

PELPS COUNTY, NEBRASKA

FARMLAND AUCTION

— JULY 14TH, 2022 AT 10:00 AM —

322.41
ACRES M/L

LISTING #16217

NIC SMITH

402.210.4194 | Nic@PeoplesCompany.com



STEVE BRUERE

515.222.1347 | Steve@PeoplesCompany.com

FARMLAND AUCTION

Peoples Company is proud to be representing the sale of 322.41 acres m/l near Holdrege, Nebraska. This farm consists of 311.49 FSA cropland acres with primary soil types, including the highly-productive Class I Holdrege silt loam. Situated in the Tri-Basin Natural Resource District (NRD), this farm contains approximately 300 acres that are irrigated through three well-maintained pivots. Currently, the Tri Basin NRD does not have a water allocation allowing for ample water to be utilized the entire crop season. This tract is uniquely situated in an area of the basin where groundwater levels have stayed steady since the 1980's.

The farm is leased for the 2022 crop season, and the winning bidder will receive a rent credit at closing in the amount of \$40,000. With excellent yield history, water availability, and soil type, this farm would make a great add-on to an existing farm operation or an excellent investment opportunity. The land is located in Section 6 of Lake Township southeast of Holdrege, with quick access to multiple grain marketing options, including seed corn facilities, ethanol plants, co-ops, and feedlots.

The farmland will be offered via public auction as one tract at 10:00 AM at the Phelps County Fairgrounds in Holdrege, Nebraska. Simultaneous online bidding will be available for those unable to attend the live auction.

This property is situated within the Sacramento Creek Improvement area with current annual drainage costs to the landowner of \$234 per year. Contact agent for more details.



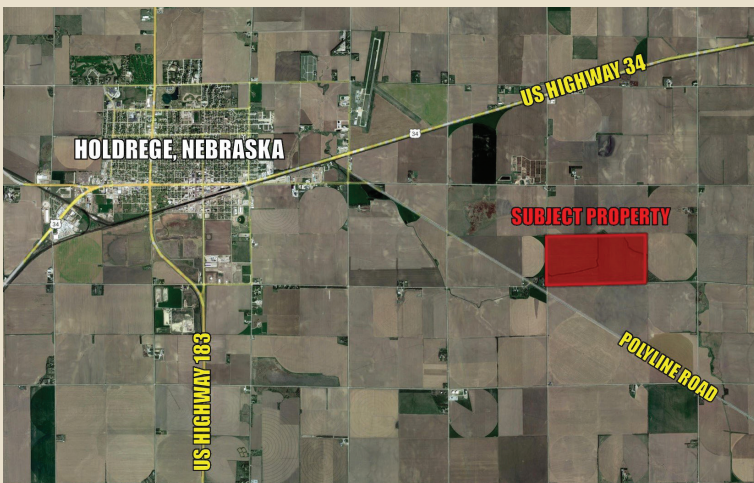
DIRECTIONS

From Holdrege, NE: Head east onto U.S. East Highway 6. Turn right onto Polyline Road, and continue straight for 3.8 miles. Finally, turn left onto R Road, then right onto Road 731 and the farm is on the left.

IMPROVEMENTS

Irrigation Equipment:

- 2011 Reinke 1/4 Mile Pivot
- 2004 Reinke 1/4 Mile Pivot
- 1979 Reinke 600' Pivot



AUCTION DETAILS

Location:

Phelps County Fairgrounds
1308 2nd Street
Holdrege, NE 68949



AUCTION TERMS & CONDITIONS

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Auction Method: The farm will be offered as one individual tract on a price per acre basis.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Phelps County Farm Service Agencies. The figures stated in the marketing material are the 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 farm is reconstituted by the Phelps County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of a certified check or wire transfer. All funds will be held by First American Title.

Closing: Closing will occur on or before Thursday, August 18th, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession of the farm will be given at closing, subject to tenant's rights.

Farm Lease: The farm is leased for the 2022 cropping season. The Buyer will receive a \$40,000 cash rent credit at closing. Contact agent for details.

Contract & Title: Immediately upon the conclusion of the auction, the winning bidder will enter into a real estate sales contract and deposit with First American Title the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Financing: Buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the 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 the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Property Taxes: All real estate taxes including any drainage taxes for 2022 will be prorated between the Seller and Buyer to the date of closing.

Water: Any and all water rights registered to irrigate the property will transfer with the sale. It will be the Buyer's responsibility to transfer ownership information with the Tri-Basin Natural Resource District.

Personal Property: All irrigation equipment will be sold "As-Is-Where Is" and transferred with the property via a Bill of Sale.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. 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.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc., may vary from the figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the title commitment.



WELL INFORMATION

Well ID	Certified Acres	Pump Rate (GPM)	Pump Column Diameter (inches)
24091	150	1000	8
15316	150	1600	10

Well Depth (feet)	Static Water (feet)	Pumping Water Level (feet)	Completion Date
174	114	145	5/28/1956
180	78	120	7/19/1984



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Irr Class	NCCPI
2667	Holdrege silt loam	232.04	74.5%	Ile ●	80
2668	Holdrege silt loam	27.35	8.8%	Ile ●	80
2675	Holdrege silt loam	19.73	6.3%	IIle ●	78
2676	Holdrege silt loam	13.97	4.5%	IIle ●	71
3820	Butler silt loam	7.11	2.3%	IIw ●	61
8866	Hord silt loam	5.59	1.8%	Ie ●	80
3910	Scott silt loam	4.52	1.5%		27
4147	Holdrege soils	0.91	0.3%	IIle ●	58
3726	Detroit silt loam	0.27	0.1%	Iw ●	67



12119 Stratford Drive, Suite B
Clive, IA 50325



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SCAN THE
QR CODE
WITH YOUR
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Not able to make it to the live auction
but still want to bid?

No problem!

Use our **MOBILE BIDDING APP**
powered by BidWrangler! You can
access the app online, but it works
even better when you download it to
your smartphone.

