

Parcel A, Parcel B and Parcel C, located in the NE1/4 of the NW1/4, and in the NE1/4 of Section 10-T3N-R13E of the 6th P.M., Richardson County, Nebraska



Section Corner Ties

(1)
NORTH QUARTER CORNER SECTION 10-T3N-R13E,
FOUND 5/8" REBAR W/ RICHARDSON COUNTY ALUMINUM CAP
N 33.40' TO FOUND PK NAIL IN CORNER FENCE POST
NNE 39.82' TO FOUND PK NAIL IN FENCE POST
SE 38.33' TO SET 5/8" REBAR W/ CAP 449RM, 25' SOUTH OF CENTERLINE
S 32.99' TO FOUND 5/8" REBAR W/ CAP 542
E 2' TO FENCE TO NORTH

(2)
NORTHWEST CORNER SECTION 10-T3N-R13E,
FOUND 5/8" REBAR W/ RICHARDSON COUNTY ALUMINUM CAP
SE 49.28' TO SET 5/8" REBAR W/ CAP 449RM
SSW 72.77' TO FOUND PK NAIL IN CORNER POST
WNW 93.24' TO FOUND SPIKE IN POWER POLE
NW 57.54' TO FOUND 60D NAIL IN WEST GATE POST

(3)
WEST QUARTER CORNER SECTION 10-T3N-R13E,
FOUND BENT 3/4" REBAR, SPUN - STRAIGHTENED - RESET
NE 47.72' TO SET 5/8" REBAR W/ CAP 449RM, 30' EAST OF CENTERLINE
SW 39.21' TO FOUND 60D NAIL IN TOP OF POST
W 32.01' TO SET "X" NAILS IN POWER POLE
NW 45.10' TO SET 5/8" REBAR W/ CAP 449RM, 30' WEST OF CENTERLINE

(4)
SOUTH QUARTER CORNER SECTION 10-T3N-R13E,
FOUND 3/4" OPEN TOP PIPE
N 34.28' TO FOUND PK NAIL IN CORNER FENCE POST
SE 32.41' TO FOUND 1/2" REBAR
SW 40.31' TO SET 5/8" REBAR W/ CAP 449RM, 30' SOUTH OF CENTERLINE
NW 44.27' TO SET 5/8" REBAR W/ CAP 449RM, 30' NORTH OF CENTERLINE
NNW 34.15' TO FOUND PK NAIL IN FENCE POST

(5)
EAST QUARTER CORNER SECTION 10-T3N-R13E,
FOUND 5/8" REBAR W/ RICHARDSON COUNTY ALUMINUM CAP
NE 48.79' TO FOUND SPIKE IN NORTH GATE POST
E 37.83' TO FOUND 60D NAIL IN POWER POLE
SE 74.40' TO SET "X" NAILS IN POWER POLE
SW 43.89' TO SET "X" NAILS IN 18" ELM TREE

(6)
NORTHEAST CORNER SECTION 10-T3N-R13E.
FOUND 5/8" REBAR
NE 65.64' TO SET 5/8" REBAR W/ CAP 449RM
SSE 77.78' TO FOUND 60D NAIL IN POWERE POLE
SW 47.81' TO FOUND PK NAIL IN CORNER POST
NE 50.36' TO FOUND 2" OPEN TOP PIPE

LAND SURVEYOR'S CERTIFICATE

I, DENNIS L. WHITFIELD, Nebraska Professional Land Surveyor No.449, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey, and that I did survey the boundary of the boundary of the NE1/4 of the NW1/4 and the NE1/4 of Section 10-T3N-R13E of the 6th P.M., Richardson County, Nebraska, more fully described as follows:

DENNIS L. WHITFIELD PLS 449

Date: 4-14-26

Project No. 135-02

Registration No. PLS 449

Name: KEITH ALLEN MEHLIN,
KERRY SCOTT MEHLIN
LISA GAY MEHLIN

Official Address: UN-ASSIGNED

LEGEND
- Set 5/8"x24" rebar w/LS449 cap
- Calculated Point
- Found 5/8" rebar
- Section Corner
- Wood Lath
- P Plat Dimension
- A Actual Dimension
- C Computed Dimension
- D Deed Dimension
- PT Pinch Top
- OT Open Top
- RB Rebar
- SB Smooth Bar
- SD Star Drill
- Centerline
- Long Chord

N

SCALE
0' 150' 300' 600'
1" = 300'

HORIZONTAL DATUM:
BEARINGS AND U.S. FEET BASED ON RICHARDSON COUNTY LDP DETERMINED BY RTN HxGN SMARTNET.

D
W
S

Land Surveying
Dennis L. Whitfield, PE, LS
2915 Sheridan Road
Bellevue, NE 68123
(402 292-1221

USDA United States Department of Agriculture

Black dots are the approximate location of the West boundary of parcel selling.

Richardson County, Nebraska

Phy. County: Richardson, NE



Noncropland
Cropland
Tract Boundary
CRP
PLSS

2026 Program Year

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 161.68 acres

2025 NAIP EAWS Production Imagery

Alternate year NAIP imagery may be displayed for tracts physically located in other states, along state borders, or years of partial imagery acquisition.

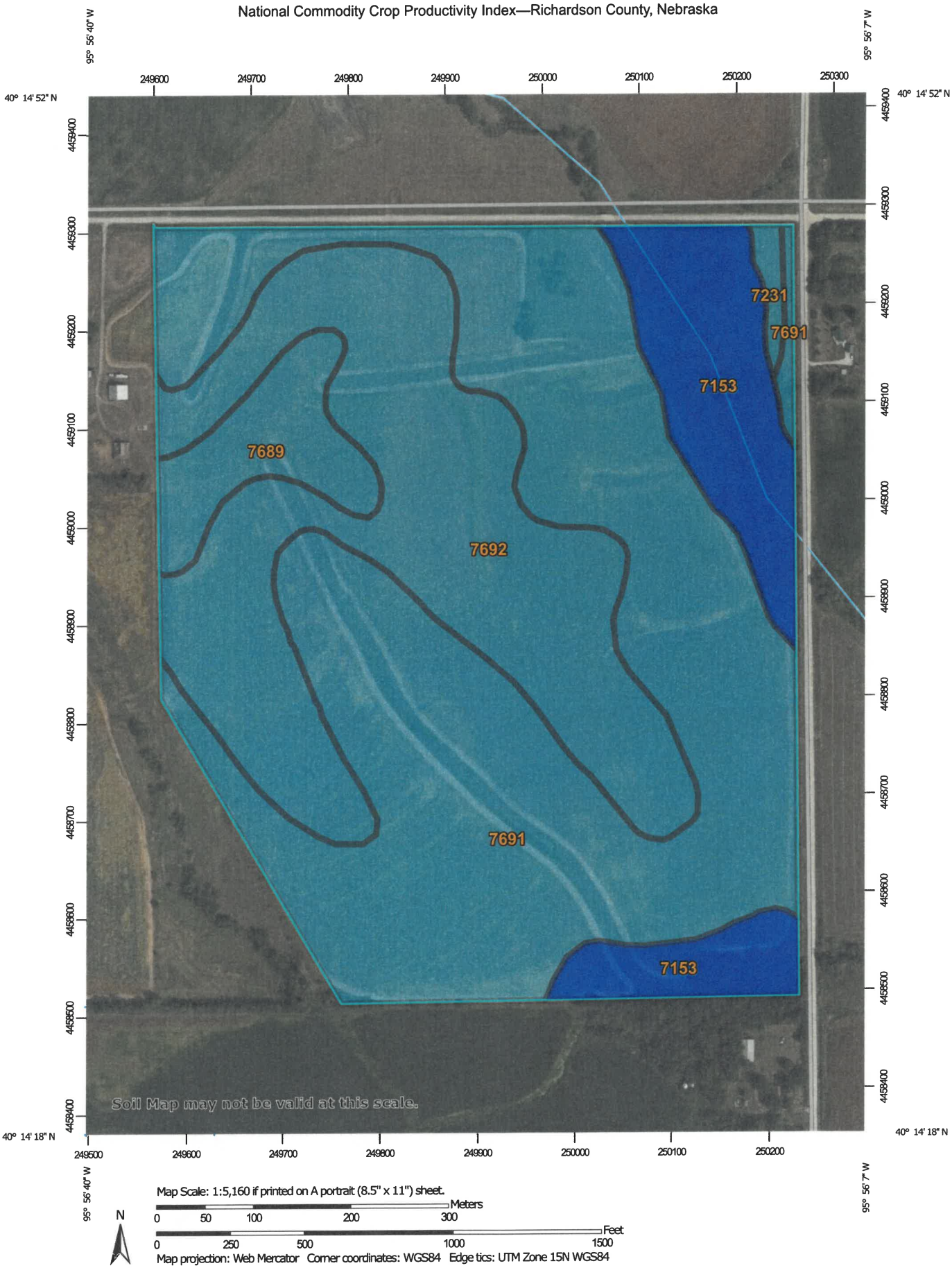
Farm **420**
Tract **1179**

0 250 500 Ft

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). USDA is an equal opportunity provider, employer, and lender.

Map Created 03/30/2026

National Commodity Crop Productivity Index—Richardson County, Nebraska



National Commodity Crop Productivity Index

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
7153	Kennebec silt loam, rarely flooded	0.892			14.4	11.8%
7231	Judson silt loam, 2 to 6 percent slopes	0.793			0.8	0.7%
7689	Wymore silty clay loam, 0 to 2 percent slopes	0.667			6.2	5.1%
7691	Wymore silty clay loam, 3 to 11 percent slopes	0.658			63.7	52.5%
7692	Wymore silty clay loam, 3 to 11 percent slopes, eroded	0.605			36.3	29.9%
Totals for Area of Interest					**121.4**	**100.0%**

Rating	Acres in AOI	Percent of AOI
0.658	63.7	52.5%
0.605	36.3	29.9%
0.892	14.4	11.8%
0.667	6.2	5.1%
0.793	0.8	0.7%
Totals for Area of Interest	**121.4**	**100.0%**

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Low inherent productivity
- Moderately low inherent productivity
- Moderate inherent productivity
- Moderately high inherent productivity
- High inherent productivity
- Not rated or not available

Soil Rating Lines

- Low inherent productivity
- Moderately low inherent productivity
- Moderate inherent productivity
- Moderately high inherent productivity
- High inherent productivity
- Not rated or not available

Soil Rating Points

- Low inherent productivity
- Moderately low inherent productivity
- Moderate inherent productivity
- Moderately high inherent productivity
- High inherent productivity
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Richardson County, Nebraska
Survey Area Data: Version 25, Sep 11, 2026

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 7, 2022—Sep 12, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MENKE AUCTION & REALTY

Auctioneer: Byron Menke
Cell Phone: 402-630-6469

Terms & Conditions & Bid Sheet

Bid Deadline: Bids must be received no later than Friday, November 13th, 2026 @ 4:00pm.
Bids will be opened and reviewed by the Sellers on November 14th, 2026, and Buyers will be notified of the Sellers decision within 48 hours of reviewing the bids.

Bids submitted to: Mailed to Menke Auction & Realty, P.O. Box 249 Treynor IA. 51575 or delivered to Menke Auction & Realty 124 E. Main St., Treynor IA. 51575.

Property Address: Property is located 5 miles North of Humboldt Nebraska on 634 Ave. to 719 Rd. Land lays west of 634 Ave. and South of 719 Road.

BID MEATHOD: Buyers will submit a One-Time Bid with price per acre x the net taxable acres of 124.18 to determine total bid.
PURCHASE AGREEMENT: Successful bidder will enter into a purchase agreement immediately after being declared the winning bidder by the Auctioneer. **PLEASE NOTE:** The purchase agreement will offer ***NO CONTINGENCIES*** for financing, property condition, or any other alterations to the agreement. Purchase agreement requires the Buyer to succeed to the CRP Contracts until they expire. Property is being sold ***"AS IS".*** Prospective Buyers are urged to inspect the property prior to the auction date to their own satisfaction. Sellers reserve the right to accept or reject any or all bids.
EARNEST DEPOSIT: Successful bidder will provide an Earnest Deposit equal to 10% of the Final Contract price at the time of signing the purchase agreement, with the balance due at closing. Earnest deposit will be held in the Trust Account of Ambassador Title & Escrow. Failure to close by the posted Closing date will result in the Buyer forfeiting the Earnest Deposit unless both parties have agreed in writing to a mutually agreeable closing date. Buyer may be liable for a per-di charge of $500.00 for every day the closing goes beyond the original closing date.
TAXES: Taxes will be prorated to the date of closing.
CLOSING: Closing to be on or before December 15th, 2026. Closing to be conducted by Ambassador Title & Escrow with the cost to be split 50/50 between the Buyer and the Seller.
POSSESSION: Will be given at Closing once all funds have been received and all documents are recorded.
LEASE: There is no Farm Lease in place for the 2027 Crop year.
SURVEY: Survey has been completed and is recorded with the Richardson County Nebraska Court house.
TITLE: Seller will provide clear title to the property with Title Insurance. Title will be provided by Ambassador Title with the cost split 50/50 between the buyer and seller.
EASEMENTS: Sale is subject to all Easements and Right of Ways of record.
AGENCY: Menke Auction & Realty and their agents are acting as Exclusive Agents for the Sellers unless a Dual Agency Agreement has been signed by both parties.

All information is from sources deemed reliable by Menke Auction & Realty; however, no guarantee or warranty of its accuracy is given. Buyers are encouraged to research any information to their own satisfaction.

Parcel #1: $ _____ /Acre x 124.18 Acres = Total Bid of $ _____

I have read the Terms and Conditions of the Auction and agree to abide by them, and I am submitting my bids as listed above. All information below is required to submit a valid bid.

Buyers Name:_____

Buyers Full Address: _____

Buyers Signature:_____ Date:_____

Buyers Phone #: Cell: _____ Home/Office: _____

Buyers Email: _____