

INVESTMENT GRADE IRRIGATED LAND PORTFOLIO

ABSOLUTE MULTI-PARCEL AUCTION

Wednesday | November 18, 2026 | 10:00 AM

Boulder Flatts | 4058 Enterprise Avenue | Grand Island, NE 68803

*Grand
Island, NE*



The Baxter Enterprises

1,298.81 ACRES M/L

OFFERED AS 10 TRACTS

TheBaxterEnterprises.com



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Executive Summary

ABSOLUTE MULTI-PARCEL AUCTION

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The Grand Island Farm Portfolio represents a rare opportunity to acquire a significant land in Nebraska's Central Platte Valley. The portfolio will be offered in 10 tracts ranging from development ready land within the Grand Island City limits to productive irrigated farmland. The tracts can be purchased individually or any combination.

Located immediately west of Grand Island, the portfolio includes 1,298.81 total acres with approximately 1,183.02 tillable acres, making the offering nearly 90% tillable. The farms combine productive soils, extensive irrigation infrastructure, and convenient access to Highway 30, Interstate 80, and the strong agricultural markets of central Nebraska. The farms have a long history of irrigated row-crop production with historical yield information available. Predominant soils include Jansen fine sandy loam, Wood River-Silver Creek silt loams, and Wood River silt loam, which collectively account for approximately 85% of the mapped tillable acreage.

Water and irrigation infrastructure are important components of the portfolio. The farms are located within the Central Platte Natural Resources District and are supported by 15 irrigation wells and 10 center-pivot irrigation systems. The pivots include Valley, Zimmatic, and Reinke systems, with several newer systems and irrigation improvements made in recent years. Reported capacities for many of the irrigation wells range from approximately 850 to 1,200 gallons per minute.

The properties are all located within a fairly small 4 x 7 mile geographic area of one another,

offering the potential for an enterprise operation, saving equipment transportation road time over large distances in order to farm all of their land. Nebraska contains the largest share of the Ogallala aquifer – the largest natural aquifer by volume of any in the United States. The combination of Grand Island's elevation and the near-to-surface, readily available access to this cherished resource make farming a much more predictable endeavor and a large majority of the farms offered are well developed with irrigation systems already in place to support crop production.

The local livestock industry requires not only corn for feed but additional crop production opportunities such as alfalfa hay and rye for either grazing or cutting for silage. The area livestock interests also offer access to manure as a natural substitute fertilizer rather than relying solely on commercial fertilizers that are subject to greater price volatility. The historical production on several of these farms including multiple crops being produced each year, further setting them apart. Combine all of these attributes together with the convergence of multiple highways, State and County roads and both the Union Pacific and BNSF railroads providing services to multiple grain terminals and ethanol plants in the area, the transportation and marketing options further set this opportunity apart from many others.

The Baxter Enterprises portfolio presented for sale is the culmination of 90+ years of meticulously careful planning by the Baxter family and offers something for all types of buyers.



Family History

The original founders of the family's operations were Ray and Irene Baxter who had both grown up in the central Nebraska area before setting out as young newlyweds to make a life of their own. After moving from St. Paul at 18 years of age and just on the heels of the Great Depression in 1934, the young couple made a home renting a house West of Grand Island where they started their family. Initially, Ray began with only dryland farming interests as a tenant along with having just a few animals to support their young family but had established himself in the community as a person with integrity that worked hard. Ray and Irene had become active in the community, engaging in activities and organizations serving Grand Island and representing agricultural business interests.

In 1942 the U.S. Army Corps. of Engineers acquired a large, 20 section block of land through eminent domain proceedings just west of Grand Island, creating the Cornhusker Army Ammunition Plant (CAAP). Shortly after the establishment of CAAP, Ray and Irene made their first purchase of a quarter section with a house and small barn on it just two miles from the Federal facility. This is where they settled and built the foundation operation that was known as the Ray Baxter Feedlot that would become the foundation of a family legacy. In the years that followed the passing of Ray in 1969, the Baxter family operations continued with considerable, carefully thought out and planned growth under the leadership of Ray and Irenes successor Tom (Elizabeth) Baxter and their son Greg (Adriene) Baxter. This is the family legacy that would span three generations and over 90 years.

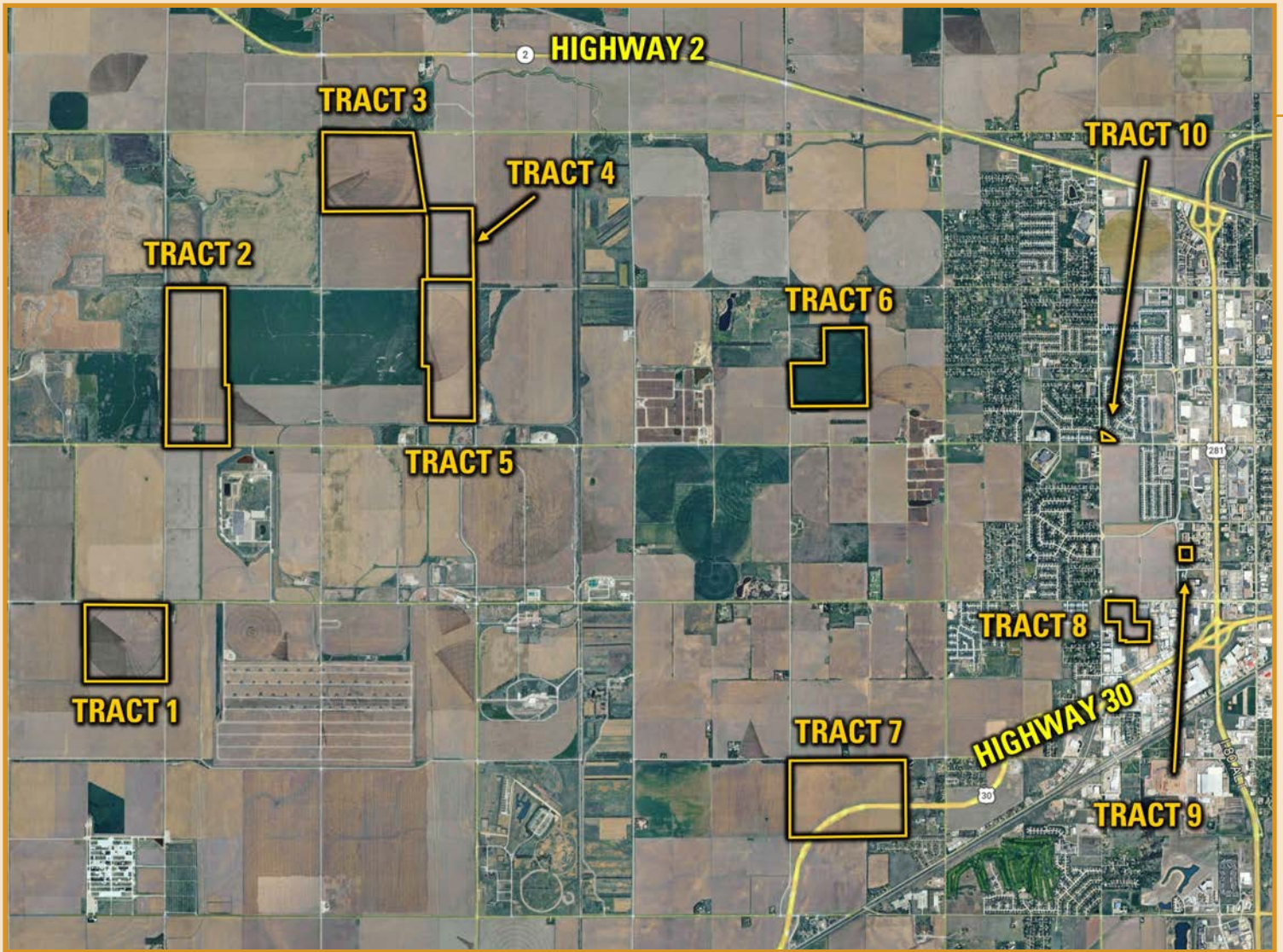
The Baxter family has had a long-time presence in Hall County and Grand Island operating a successful family owned 20,000 head commercial cattle feeding operation and farming operations located on the western edge of Grand Island, NE. and has built a reputation of operating with integrity, commitment, determination and success in the cattle and beef industry and the farming activities which supported it. Great care has been taken over the years to strategically grow the operations over several decades while simultaneously utilizing responsible conservation practices that also maximized the farmability and productivity of the land. The Baxter family operated these farms for their own benefit and that of the cattle operations, ensuring that great measures have been taken to continuously improve the productivity of the land.



Photo of Ray Baxter sitting on the porch of their home with their children. Seated on the lower step in front of Ray are LaVerne – age 11 and LaRue – age 12. Ray is holding his son Tom. The photo shows the humble beginnings of the young family in an era of both challenge and opportunity (circa 1939)

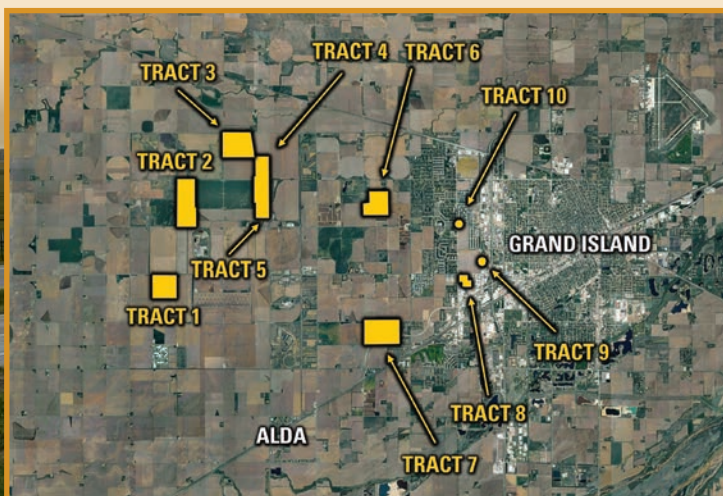


Tom and Elizabeth Baxter sitting for a family photo in studio. The children (by order) are; Cindy – middle, Gian – by Tom and Greg on Liz's lap (circa 1966)



Regional Map & Location

The Grand Island portfolio is located immediately west of Grand Island, Nebraska, with all farms situated within a few miles from Grand Island. Convenient access to Highway 2, Highway 281, Highway 30, and Interstate 80 provides strong connectivity to nearby grain facilities, agricultural services, and markets throughout central Nebraska.



Transitional Land Opportunities

TRACT 7 – 221.47 Acres

Located along the newly constructed Highway 30 on the west side of Grand Island, the Layman Farm consists of approximately 221.47 acres currently zoned AG-2 Secondary Agricultural. The property is planned for future General Commercial uses and is strategically positioned adjacent to the Grand Island corporate limits. A 15-inch sanitary sewer line is located at the southeast corner of the property, providing a key infrastructure opportunity for future development.

TRACT 8 – 34.16 Acres

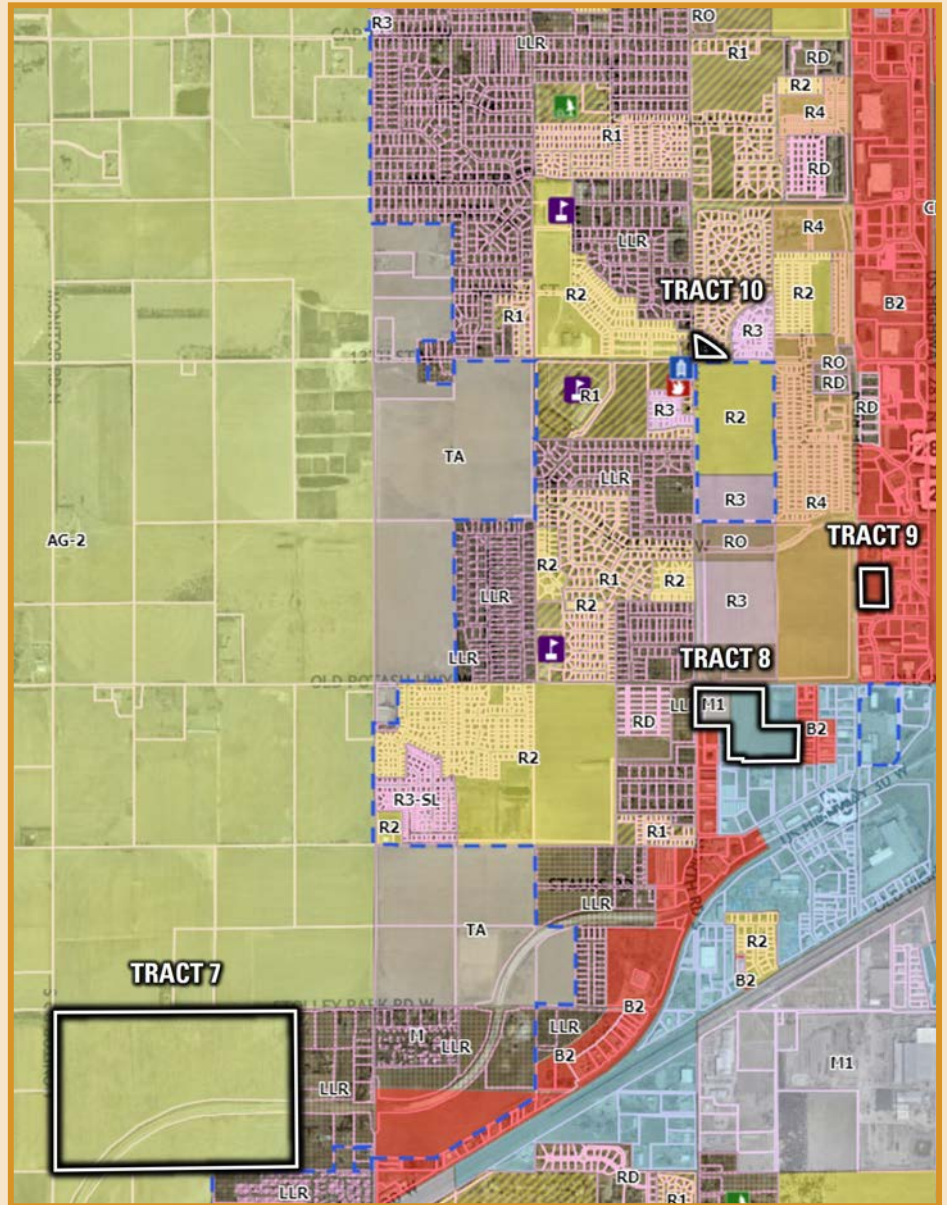
Located at the southeast corner of Old Potash Highway and S. North Road, Cleary Farm is currently zoned with a mix of M-1 and M-2 zoning, allowing for both light and heavy industrial uses. The property benefits from multiple points of access to municipal sanitary sewer and water infrastructure along both the eastern and western edges, providing strong infrastructure availability for industrial development.

TRACT 9 – 6.68 Acres

The Richmond Commercial Lot is currently zoned B-2 General Business, allowing for a variety of general retail, commercial, and business service uses. The property benefits from a 10-inch sanitary sewer main running through the center of the property, along with an 8-inch water main.

TRACT 10 – 2.68 Acres

The Summerfield Lot is currently zoned B-1 Light Business, allowing for a variety of neighborhood services, retail, and shopping uses, as well as high-density residential development. The property benefits from access to an 18-inch sanitary sewer main along the north side of 13th Street W, along with 16-inch and 8-inch water mains located along the surrounding streets.



LEGEND

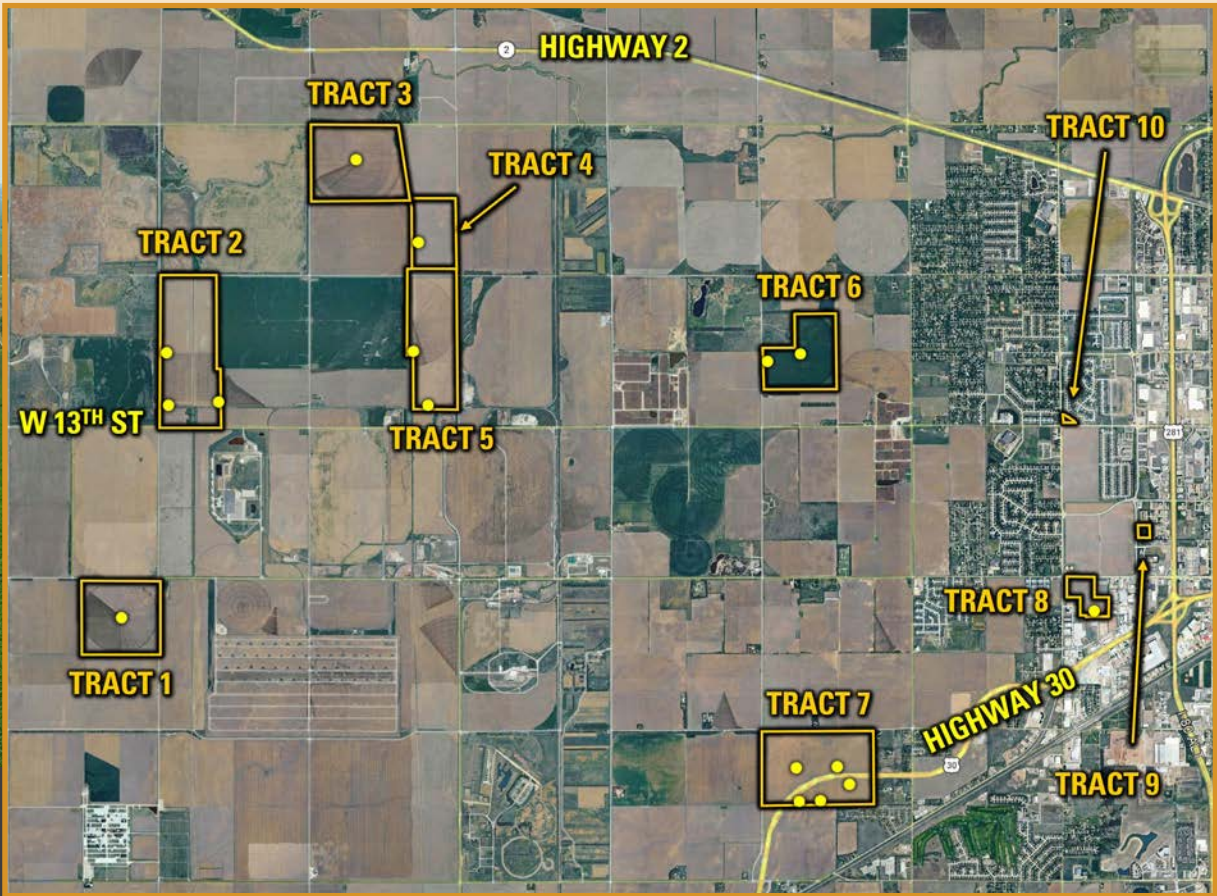
Color	Description
Green	Ag-2 (Secondary Agricultural)
Blue	M-2 (Industrial)
Orange	B1 (Light Business Zone)
Red	B2 (General Business)

Irrigation

The Grand Island Property is located within the Central Platte Natural Resources District (CPNRD), an area of central Nebraska supported by the groundwater resources of the Ogallala Aquifer and Platte River Valley. Reliable groundwater access has long supported intensive irrigated crop production throughout the region and remains an important component of the area's agricultural productivity.

WELL REGISTRATION INFORMATION

Farm Name	Well #	Well ID	Acres	GPM	Pump Depth	Total Depth	Static Level	Pump Level	Completion Date	Reg. Date
Tract 1	G-130333	163443	135	700	200	210	25	180	4/18/2005	6/23/2005
Tract 2	G-150510	168835	63	900	50	70	21	42	7/5/2005	12/14/2006
Tract 2	G-145775	186595	100.8	700	50	56	21	48	4/12/1970	8/13/2007
Tract 2	G-175831	237426	45.72	x	x	x	x	x	1/1/1945	4/3/2015
Tract 3	G-060595	68374	208	850	x	65	12	40	7/31/1978	10/18/1978
Tract 4	G-199826	278266	70	1000	70	80	x	x	5/13/2024	11/20/2024
Tract 5	G-199825	278248	70	x	x	x	x	x	1/1/1950	4/9/2024
Tract 5	G-199827	278250	70	x	x	x	x	x	1/1/1950	4/9/2024
Tract 6	G-020463	26692	90	1000	x	67	10	27	8/5/1959	8/17/1959
Tract 6	G-026780	33418	50	1000	x	68	10	21	3/20/1967	4/7/1967
Tract 7	G-071589	79751	133	1000	x	80	12	30	3/10/1989	7/13/1989
Tract 7	G-015599	21240	65	1000	x	75	14	34	5/31/1956	12/19/1958
Tract 7	G-042258	49545	50	1000	x	91	12	30	7/10/1974	10/8/1974
Tract 7	G-201604	278144	60	1000	60	80	x	x	5/13/2024	11/20/2024
Tract 7	G-201605	278145	80	1000	60	80	x	x	5/14/2024	11/20/2024
Tract 8	G-065743	73734	90	1000	x	78	12	40	1/28/1981	4/27/1981



Irrigation Infrastructure

The portfolio is supported by 15 irrigation wells and 10 center-pivot irrigation systems, providing established irrigation infrastructure across the farms. The pivot inventory includes predominantly Valley systems, along with Reinke and Zimmatic equipment, with several systems installed or updated in recent years, including two 2024 Valley pivots on tract 7.

Together, the wells, pumping equipment, and center-pivot systems provide operators with greater control over crop-water needs throughout the growing season. The ability to apply water when needed reduces dependence on variable precipitation and helps protect yield potential during periods of heat or limited rainfall. Combined with the portfolio’s productive soils and established farming operation, this irrigation infrastructure provides a strong foundation for continued agricultural production.

IRRIGATION PIVOT INVENTORY

Tract	Year	Make	Model	Serial Number
Tract 1	2004	Valley	8000	10319161
Tract 2	2016	Valley	8000	11195758
Tract 3	2000	Valley	8000	10090242
Tract 4	2011	Valley	8000	10851496
Tract 5	2014	Valley	8000	11056258
Tract 6	2010	Valley	8000	10804535
Tract 7	1980	Reinke	6580	N/A
Tract 7	2013	Zimmatic	Gen2	N/A
Tract 7	2024	Valley	8000	N/A
Tract 7	2024	Valley	8000	N/A



Tract One

Parcel Number 400198916

161.28 ACRES M/L

Tract 1 totals 161.28 acres m/l and consists of approximately 154.61 FSA cropland acres m/l. Primary soil types include Wood River-Silver Creek silt loam and Detroit silt loam. Located southwest of the intersection of W Old Potash Highway and S 90th Road, this tract is situated in Section 23 of Harrison Township, Hall County, Nebraska.

Brief Legal Description

NE1/4 of Section 23-11N-11W

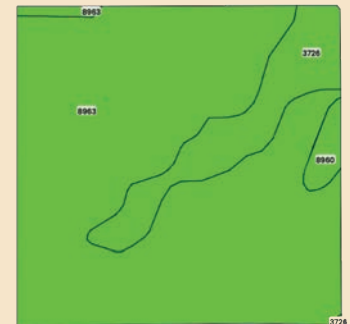
Estimated Annual Taxes

\$8,720.62



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
8963	Wood River-Silver Creek silt loams	131.38	84.28%	58	●
3726	Detroit silt loam	21.30	13.66%	62	●
8960	Wood River silt loam	3.20	2.05%	60	●
Weighted Average:				58.6	



Irrigation Pivot Inventory

Tract	Year	Make	Model	Serial Number
Tract 1	2004	Valley	8000	10319161

Well Registration Information

Farm Name	Well #	Well ID	Acres	GPM	Pump Depth	Total Depth	Static Level	Pump Level	Completion Date	Reg. Date
Tract 1	G-130333	163443	135	700	200	210	25	180	4/18/2005	6/23/2005

This well was completely replaced in June 2024 complete with a new pump.

Tract Two

Parcel Number 400406292

254.53 ACRES M/L

Tract 2 totals 254.53 acres m/l and consists of approximately 234.17 FSA cropland acres m/l. Primary soil types include Wood River-Silver Creek silt loams and Silver Creek complex. Located northeast of the intersection of N 90th Road and W 13th Street, this tract is situated in Section 12 of Harrison Township, Hall County, Nebraska.

Brief Legal Description

Part of the W1/2 of Section 12-11N-11W

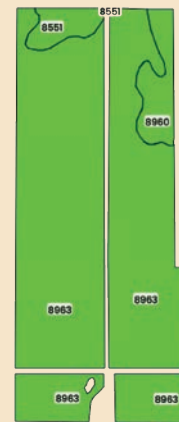
Estimated Annual Taxes

\$7,384.92



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
8963	Wood River-Silver Creek silt loam	212.36	90.69%	58	●
8960	Wood River silt loam	13.36	5.70%	60	●
8551	Silver Creek complex	8.45	3.61%	45	●
Weighted Average:				57.6	



Irrigation Pivot Inventory

Tract	Year	Make	Model	Serial Number
Tract 2	2016	Valley	8000	11195758

Well Registration Information

Farm Name	Well #	Well ID	Acres	GPM	Pump Depth	Total Depth	Static Level	Pump Level	Completion Date	Reg. Date
Tract 2	G-150510	168835	63	900	50	70	21	42	7/5/2005	12/14/2006
Tract 2	G-145775	186595	100.8	700	50	56	21	48	4/12/1970	8/13/2007
Tract 2	G-175831	237426	45.72	x	x	x	x	x	1/1/1945	4/3/2015

Well #175831 and Well #145775 both had improvements made in July of 2024.

Tract Three

Parcel Number 400399199

198.71 ACRES M/L

Tract 3 totals 198.71 acres m/l and consists of approximately 188.87 FSA cropland acres m/l. Primary soil types include Wood River-Silver Creek silt loams and Hord silt loam. Located southeast of the intersection of N 80th Road and W Airport Road, this tract is situated in Section 6 of Center Township, Hall County, Nebraska.

Brief Legal Description

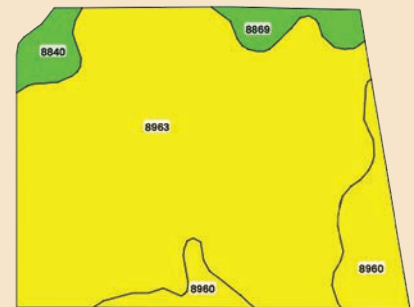
All of the NW1/4 and part of the NE1/4 of Section 6-11N-10W

Estimated Annual Taxes

\$6,049.24

Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
8963	Wood River-Silver Creek silt loams	154.05	81.57%	58	●
8960	Wood River silt loam	21.16	11.20%	60	●
8869	Hord silt loam	7.15	3.79%	75	●
8840	Hall silt loam	6.51	3.44%	75	●
Weighted Average:				59.5	



Irrigation Pivot Inventory

Tract	Year	Make	Model	Serial Number
Tract 3	2000	Valley	8000	10090242

Well Registration Information

Farm Name	Well #	Well ID	Acres	GPM	Pump Depth	Total Depth	Static Level	Pump Level	Completion Date	Reg. Date
Tract 3	G-060595	68374	208	850	x	65	12	40	7/31/1978	10/18/1978

A new well and casing was installed in May of 2026. The existing pump was reset into the new casing.



Tract Four

Parcel Number 400399229

100.59 ACRES M/L

Tract 4 totals 100.59 acres m/l and consists of approximately 91.73 FSA cropland acres m/l. Primary soil types include Wood River silt loam and Hall silt loam. Located northwest of the intersection of W Capital Avenue and N 70th Road, this tract is situated in Section 6 of Center Township, Hall County, Nebraska.

Brief Legal Description

Part of the SE1/4 of Section 6-11N-10W

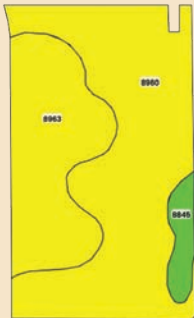
Estimated Annual Taxes

\$2,683.08



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
8960	Wood River silt loam	57.09	62.23%	60	●
8963	Wood River-Silver silt loam	30.18	32.90%	58	●
8845	Hall silt loam	4.47	4.87%	75	●
Weighted Average:				60.1	



Irrigation Pivot Inventory

Tract	Year	Make	Model	Serial Number
Tract 4	2011	Valley	8000	10851496

Well Registration Information

Farm Name	Well #	Well ID	Acres	GPM	Pump Depth	Total Depth	Static Level	Pump Level	Completion Date	Reg. Date
Tract 4	G-199826	278266	70	1000	70	80	x	x	5/13/2024	11/20/2024

A new well was installed in May of 2024. The pump was overhauled and reset into the new casing.



Tract Five

Parcel Number 400406330

186.51 ACRES M/L

Tract 5 totals 186.51 acres m/l and consists of approximately 179.82 FSA cropland acres m/l. Primary soil types include Wood River silt loam and Hall silt loam. Located west of Highway 24, this tract is situated in Section 7 of Center Township, Hall County, Nebraska.

Brief Legal Description

Part of the E1/2 of Section 7-11N-10W

Estimated Annual Taxes

\$6,233.06

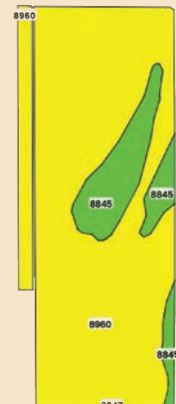
Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
8960	Wood River silt loam	153.54	85.38%	60	●
8845	Hall silt loam	26.27	14.61%	75	●
3947	Fillmore silty clay loam	0.02	0.01%	51	●
Weighted Average:				62.2	

Irrigation Pivot Inventory

Tract	Year	Make	Model	Serial Number
Tract 5	2014	Valley	8000	11056258

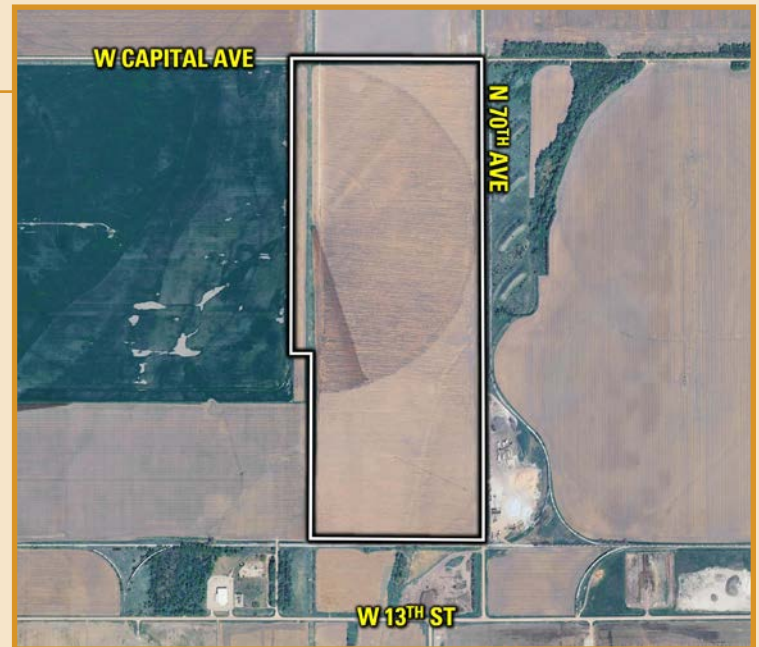
This pivot contains a corner system that increases irrigated acres.



Well Registration Information

Farm Name	Well #	Well ID	Acres	GPM	Pump Depth	Total Depth	Static Level	Pump Level	Completion Date	Reg. Date
Tract 5	G-199825	278248	70	x	x	x	x	x	1/1/1950	4/9/2024
Tract 5	G-199827	278250	70	x	x	x	x	x	1/1/1950	4/9/2024

**This Tract is currently being surveyed to remove that portion of the tax parcel located south of the railroad. Exact acres may adjust prior to the sale. Copies of the survey will be made available in the Data Room, once available. Please contact agent for further details.*



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Tract Six

Parcel Number 400200244, 400200236

132.20 ACRES M/L

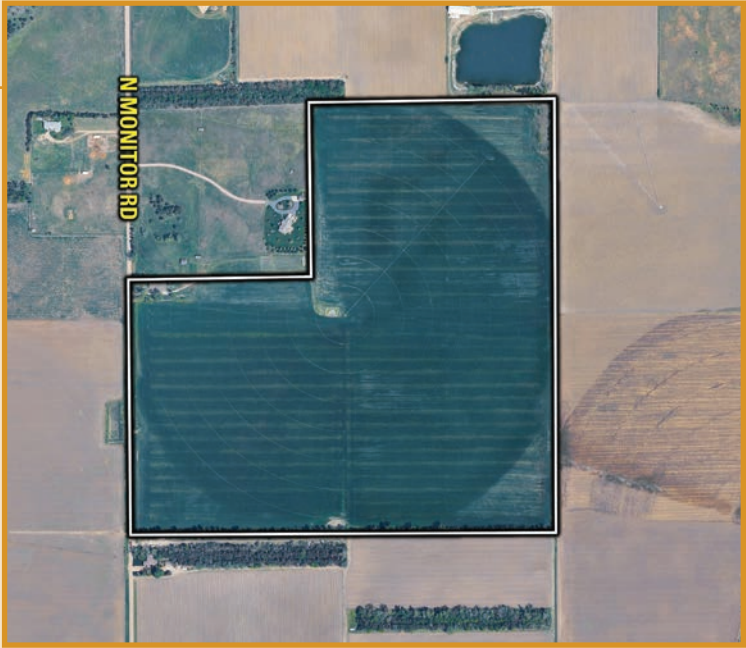
Tract 6 totals 132.20 acres m/l and consists of approximately 126.98 FSA cropland acres m/l. Primary soil types include Jansen fine sandy loam and Valentine fine sand. Located east of Highway 20, this tract is situated in Section 10 of Center Township, Hall County, Nebraska.

Brief Legal Description

Part of the NW1/4 and N1/2 of the SW1/4 of Section 10-11N-10W

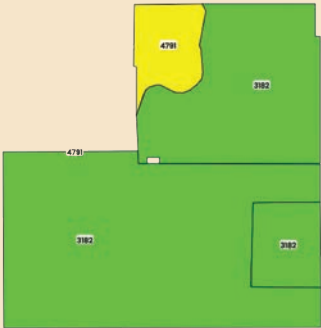
Estimated Annual Taxes

\$6,371.14



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
3182	Jansen fine sandy loam	118.03	92.95%	55	●
4791	Valentine fine sand	8.95	7.05%	27	●
Weighted Average:				53.0	



Irrigation Pivot Inventory

Tract	Year	Make	Model	Serial Number
Tract 6	2010	Valley	8000	10804535

Well Registration Information

Farm Name	Well #	Well ID	Acres	GPM	Pump Depth	Total Depth	Static Level	Pump Level	Completion Date	Reg. Date
Tract 6	G-020463	26692	90	1000	x	67	10	27	8/5/1959	8/17/1959
Tract 6	G-026780	33418	50	1000	x	68	10	21	3/20/1967	4/7/1967

Well 020463 was completely replaced in July of 2024 with a new pump.

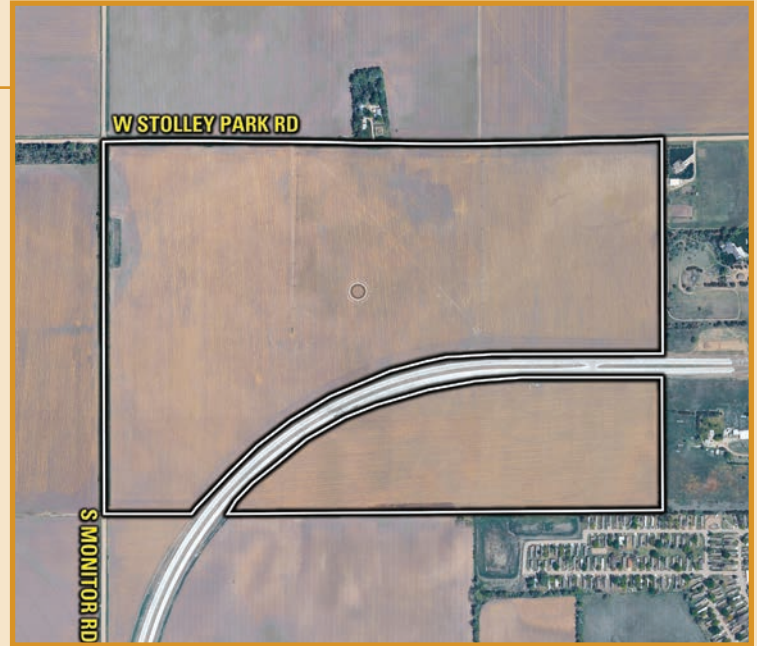


Tract Seven

Parcel Number 400201216

221.47 ACRES M/L

Tract 7 totals 221.47 acres m/l and consists of approximately 213.99 FSA cropland acres m/l. Primary soil types include Jansen fine sandy loam and Hall silt loam. Located along the newly constructed Highway 30 on the west side of Grand Island, the property is currently zoned AG-2 Secondary Agricultural and is planned for future General Commercial uses. The tract is adjacent to the Grand Island corporate limits, with a 15-inch sanitary sewer line located at the southeast corner of the property. This tract is situated in Section 27 of Center Township, Hall County, Nebraska.



Brief Legal Description

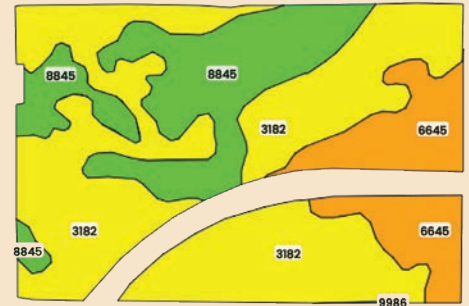
W1/2 of the NE1/4 and NW1/4 of Section 27-11N-10W

Estimated Annual Taxes

\$8,342.20

Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
3182	Jansen fine sandy loam	125.66	58.72%	55	●
8845	Hall silt loam	53.78	25.13%	75	●
6645	Boelus, Oneill, and Pivot complex	34.31	16.03%	49	●
Weighted Average:				59.1	



Irrigation Pivot Inventory

Tract	Year	Make	Model	Serial Number
Tract 7	1980	Reinke	6580	N/A
Tract 7	2013	Zimmatic	Gen2	N/A
Tract 7	2024	Valley	8000	N/A
Tract 7	2024	Valley	8000	N/A

The northeast pivot and the southeast pivot both have extra long overhang's to accommodate additional irrigated acres.

Well Registration Information

Farm Name	Well #	Well ID	Acres	GPM	Pump Depth	Total Depth	Static Level	Pump Level	Completion Date	Reg. Date
Tract 7	G-071589	79751	133	1000	x	80	12	30	3/10/1989	7/13/1989
Tract 7	G-015599	21240	65	1000	x	75	14	34	5/31/1956	12/19/1958
Tract 7	G-042258	49545	50	1000	x	91	12	30	7/10/1974	10/8/1974
Tract 7	G-201604	278144	60	1000	60	80	x	x	5/13/2024	11/20/2024
Tract 7	G-201605	278145	80	1000	60	80	x	x	5/14/2024	11/20/2024

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Tract Eight

Parcel Number 400150689

34.16 ACRES M/L

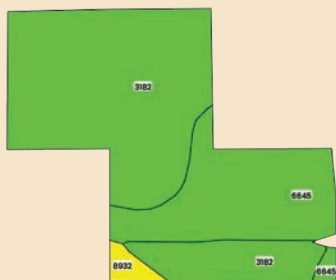
Tract 9 totals 34.16 acres m/l and consists of approximately 27.93 FSA cropland acres m/l. Primary soil types include Jansen fine sandy loam and Boelus, O'Neill, and Pivot complex. Located at the southeast corner of W Old Potash Highway and S North Road, the property is currently zoned with a mix of M-1 and M-2 zoning, allowing for light and heavy industrial uses. The property has multiple points of access to municipal sanitary sewer and water infrastructure along its eastern and western edges, providing infrastructure availability for future industrial development.

Parcel Number

400150689

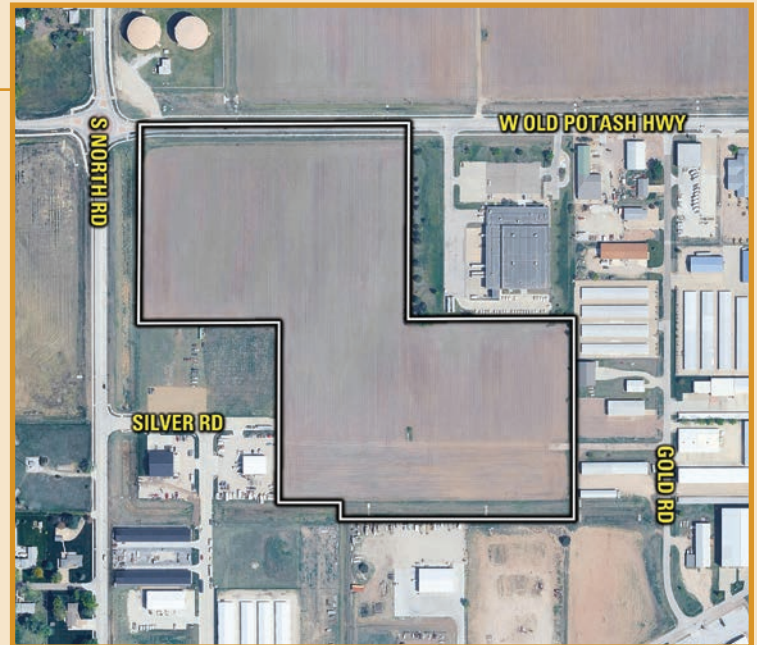
Estimated Annual Taxes

\$2,339.58



Legend

- Property
- Water
- Sewer



Utility Maps - Tract Nine



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
3182	Jansen fine sandy loam	18.79	67.29%	55	●
6645	Boelus, Oneill, and Pivot complex	8.46	30.30%	49	●
8932	Simeon sandy loam	0.67	2.41%	34	●
Weighted Average:				52.7	

This well was completely replaced in August of 2024 with a new pump.

Well Registration Information

Farm Name	Well #	Well ID	Acres	GPM	Pump Depth	Total Depth	Static Level	Pump Level	Completion Date	Reg. Date
Tract 8	G-065743	73734	90	1000	x	78	12	40	1/28/1981	4/27/1981

Tract Nine

Parcel Number 400150204

6.68 ACRES M/L

Tract 10 totals 6.68 acres m/l and is located east of Claude Road in Grand Island. The property is currently zoned B-2 General Business, allowing for a variety of general retail, commercial, and business service uses. The property benefits from a 10-inch sanitary sewer main running through the center of the property, along with an 8-inch water main.

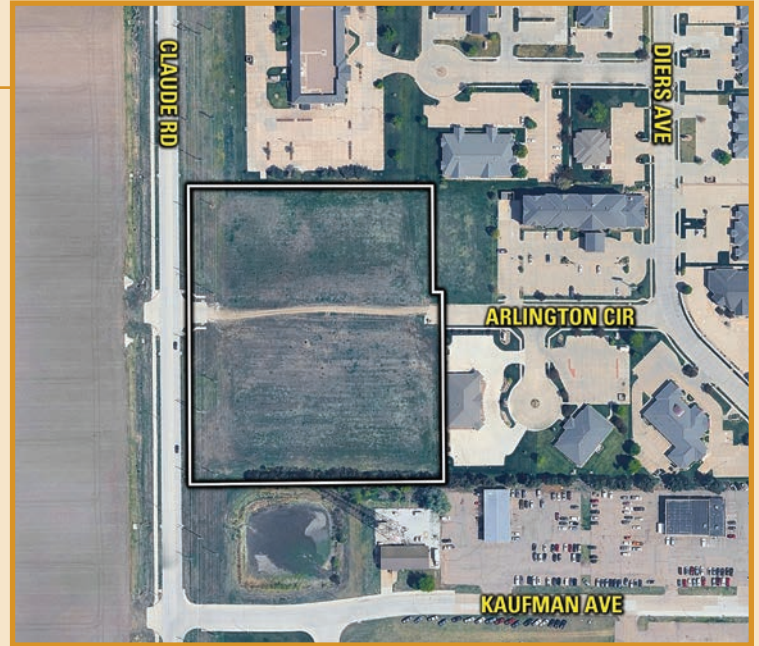
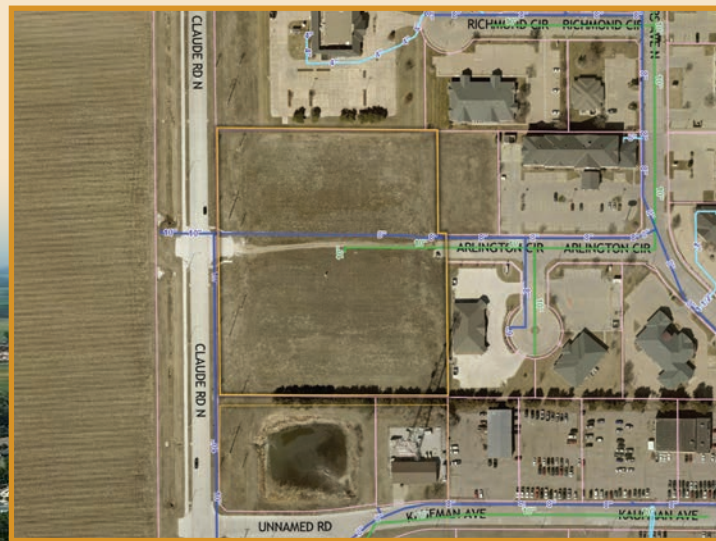
Parcel Number

400150204

Estimated Annual Taxes

\$4,607.50

Utility Maps – Tract Nine



Legend

- Property
- Water
- Sewer



Tract Ten

Parcel Number 400378892

2.68 ACRES M/L

Tract 11 totals 2.68 acres m/l and is located northeast of the intersection of W 13th Street and North Road in Grand Island. The property is currently zoned B-1 Light Business, allowing for a variety of neighborhood services, retail and shopping uses, as well as high-density residential development. The property benefits from access to an 18-inch sanitary sewer main along the north side of W 13th Street, along with 16-inch and 8-inch water mains located along the surrounding streets.

Parcel Number

400378892

Estimated Annual Taxes

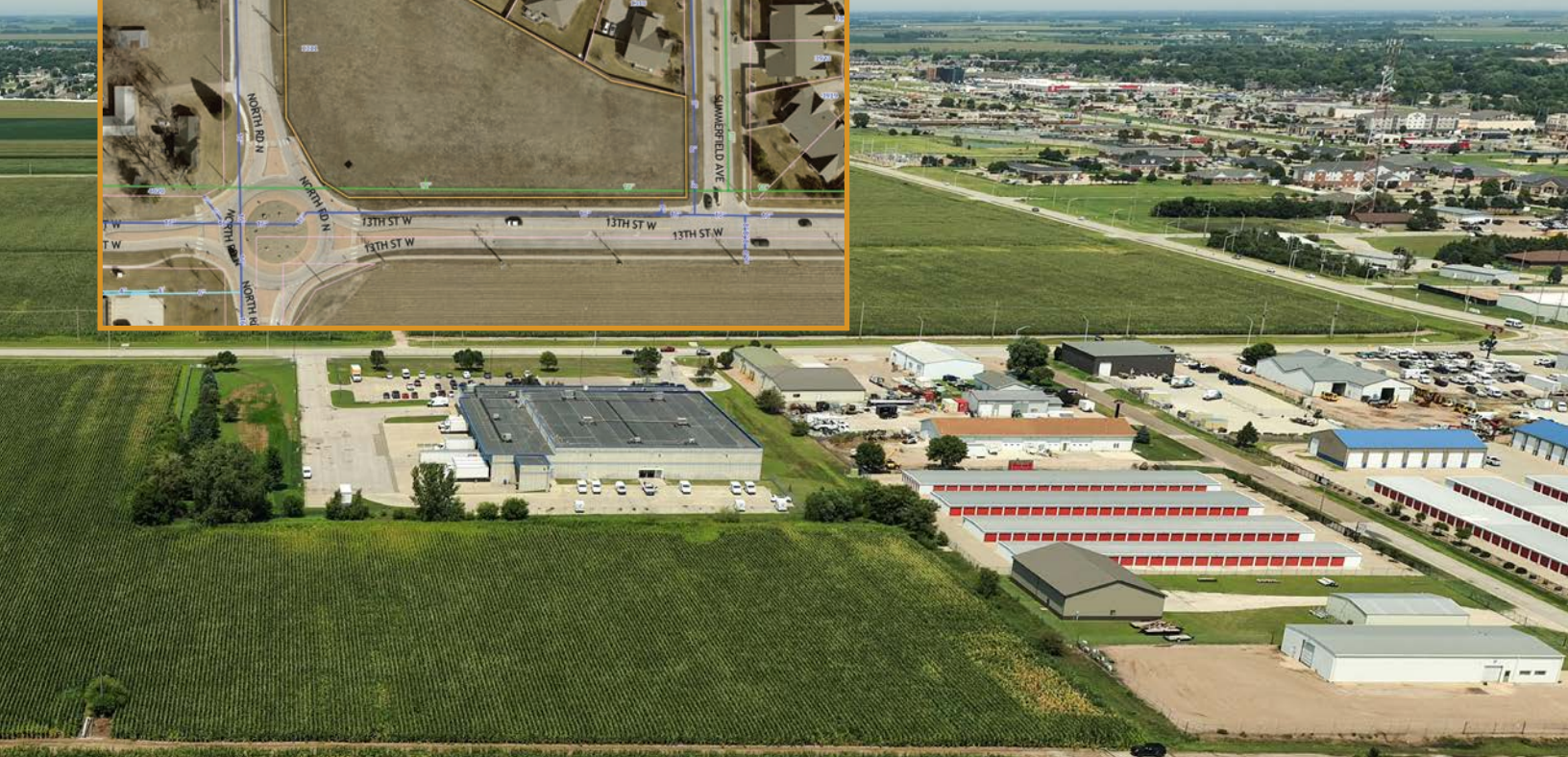
\$1,228.28

Utility Maps – Tract Nine



Legend

- Property
- Water
- Sewer



Auction Terms & Conditions

ABSOLUTE MULTI-PARCEL AUCTION

Wednesday, November 18, 2026 | 10:00 AM

Boulder Flatts | 4058 Enterprise Avenue
Grand Island, NE 68803



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".

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.

Auction Method.

1. The Farm will be offered in 10 individual tracts or combinations thereof (the "Real Estate").
2. 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.
3. 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.

Approximate Acres of Tracts & Irrigation Equipment Information.

1. Refer to the Data Room, which will be updated from time to time, for approximate acres, personal property, rights being sold, and disclaimers for each tract.
2. 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 Hall County Appraiser.

Agency.

Peoples Company and its representatives are agents of the Seller.

Farm Program Information.

Farm Program Information is provided by the Hall 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 Hall County FSA and NRCS offices. For updated information, you should access the Data Room.

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 Grand Island Abstract, Escrow, & Title Company.

Contract & Title Commitment.

1. 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.
2. 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.
3. 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.
4. Any additional title insurance coverage or endorsements requested by Buyer or its lender will be paid by the Buyer.
5. 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.

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.

Closings.

Closings will occur on or about December 17, 2026. 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.

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.

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.

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.

Possession.

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.

Fences.

1. Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller.
2. All fences and fence lines shall be governed by Hall County and Nebraska fence line rules and regulations. No new fences will be installed by the Seller.
3. 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.

Farm Inspection.

1. 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.
2. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.
3. Invasive testing is prohibited without prior written consent of the Seller.

Disclaimer.

1. 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.

2. 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 Hall County FSA and NRCS offices.
3. All references to "M/L" in this marketing brochure and any marketing materials refers to more or less.
4. All references to "NCCPI" in this marketing brochure and any marketing materials refers to the National Commodity Crop Index.
5. All references to "FSA" in this marketing brochure and any marketing materials refers to the Farm Service Agency.
6. All references to "NRCS" in this marketing brochure and any marketing materials refers to the Natural Resources Conservation Service.
7. All utility information should be independently verified by Buyers.
8. 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.
9. 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.
10. 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.

Other.

1. 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.
2. 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.
3. 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.
4. 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.
5. Bidding increments are at the sole discretion of the Auctioneer.
6. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer.
7. All decisions of the Auctioneer are final.



INVESTMENT GRADE IRRIGATED LAND PORTFOLIO

ABSOLUTE MULTI-PARCEL AUCTION

Wednesday | November 18, 2026 | 10:00 AM

Boulder Flatts | 4058 Enterprise Avenue | Grand Island, NE 68803

*Grand
Island, NE
The Baxter Enterprises*



1,298.81 ACRES M/L

OFFERED AS 10 TRACTS

TheBaxterEnterprises.com



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CHRIS SCOW 402.480.4387

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