MULTI-PARCEL AUCTION

DAWSON COUNTY, NEBRASKA

HAYMAKER FARMS

NINE TRACTS

1,527.77 ACRES M/L

HAYMAKERFARMSAUCTION.COM



Thursday, December 17, 2026 | 10:00 AM

Meridian Events | 1910 Meridian Ave | Cozad, NE 69130

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

STEVE BRUERE: 515.222.1347
Steve@PeoplesCompany.com | NE LIC 20170640

EXECUTIVE SUMMARY

Haymaker Farms offers a rare opportunity to acquire a large, highly productive irrigated farming operation in Nebraska's Central Platte Valley. Located between Cozad and Lexington, with convenient access to U.S. Highway 30 and Interstate 80, the portfolio combines productive soils, dependable irrigation, established infrastructure, and a long history of successful agricultural production. The multi-parcel auction will be held on Thursday, December 17, 2026 at Meridian Events in Cozad, NE, at 10:00 AM.

The portfolio consists of 1,527.77 acres m/l, including 1,485.62 estimated FSA cropland acres and is nearly 100% tillable. The farms are predominantly comprised of Hord silt loam, Cozad silt loam, and Hall silt loam, well suited to intensive irrigated crop production. Historical production includes yellow corn, white corn, soybeans, and alfalfa, creating a diversified cropping program supported by both conventional and certified-organic production systems.

Haymaker Farms' tillable acres are virtually 100% irrigated through 11 center-pivot systems supported by nine groundwater wells and available surface-water resources. The portfolio is located within the Central Platte Natural Resources District and Groundwater Management Area 3, in the heart of the Platte Valley, an area benefiting from the Ogallala Aquifer.

The operation includes two newer 55,000-bushel grain bins located on Tract 5, providing approximately 110,000 bushels of on-farm grain storage. This storage capacity provides substantial flexibility in harvest management, grain handling, and the timing of crop sales.

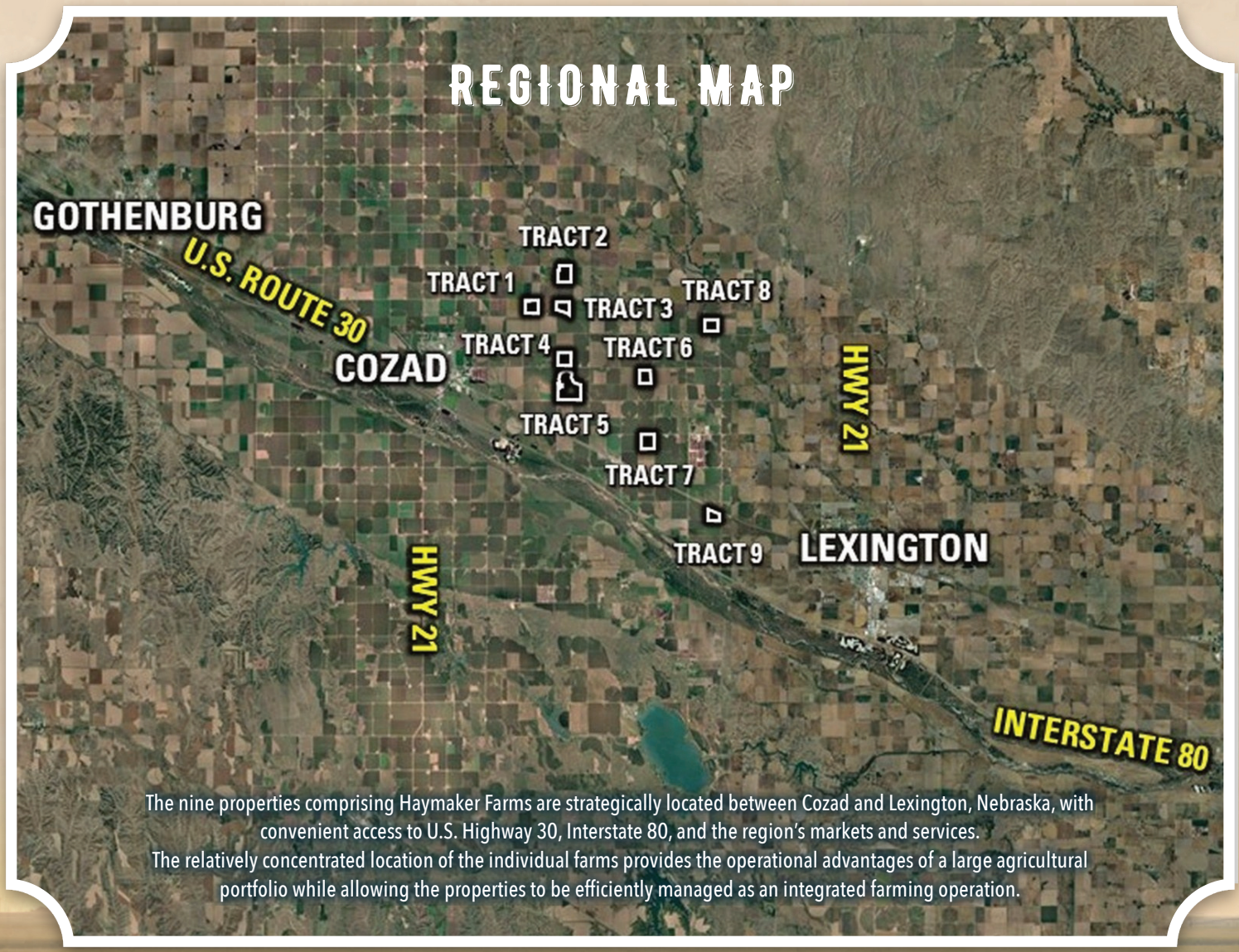
Haymaker Farms offers a combination of scale, productive soils, dependable irrigation, established infrastructure, on-farm grain storage, and diversified conventional and organic production that is difficult to duplicate in Nebraska's Central Platte Valley.

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

STEVE BRUERE: 515.222.1347
Steve@PeoplesCompany.com | NE LIC 20170640

FARMS SUMMARY

TRACT	FARM NAME	FARM #	TRACT #	TOTAL ACRES	EST FSA ACRES	TAXES
1	Wedge Farm	8670	1107 & 1108	160.20	157.89	$10,546.40
2	Ross Farm	9539	54303	156.97	149.40	$9,994.58
3	Banner Farm	7845	2130	125.58	119.34	$8,200.10
4	Cover Farm	9539	56223	160.55	156.21	$10,364.82
5	Walker Farm	9539	56223	333.08	324.76	$25,381.74
6	Al's South Farm	5243	1385	148.94	141.81	$9,994.62
7	Shackley Farm	5244	1404	159.28	156.50	$10,212.34
8	Webb Farm	8670	1506	149.36	146.26	$9,613.34
9	Elliott Farm	8670	1570	133.81	133.45	$7,050.72
			TOTAL	1,527.77	1,485.62	$101,358.66



The nine properties comprising Haymaker Farms are strategically located between Cozad and Lexington, Nebraska, with convenient access to U.S. Highway 30, Interstate 80, and the region's markets and services.
The relatively concentrated location of the individual farms provides the operational advantages of a large agricultural portfolio while allowing the properties to be efficiently managed as an integrated farming operation.

Auction Details

MULTI-PARCEL AUCTION
DAWSON COUNTY, NEBRASKA

THURSDAY, DECEMBER 17 | 10:00 AM

MERIDIAN EVENTS
1910 MERIDIAN AVE
COZAD, NE 69130

- Exceptional Soils
- Established Infrastructure
- Dependable Water Sources
- Proven Farming Operation

FARMING OPERATION

Haymaker Farms is predominantly comprised of Hord silt loam, Cozad silt loam, and Hall silt loam soils well suited to intensive irrigated crop production. These soils, together with the portfolio's established irrigation systems, have supported a long history of productive farming.

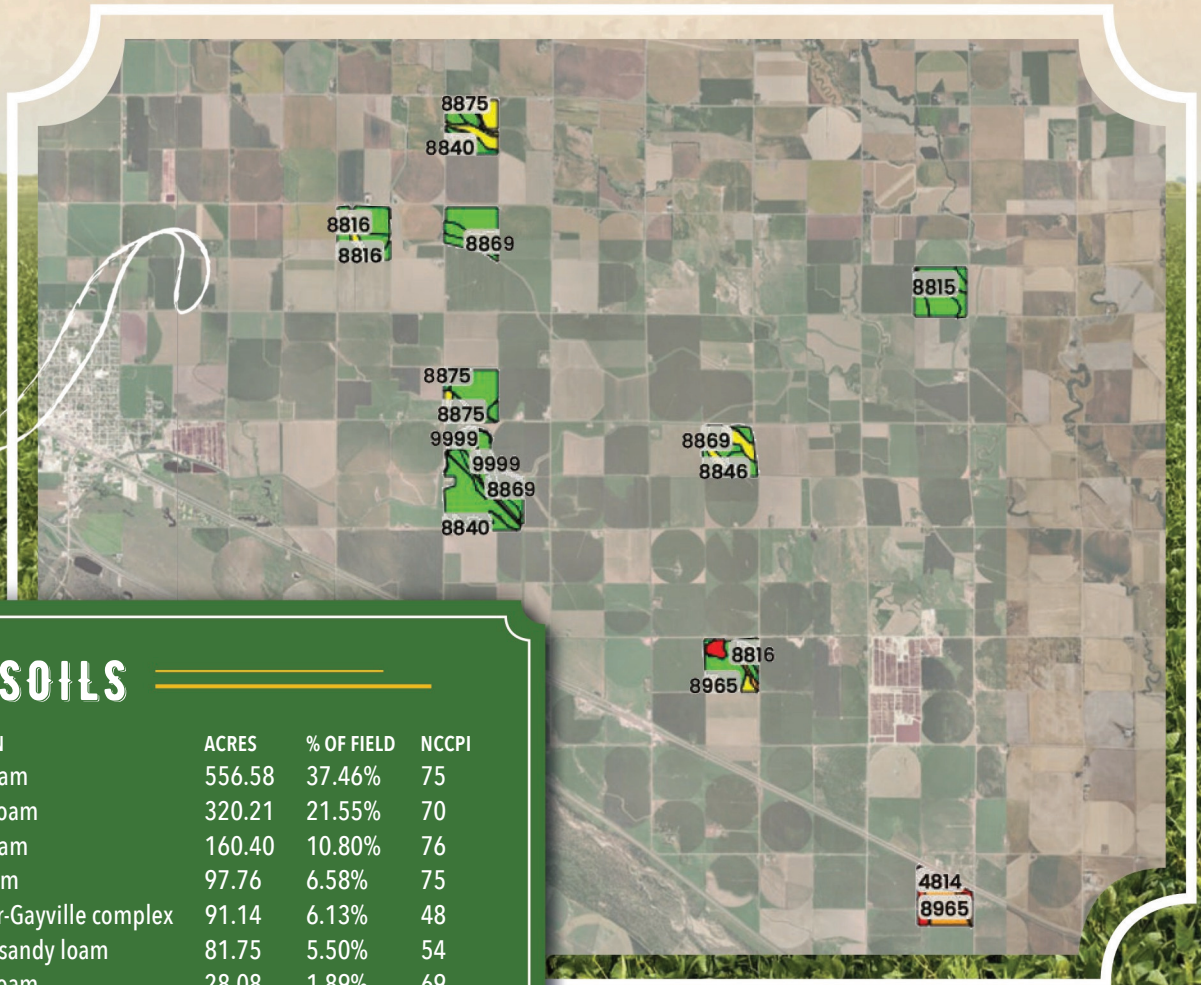
Historical crop production across the portfolio includes yellow corn, white corn, soybeans, and alfalfa, with farming operations incorporating both conventional and certified-organic production.

272 acres m/l are presently certified organic for organic production on Tracts 1 and 5, providing an established organic component within the larger farming operation. The balance of the portfolio provides substantial conventional crop-production capacity, while additional acres may offer future organic production opportunities subject to applicable transition and certification requirements.

The current tenant has developed specialty-crop marketing relationships, including a relationship with Frito-Lay. Any existing crop contract is an arrangement of the tenant and is not represented as a contract transferring with the real estate. Nevertheless, the operation's history of specialty crop production demonstrates the versatility of the farms and their access to regional commodity and specialty crop markets.

ON-FARM GRAIN STORAGE

Two newer 55,000-bushel grain bins located on Tract 5 provide approximately 110,000 bushels of total on-site storage capacity. This infrastructure provides meaningful flexibility in harvest scheduling, grain handling, storage and grain marketing.



TILLABLE SOILS

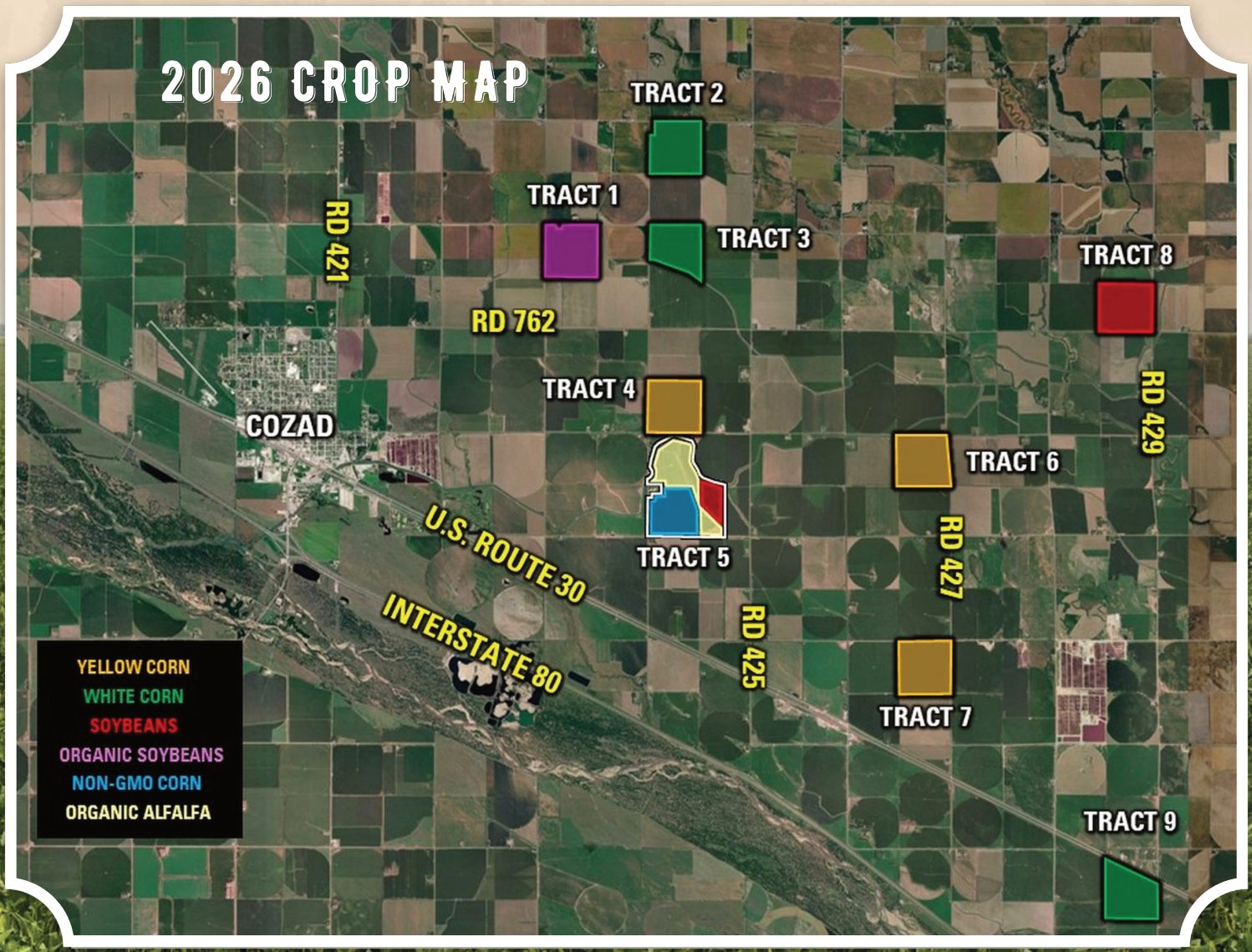
CODE	DESCRIPTION	ACRES	% OF FIELD	NCCPI
8869	Hord silt loam	556.58	37.46%	75
8815	Cozad silt loam	320.21	21.55%	70
8875	Hord silt loam	160.40	10.80%	76
8840	Hall silt loam	97.76	6.58%	75
8965	Wood River-Gayville complex	91.14	6.13%	48
8810	Cozad fine sandy loam	81.75	5.50%	54
8817	Cozad silt loam	28.08	1.89%	69
8816	Cozad silt loam	25.84	1.74%	69
9080	Rusco silt loam	25.44	1.71%	31
8846	Hall silt loam	19.32	1.30%	79
4814	Valentine loamy fine sand	17.63	1.19%	30
8550	Silver Creek complex	16.16	1.09%	48
		1485.62		68.7

FARMING OPERATION

Haymaker Farms is currently operated by an experienced tenant with extensive familiarity with the property's irrigation systems, water resources, soils, and both conventional and organic crop production.

The tenant has farmed the properties for a number of years and has expressed an interest in continuing to operate the farms following a sale. This provides a prospective purchaser with the opportunity to discuss continuation of an established farming relationship with an operator already familiar with the entire portfolio.

The current lease expires in February 2027. A purchaser therefore has flexibility to negotiate a new lease arrangement with the existing tenant, engage another operator, or operate the farms independently.



An Established Farming Operation with Flexibility for a New Owner

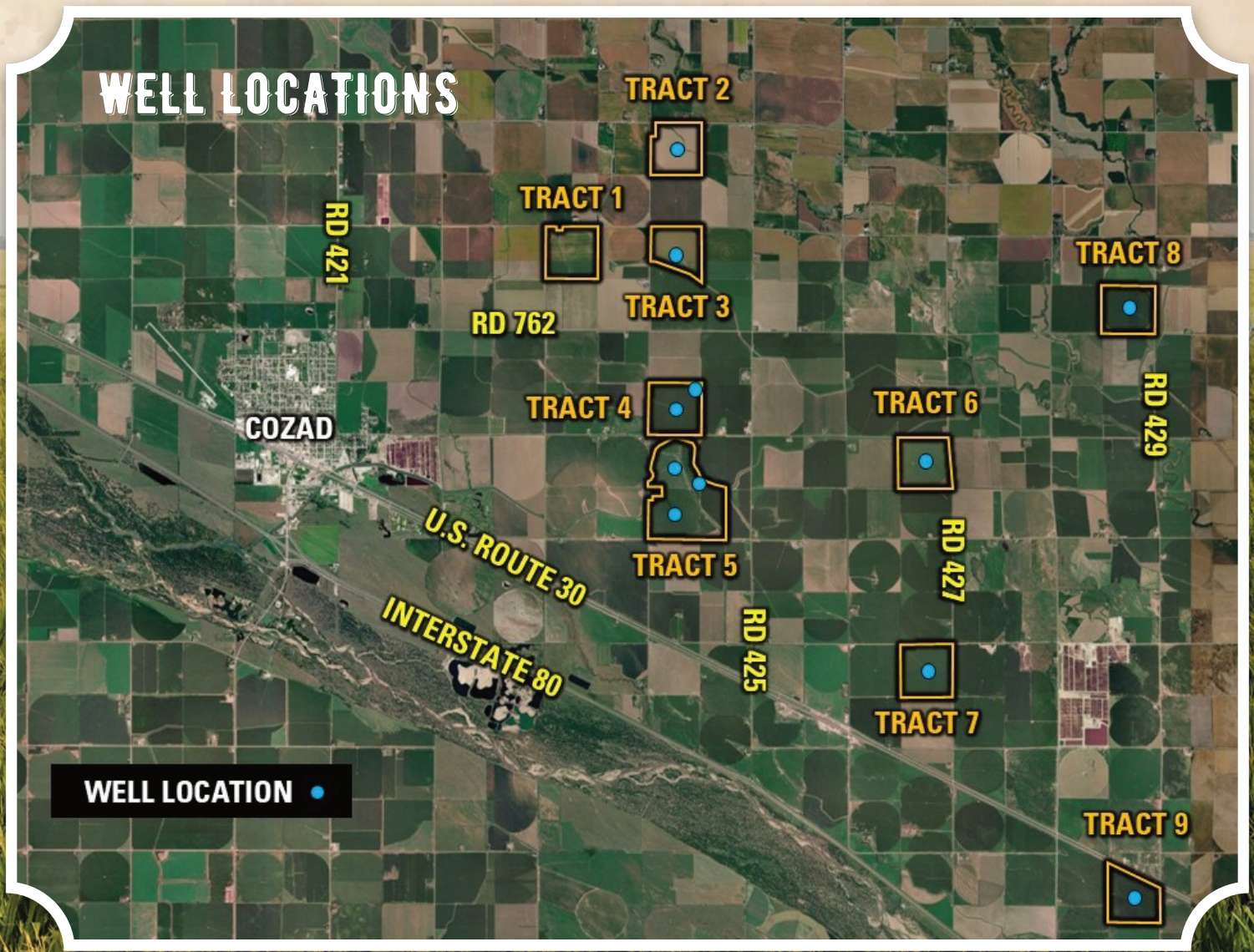
WATER RESOURCES & IRRIGATION

Haymaker Farms is located within the Central Platte Natural Resources District (CPNRD) in Nebraska's Platte River Valley. The portfolio lies within Groundwater Management Area 3 and benefits from the groundwater resources underlying this highly productive agricultural region.

Groundwater is the principal source supporting the portfolio's irrigation system. Nine groundwater wells, together with available surface-water resources, support 11 center-pivot systems serving the nine farms. Virtually all of Haymaker Farms' tillable acreage is irrigated.

Available surface-water rights provide an additional component of the portfolio's water resources. The Seller currently participates in surface-water rights associated with approximately 152.9 acres on Tract 1, 6.2 acres on Tract 2, and 120.7 acres on Tract 3. In addition, Tract 7 has a 68-acre floating irrigation option.

The combination of groundwater wells, center-pivot irrigation systems, and available surface-water resources has supported a long history of irrigated agricultural production throughout Haymaker Farms.



IRRIGATION INFRASTRUCTURE

Haymaker Farms has a long history of irrigated agricultural production. **All nine farms are presently equipped for center-pivot irrigation, with 11 center-pivot systems currently in operation.** Irrigation water is supplied principally by nine groundwater wells, supplemented by available surface-water resources.

The Seller holds an option to purchase the remaining center pivots and intends to acquire the tenant-owned pivots and related irrigation equipment necessary to continue operation of the farms, and will include that equipment as part of the transaction.

PIVOT INFORMATION

TRACT	FARM NAME	BRAND	MODEL	YEAR
1	Wedge	Zimmatic	7 Tower Galvanized Center Pivot/Corner System	2019
2	Ross	Zimmatic	7 Tower Galvanized Pivot System	2009
3	Banner	Zimmatic	7 Tower Galvanized Center Pivot System	2001
4	Cover	Reinke	7 Tower Galvanized Center Pivot/Corner System	2013
5	Walker (E80)	Valley	7 Tower Galvanized Center Pivot System	N/A
5	Walker (NW1/4)	Reinke	6 Tower Galvanized Center Pivot/Corner System	2016
5	Walker (South)	Zimmatic	7 Tower Galvanized Pivot System	2007
6	Al's South	Valley	8000 Center Pivot System	2001
7	Shackley	Reinke	7 Tower Galvanized Center Pivot/Corner System	2024
8	Webb	Valley	7 Tower Central Pivot System, 8000	2015
9	Elliot	Reinke	6 Tower Galvanized Center Pivot/Corner System	2016

A Fully Irrigated, Turnkey Farming Operation

PUMP INFORMATION

TRACT	FARM NAME	BRAND	SERIAL NUMBER
1	Wedge	Berkeley Suction Pump	SN:021C15P
2	Ross	Fairbanks Morse Pump	SN: N/A
4	Cover	Layne Turbine Pump	SN: 15199
4	Cover	Fairbanks Morse Pump	SN: SW27853
5	Walker	Nebraska Pump & Supply	SN: N6708678
6	Al's South	Ingersoll Dresser Pump	SN: 0105NG12755-1
7	Shackley	Western Land Roller	SN: 0704NG031569-1
7	Shackley	Layne and Bowler pump	SN: N2022
8	Webb	American Turbine	SN: N/A
9	Elliot	Western Land Roller pump	SN: 9209790

TRACT NUMBER 1

160.20 ACRES M/L

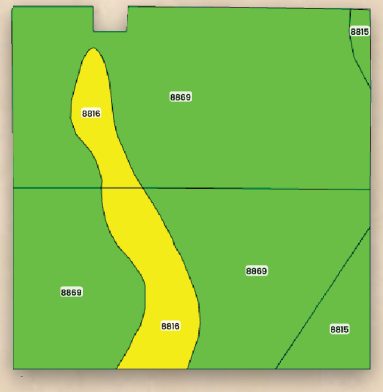
BRIEF LEGAL: Part of NW¼ of Section 34-11N-23W
ESTIMATED ANNUAL TAXES: $10,546.40

Tract 1 totals 160.20 acres m/l and consists of approximately 157.89 FSA cropland acres, all of which are certified organic. Primary soil types include Hord silt loam and Cozad silt loam. The farm is irrigated by a 2019 Zimmatic seven-tower center-pivot/corner system, with a Berkeley suction pump. Approximately 152.9 acres of the tract carry associated surface-water rights. Located southeast of the intersection of Road 763 and Road 423, this tract is situated in Section 34 of Gillan Precinct, Dawson County, Nebraska.



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI	LEGEND
8869	Hord silt loam	129.80	82.2%	I	75	
8816	Cozad silt loam	18.26	11.6%	II	69	
8815	Cozad silt loam	9.83	6.2%	I	70	
				Weighted Average	74.0	



TRACT 1 IRRIGATION PIVOTS

Brand	Model	Year
Zimmatic	7 Tower Galvanized Center Pivot/Corner System	2019

TRACT 1 PUMPS

Brand	Serial Number
Berkeley Suction Pump	SN: 021C15P

**Buyer should independently verify all equipment, water and acreage information.*

TRACT NUMBER 2

156.97 ACRES M/L

BRIEF LEGAL: Part of NW¼ of Section 26-11N-23W
ESTIMATED ANNUAL TAXES: $9,994.58

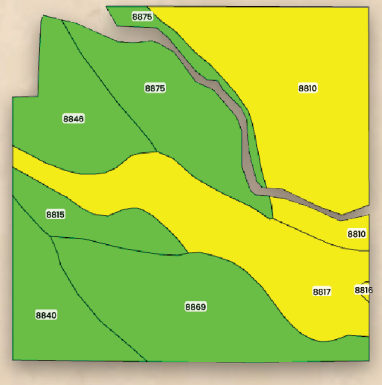
Tract 2 totals 156.97 acres m/l and consists of approximately 149.40 FSA cropland acres. Primary soil types include Cozad fine sandy loam, Cozad silt loam, Hord silt loam, and Hall silt loam. The farm is irrigated by a 2009 Zimmatic seven-tower center-pivot system, supported by a Fairbanks Morse pump. The tract also includes approximately 6.2 acres with associated surface-water rights. Located southeast of the intersection of Road 764 and Road 424, this tract is situated in Section 26 of Gillan Precinct, Dawson County, Nebraska.



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI	LEGEND
8810	Cozad fine sandy loam	37.87	25.4%	I	54	
8817	Cozad silt loam	28.08	18.8%	I	69	
8869	Hord silt loam	27.38	18.3%	I	75	
8875	Hord silt loam, wet substratum	20.88	14.0%	II	76	
8846	Hall silt loam, wet substratum	14.96	10.0%	II	79	
8840	Hall silt loam	12.56	8.4%	I	75	
8815	Cozad silt loam	7.47	5.0%	I	70	
8816	Cozad silt loam	0.21	0.1%	II	69	

Weighted Average 68.8



TRACT 2 IRRIGATION PIVOTS

Brand	Model	Year
Zimmatic	7 Tower Galvanized Pivot System	2009

TRACT 2 PUMPS

Brand	Serial Number
Fairbanks Morse Pump	SN: N/A

**Buyer should independently verify all equipment, water and acreage information.*

TRACT NUMBER 3

125.58 ACRES M/L

BRIEF LEGAL: Part of NW¼ of Section 35-11N-23W
ESTIMATED ANNUAL TAXES: $8,200.10

Tract 3 totals 125.58 acres m/l and consists of approximately 119.34 FSA cropland acres. Primary soil types include Hall silt loam, Hord silt loam, and Cozad silt loam. The farm is irrigated by a 2001 Zimmatic seven-tower galvanized center-pivot system. Approximately 120.7 acres of the tract carry associated surface-water rights. Located southeast of the intersection of Road 763 and Road 424, this tract is situated in Section 35 of Gillan Precinct, Dawson County, Nebraska.



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI	LEGEND
8840	Hall silt loam	61.42	51.5%	I	75	
8869	Hord silt loam	40.75	34.1%	I	75	
8815	Cozad silt loam	17.17	14.4%	I	70	

Weighted Average 74.3



TRACT 3 IRRIGATION PIVOTS

Brand	Model	Year
Zimmatic	7 Tower Galvanized Center Pivot System	2001

**Buyer should independently verify all equipment, water and acreage information.*



TRACT NUMBER 4

160.55 ACRES M/L

BRIEF LEGAL: SW¼ of Section 2-10N-23W
ESTIMATED ANNUAL TAXES: $10,364.82

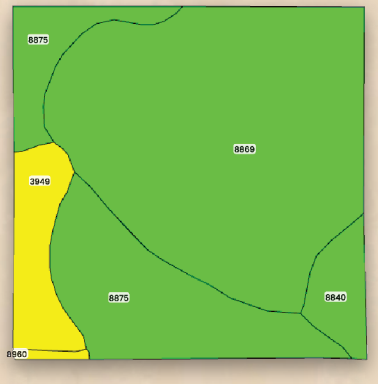
Tract 4 totals 160.55 acres m/l and consists of approximately 156.21 FSA cropland acres. Primary soil types include Hord silt loam, Hord silt loam with wet substratum, and Fillmore silt loam. The farm is irrigated by a 2013 Reinke seven-tower galvanized center-pivot/corner system, supported by a Layne turbine pump and a Fairbanks Morse pump. Located northeast of the intersection of Road 761 and Road 424, this tract is situated in Section 2 of Cozad Precinct, Dawson County, Nebraska.



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI	LEGEND
8869	Hord silt loam	93.58	59.9%	I	75	
8875	Hord silt loam, wet substratum	41.27	26.4%	II	76	
3949	Fillmore silt loam, drained, occasionally ponded	12.69	8.1%	II	57	
8840	Hall silt loam	7.79	5.0%	I	75	
8960	Wood River silt loam	0.88	0.6%	II	52	

Weighted Average 73.7



TRACT 4 IRRIGATION PIVOTS

Brand	Model	Year
Reinke	7 Tower Galvanized Center Pivot/Corner System	2013

TRACT 4 PUMPS

Brand	Serial Number
Layne Turbine Pump	SN: 15199
Fairbanks Morse Pump	SN: SW27853

**Buyer should independently verify all equipment, water and acreage information.*

TRACT NUMBER 5

333.08 ACRES M/L

BRIEF LEGAL: Part of Section 11-10N-23W
ESTIMATED ANNUAL TAXES: $25,381.74

Tract 5 totals 333.08 acres m/l, with approximately 324.76 tillable acres. FSA records show 333.45 cropland acres, including 114.11 acres certified organic. Primary soil types include Hord silt loam, Hord silt loam with wet substratum, and Cozad silt loam. Irrigation infrastructure includes three center-pivot systems: a Valley seven-tower system, a 2016 Reinke six-tower center-pivot/corner system, and a 2007 Zimmatic seven-tower system. The farm also features two newer 55,000-bushel grain bins, providing approximately 110,000 bushels of on-farm grain storage. Located northeast of the intersection of Road 760 and Road 424, this tract is situated in Section 11 of Cozad Precinct, Dawson County, Nebraska.

Possession of the grain bins located on Tract 5 will be delivered on or before August 31, 2027.

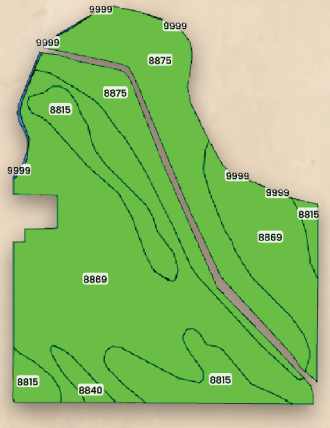


Acreage Note: The FSA-reported cropland acreage exceeds the assessed acreage. FSA acreage figures may be adjusted following the sale as part of the farm reconstitution process. Buyers should independently verify all acreage figures with the appropriate agencies.

TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI	LEGEND
8869	Hord silt loam	182.57	56.2%	I	75	
8875	Hord silt loam, wet substratum	87.66	27.0%	II	76	
8815	Cozad silt loam	49.63	15.3%	I	70	
8840	Hall silt loam	4.76	1.5%	I	75	
9999	Water	0.14	0.0%	–	–	

Weighted Average 74.5



TRACT 5 IRRIGATION PIVOTS

Brand	Model	Year
Valley	7 Tower Galvanized Center Pivot System (E80)	N/A
Reinke	6 Tower Galvanized Center Pivot/Corner System (NW¼)	2016
Zimmatic	7 Tower Galvanized Pivot System (South)	2007

TRACT 5 PUMPS

Brand	Serial Number
Nebraska Pump & Supply	SN: N6708678

GRAIN STORAGE

Two newer 55,000-bushel grain bins provide approximately 110,000 bushels of on-farm storage.

**Buyer should independently verify all equipment, water and acreage information.*



HAYMAKERFARMSAUCTION.COM

TRACT NUMBER 6

148.94 ACRES M/L

BRIEF LEGAL: NE¼ of Section 7-10N-22W
ESTIMATED ANNUAL TAXES: $9,994.62

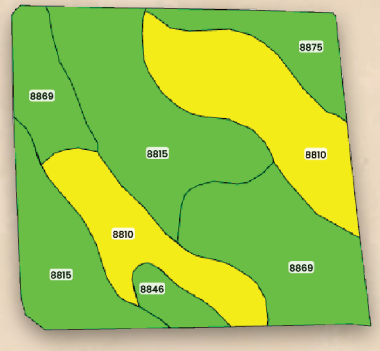
Tract 6 totals 148.94 acres m/l and consists of approximately 141.81 FSA cropland acres. Primary soil types include Cozad silt loam, Cozad fine sandy loam, and Hord silt loam. The farm is irrigated by a 2001 Valley 8000 center-pivot system, supported by an Ingersoll Dresser pump. Located southwest of the intersection of Road 761 and Road 427, this tract is situated in Section 7 of Coyote Precinct, Dawson County, Nebraska.



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI	LEGEND
8815	Cozad silt loam	47.45	33.5%	I	70	
8810	Cozad fine sandy loam	43.88	30.9%	I	54	
8869	Hord silt loam	35.54	25.1%	I	75	
8875	Hord silt loam, wet substratum	10.59	7.5%	II	76	
8846	Hall silt loam, wet substratum	4.36	3.1%	II	79	

Weighted Average 67.0



TRACT 6 IRRIGATION PIVOTS

Brand	Model	Year
Valley	8000 Center Pivot System	2001

TRACT 6 PUMPS

Brand	Serial Number
Ingersoll Dresser Pump	SN: 0105NG12755-1

**Buyer should independently verify all equipment, water and acreage information.*



TRACT NUMBER 7

159.28 ACRES M/L

BRIEF LEGAL: NE¼ of Section 19-10N-22W
ESTIMATED ANNUAL TAXES: $10,212.34

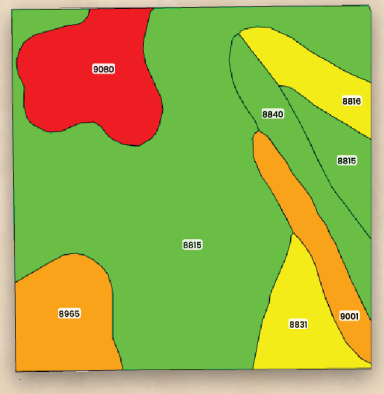
Tract 7 totals 159.28 acres m/l and consists of approximately 156.50 FSA cropland acres. Primary soil types include Cozad silt loam, Rusco silt loam, and Wood River-Gayville complex. The farm is irrigated by a 2024 Reinke seven-tower galvanized center-pivot/corner system. The system is supported by Western Land Roller and Layne & Bowler pumps, and the farm also includes a 68-acre floating irrigation option. Located southwest of the intersection of Road 759 and Road 427, this tract is situated in Section 19 of Coyote Precinct, Dawson County, Nebraska.



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI	LEGEND
8815	Cozad silt loam	90.10	57.6%	I	70	
9080	Rusco silt loam	17.78	11.4%	II	31	
8965	Wood River-Gayville complex	12.76	8.2%	III	48	
8840	Hall silt loam	10.50	6.7%	I	75	
8831	Gosper loam	9.63	6.2%	I	58	
9001	Anselmo fine sandy loam	8.36	5.3%	II	42	
8816	Cozad silt loam	7.37	4.7%	II	69	

Weighted Average 61.8



TRACT 7 IRRIGATION PIVOTS

Brand	Model	Year
Reinke	7 Tower Galvanized Center Pivot/Corner System	2024

TRACT 7 PUMPS

Brand	Serial Number
Western Land Roller	SN: 0704NG031569-1
Layne and Bowler Pump	SN: N2022

**Buyer should independently verify all equipment, water and acreage information.*



TRACT NUMBER 8

149.36 ACRES M/L

BRIEF LEGAL: SE¼ of Section 33-11N-22W
ESTIMATED ANNUAL TAXES: $9,613.34

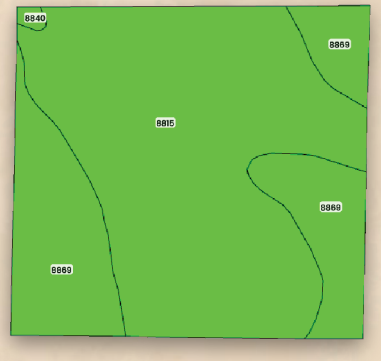
Tract 8 totals 149.36 acres m/l and consists of approximately 146.26 FSA cropland acres. Primary soil types include Cozad silt loam and Hord silt loam. The farm is irrigated by a 2015 Valley seven-tower center-pivot system, supported by an American Turbine pump. Located northwest of the intersection of Road 762 and Road 429, this tract is situated in Section 33 of Coyote Precinct, Dawson County, Nebraska.



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI	LEGEND
8815	Cozad silt loam	98.56	67.4%	I	70	
8869	Hord silt loam	46.96	32.1%	I	75	
8840	Hall silt loam	0.73	0.5%	I	75	

Weighted Average 71.6



TRACT 8 IRRIGATION PIVOTS

Brand	Model	Year
Valley	7 Tower Central Pivot System, 8000	2015

TRACT 8 PUMPS

Brand	Serial Number
American Turbine	SN: N/A

**Buyer should independently verify all equipment, water and acreage information.*



TRACT NUMBER 9

133.81 ACRES M/L

BRIEF LEGAL: Part of E½ of Section 33-10N-22W
ESTIMATED ANNUAL TAXES: $7,050.72

Tract 9 totals 133.81 acres m/l, with approximately 133.45 tillable acres. FSA records show 140.54 cropland acres. Primary soil types include Wood River-Gayville complex, Valentine loamy fine sand, and Silver Creek complex. The farm is irrigated by a 2016 Reinke six-tower galvanized center-pivot/corner system, supported by a Western Land Roller pump. Located west of Road 429, this tract is situated in Section 33 of Coyote Precinct, Dawson County, Nebraska.

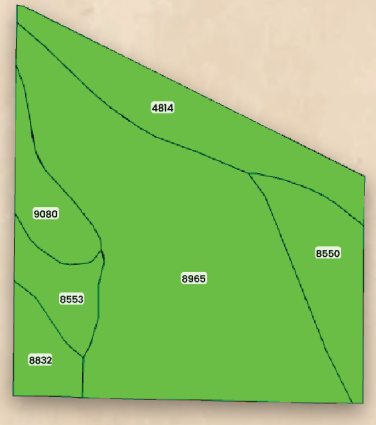


Acreage Note: The FSA-reported cropland acreage exceeds the assessed acreage. FSA acreage figures may be adjusted following the sale as part of the farm reconstitution process. Buyers should independently verify all acreage figures with the appropriate agencies.

TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI	LEGEND
8965	Wood River-Gayville complex	78.38	58.7%	III	48	
4814	Valentine loamy fine sand	17.63	13.2%	IV	30	
8550	Silver Creek complex, rarely flooded	16.16	12.1%	IV	48	
9080	Rusco silt loam	7.66	5.7%	II	31	
8553	Silver Creek silt loam, rarely flooded	7.34	5.5%	III	51	
8832	Gosper loam, saline-alkali	6.27	4.7%	III	34	

Weighted Average 44.2



TRACT 9 IRRIGATION PIVOTS

Brand	Model	Year
Reinke	6 Tower Galvanized Center Pivot/Corner System	2016

TRACT 9 PUMPS

Brand	Serial Number
Western Land Roller Pump	SN: 9209790

**Buyer should independently verify all equipment, water and acreage information.*



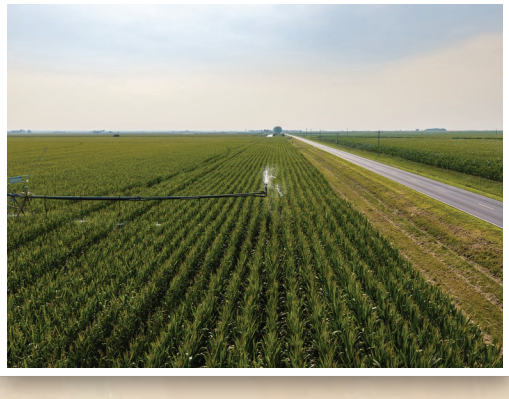



Ammonic









AUCTION TERMS & CONDITIONS

1. BIDDER REGISTRATION. In order to bid at the auction, you must enter into a "Qualified Bidder Agreement" and receive a bidder number from Peoples Company at which point you will be a "Qualified Bidder".

2. ACCESS TO DATA ROOM. Peoples Company has set up an electronic data room (the "Data Room") where prospective bidders may examine documents pertaining to the sale. The documents will include pro forma title insurance commitments and the form of the contract that each successful bidder will be required to sign immediately upon acceptance of the winning bid. If you wish to obtain access to the online Data Room, please contact Peoples Company.

3. AUCTION METHOD.

(a) The Farm will be offered in 9 individual tracts or combinations thereof (the "Real Estate").

(b) Bidding will remain open on all tracts and combinations until the close of the auction as determined by the Auctioneer, or as directed by the Seller and announced by the Auctioneer. A Qualified Bidder may bid on any tract or combination of tracts, and the Seller may sell any tract or combination of tracts. If either the Seller or Peoples Company determine, in the exercise of either's sole discretion, that a Qualified Bidder's participation or further participation in the auction is not in the best interest of Seller, such Qualified Bidder shall be immediately deemed a "Disqualified Bidder", and the Disqualified Bidder's participation in the auction may be stopped, and any bids made by a Disqualified Bidder shall be disregarded.

(c) Conduct of the Auction and the increments of bidding shall be at the continuing discretion of the Auctioneer. Peoples Company reserves the right to enter bids on behalf of Qualified Bidders participating in person, electronically, by telephone, or by proxy. All decisions of the Auctioneer at the auction are final.

4. APPROXIMATE ACRES OF TRACTS & IRRIGATION EQUIPMENT INFORMATION.

(a) Refer to the Data Room, which will be updated from time to time, for approximate acres, personal property, and additional information for each tract.

(b) Any and all references to acreage in these Terms and Conditions or throughout this marketing brochure and marketing materials are referring to assessed acreage per the Dawson County Appraiser.

5. AGENCY. Peoples Company and its representatives are agents of the Seller.

6. FARM PROGRAM INFORMATION. Farm Program Information is provided by the Dawson County Farm Service Agency. The figures stated in the marketing materials are the present best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the tracts of land are reconstituted by the Dawson County FSA and NRCS offices. For updated information, you should access the Data Room.

7. EARNEST MONEY PAYMENT. A 10% earnest money payment is required on the day of the auction for each tract. The earnest money payment may be paid in the form of good check, satisfactory to the Auctioneer at his sole discretion, or wire transfer. All funds will be held by First American Title Company.

8. CONTRACT & TITLE COMMITMENT.

(a) Immediately upon conclusion of the auction, the winning bidder(s) must immediately enter into an Asset Sale Agreement ("Contract") and deposit the required earnest money payment. The Contract will be substantially in the form posted in the Data Room. The terms and conditions in the Contract are non-negotiable, and any failure or refusal to immediately sign the Contract will be a violation of the Qualified Bidder Agreement, and Peoples Company and Seller shall be entitled to all remedies set forth in the Qualified Buyer Agreement, including without limitation monetary damages.

(b) The terms of the signed Contract shall govern the sale and shall supersede all prior communications, negotiations, discussions, representations, brochures, or information regarding the Real Estate, regardless of when the communication or material was made, including without limitation this marketing brochure and these Terms and Conditions.

(c) The Seller will furnish a recent pro forma commitment to issue an ALTA Owner's Policy (2006) in the amount equal to the purchase price.

(d) Any additional title insurance coverage or endorsements requested by Buyer or its lender will be paid by the Buyer.

(e) Seller shall deliver a Special Warranty Deed to the purchased Real Estate and, as applicable, an assignment and/or bill of sale for related property to Buyer.

9. FINANCING. Buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon Buyer obtaining financing. All financial arrangements are to have been made prior to bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

10. CLOSINGS. Closings will occur on or about January 31, 2027. The balance of the purchase price will be paid at closing in the form of a certified check satisfactory to the title company in its sole discretion or wire transfer. Except as otherwise provided in the Contract, the closing costs will be split equally by Buyer and Seller at Closing.



11. PROPERTY TAXES. Payment of all 2026 property taxes for the Real Estate and any personal property (the "Personal Property") shall be paid by the Seller. Payment of all 2027 property taxes and beyond for the Real Estate and the Personal Property shall be responsibility of the Buyer.

12. PERSONAL PROPERTY. All Personal Property will be transferred via a Bill of Sale and will be sold in "As-Is", 'Where-Is" condition. For complete and updated information on all personal property, you should access the Data Room.

13. MINERAL RIGHTS. A mineral title opinion will not be obtained or provided and there will be no guarantees as to the ownership of the mineral interests on all tracts. Seller will convey one hundred percent (100%) of whatever mineral rights are owned by the Seller without warranty.

14. POSSESSION.

(a) Possession of each tract will be delivered at Closing, subject to tenant's rights unless otherwise stated herein. All tracts are "open" for the 2027 crop year.

(b) Possession of the grain bins located on Tract 5 will delivered on or before August 31, 2027.

15. FENCES.

(a) Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller.

(b) All fences and fence lines shall be governed by Dawson County and Nebraska fence line rules and regulations. No new fences will be installed by the Seller.

(c) Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

16. FARM INSPECTION.

(a) Each potential bidder is responsible for conducting, at their own risk, the independent inspections, investigations, inquiries, and due diligence concerning the Real Estate and personal property. Inspections of the Assets must be arranged by contacting Peoples Company.

(b) Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.

(c) Invasive testing is prohibited without prior written consent of the Seller.

17. DISCLAIMER.

(a) All tract boundaries shown in this marketing brochure and any marketing materials are just sketches and are presumed to be accurate according to the best available information and knowledge of Peoples Company.

(b) Overall tract acres, tillable acres, pasture acres, etc. may vary from figures stated in the marketing materials and will be subject to change when the tracts are reconstituted by the Dawson County FSA and NRCS offices.

(c) All references to "M/L" in this marketing brochure and any marketing materials refers to more or less.

(d) All references to "NCCPI" in this marketing brochure and any marketing materials refers to the National Commodity Crop Index.

(e) All references to "FSA" in this marketing brochure and any marketing materials refers to the Farm Service Agency.

(f) All references to "NRCS" in this marketing brochure and any marketing materials refers to the Natural Resources Conservation Service.

(g) All utility information should be independently verified by Buyers.

(h) Buyer(s) and his/her tax and legal advisors should perform their own investigation of the Real Estate and personal property prior to bidding at the auction.

(i) The brief legal descriptions in the marketing materials should not be used in legal documents. Full legal descriptions will be taken from the title insurance commitments and, if applicable, the surveys.

(j) All pivot descriptions, engine observations, and well information should be independently verified by Buyers. The information and reports available will be made available in the online Data Room.

18. OTHER.

(a) The sales are subject to all easements, covenants, leases, prior mineral reservations and sales, and restrictions of record in place. All Real Estate and Personal Property, including pivots, pumps, and wells will be sold on an "As is-Where is With All Faults" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller.

(b) No warranty, either express or implied, or arising by operation of law concerning the Real Estate or the Personal Property is made by the Seller or the Auctioneers and are hereby expressly disclaimed.

(c) If a site clean-up is required on any of the tracts it shall be at the expense of the Buyer(s) of each tract.

(d) Any announcements made auction day by the Auctioneer or Auction Company will take precedence over these Terms and Conditions and all previous marketing materials or oral statements.

(e) Bidding increments are at the sole discretion of the Auctioneer.

(f) No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer.

(g) All decisions of the Auctioneer are final.



MULTI-PARCEL AUCTION

DAWSON COUNTY, NEBRASKA

HAYMAKER FARMS

NINE TRACTS

1,527.77 ACRES M/L

HAYMAKERFARMSAUCTION.COM



Thursday, December 17, 2026 | 10:00 AM

Meridian Events | 1910 Meridian Ave | Cozad, NE 69130

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

STEVE BRUERE: 515.222.1347
Steve@PeoplesCompany.com | NE LIC 20170640