

THURSTON COUNTY, NEBRASKA

Farmland Auction

305.1 ACRES M/L OFFERED IN 3 TRACTS

SEPTEMBER 23, 2025 | 10:00 AM | LYONS CITY HALL, LYONS, NE



Listing
#18510



Mike Gustafson

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THURSTON COUNTY, NEBRASKA

Farmland Auction

Peoples Company is pleased to offer three farmland tracts at public auction on September 23, 2025, at 10:00 AM, to be held at Lyons City Hall in Lyons, Nebraska. These farms are conveniently located near Rosalie, NE—just 15 minutes north of Lyons on Highway 77 and within 45 minutes of Sioux City, Iowa. The location provides a strategic blend of rural accessibility and regional connectivity.

These exceptional farm features a strong NCCPI averages of 70.6, 69.9 and 67.8 with the majority of its soils comprised of: Moody silty clay loam, Nora silt loam, McPaul silt loam, Alcester silty clay loam, Belfore-Moody silty clay loam, and Crofton silt loam.

In addition to the tillable acres, Tract 1 features a house, versatile outbuildings, grain bins, Quonset and barn allowing for livestock and crop operations. This auction represents a unique opportunity to acquire an exceptionally productive farm in a tightly held area—ideal for those looking to expand an existing agricultural operation, diversify their investment portfolio, or establish a long-term, income-producing land asset.

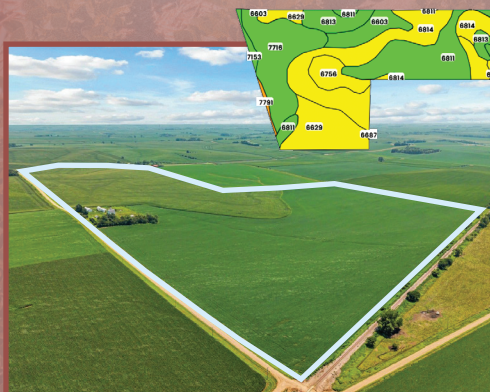


TRACT 1 - 207.7 ACRES M/L

Tract One consists of 207.7 m/l (207.08 m/l of FSA Farmland Acres, 200.81m/l FSA Cropland Acres) characterized by highly productive soils and an exceptional NCCPI rating of 70.6. The tract is predominantly tillable, with gently rolling topography and strong road access that support efficient, modern farming practices. Primary soil types—Moody silty clay loam, McPaul silt loam, and Belfore-Moody silty clay loam—are valued for their fertility and consistent yield potential.

The property is leased for the 2025 crop year, with full possession available thereafter. Strategically located near Rosalie and Highway 77, with easy access to Sioux City, Iowa, Tract One offers practical appeal to both local producers and regional investors. Its proximity to major transportation routes, combined with strong land quality, supports a range of uses—from expanding current operations to strengthening portfolio diversity or securing a long-term agricultural asset. With a balance of location, soil productivity, and investment potential, Tract One presents a solid opportunity for those focused on sustained value.

House, Private Well, and Building Details, among others: This property is being sold in its present “as-is” condition. Seller makes no warranties or representations regarding the physical condition, structure, systems, or suitability for any intended use. Buyer acknowledges responsibility for conducting all desired inspections and due diligence prior to closing. No repairs, replacements, or modifications will be undertaken by the Seller. Information provided is on a best effort basis from Thurston County Assessor tax statement and is not guaranteed by the Seller.

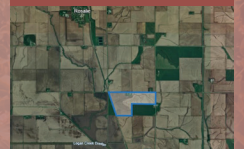


Tillable Soils

Code	Description	Acres	% of Field	Overall NCCPI
6814	Moody silty clay loam	49.55	24.68%	62
6811	Moody silty clay loam	37.87	18.86%	75
7716	McPaul silt loam	35.13	17.49%	79
6629	Belfore-Moody silty clay loams	27.70	13.80%	68
6603	Alcester silty clay loam	15.14	7.54%	75
6813	Moody silty clay loam	14.01	6.98%	73
6756	Nora silt loam	12.81	6.38%	66
6750	Nora silt loam	4.84	2.41%	62
7153	Kennebec silt loam	2.16	1.08%	95
7791	Luton silty clay	1.08	0.54%	49
6749	Nora silt loam	0.43	0.21%	73
6687	Crofton silt loam	0.08	0.04%	66
Average:				70.6

Directions From Rosalie, Nebraska:

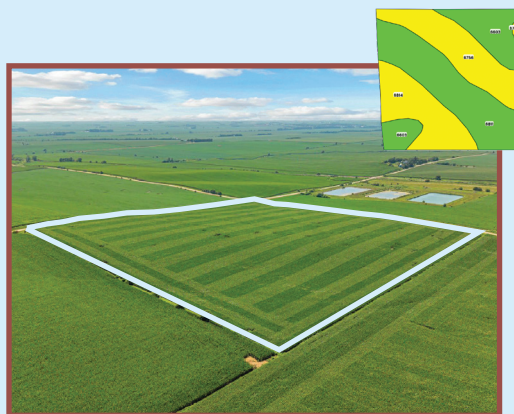
Travel south on Rosalie Ave to Q Ave, go 1 mile east to 28 Rd, go south 1 mile to R Ave, go east 0.5 miles to Tract 1



TRACT 2 - 40 ACRES M/L

Tract Two comprises approximately 40.00 acres m/l, including 37.83 FSA cropland acres with a notable NCCPI rating of 69.9. The primary soil types—Moody silty clay loam and Nora silt loam—are recognized for their productivity and favorable characteristics. With its square configuration and gently rolling terrain, this tract supports efficient fieldwork and may be particularly suitable for beginning operators seeking manageable, high-functioning ground in addition to established operations looking to expand.

The property is leased for the 2025 crop year, with full possession available thereafter. Situated near Rosalie, Nebraska, on Q Avenue just a short distance from Highway 77, Tract Two combines accessibility with long-term value potential. It represents a practical opportunity for both expanding producers and first-time landowners pursuing quality farmland in a well-positioned location.

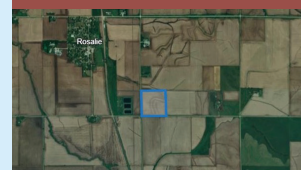


Tillable Soils

Code	Description	Acres	% of Field	Overall NCCPI
6811	Moody silty clay loam	13.02	34.47%	75
6756	Nora silt loam	9.40	24.89%	66
6814	Moody silty clay loam	8.45	22.37%	62
6603	Alcester silty clay loam	6.90	18.27%	75
Average:				69.9

Directions From Rosalie, Nebraska:

From Rosalie, NE: Travel south on Rosalie Ave to Q Ave, go east one mile to Tract 2



TRACT 3 - 57.40 ACRES M/L

Tract Three comprises approximately 57.40 acres m/l, with an impressive NCCPI rating of 67.8. The primary soil types—Moody silty clay loam, Nora silt loam, and Crofton silt loam—are known for their consistent productivity and agronomic strength. With nearly all acres in tillable condition and gently rolling terrain, the tract supports efficient fieldwork for established operators and offers a practical opportunity for beginning producers. Farmland investors may find the parcel appealing for its usability and long-term potential.

Currently under lease through the 2025 crop year, Tract Three will be available for full possession thereafter. Situated near Rosalie, Nebraska, this tract enjoys convenient access via R Avenue (low maintenance road), with its eastern boundary directly adjoining Highway 77. The location offers logistical efficiency and long-term potential, making it a compelling opportunity for expanding an existing operation or entering the market with a strategically positioned, highly functional parcel.

Note: Thurston County tax records show Tract Three with 57.40 acres m/l. FSA 156-EZ (see attached) shows 59.27 cropland acres and 58.91 DCP Cropland Acres. Tract Three is being sold as 57.40 acres m/l.

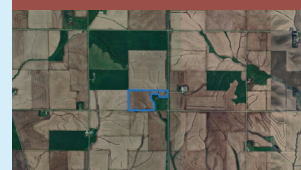


Tillable Soils

Code	Description	Acres	% of Field	Overall NCCPI
6814	Moody silty clay loam	19.06	32.36%	62
6811	Moody silty clay loam	15.77	26.78%	75
6756	Nora silt loam	9.76	16.56%	66
6687	Crofton silt loam	8.96	15.20%	66
6603	Alcester silty clay loam	4.53	7.69%	75
6808	Moody silty clay loam	0.53	0.90%	71
6750	Nora silt loam	0.30	0.51%	62
Average:				67.8

Directions From Rosalie, Nebraska:

Travel south on Rosalie Ave to Q Ave, go east approximately 2 miles, go south one mile on 29 Road to R Ave, go east 0.5 miles, property on the north side of road (east part of property ends at Highway 77).



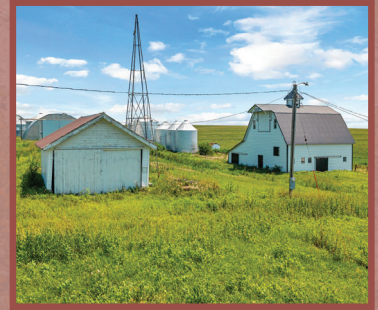
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PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

TRACT 1 BUILDING & PROPERTY DETAILS

Thurston County, Nebraska



DETAILS ABOUT THE HOUSE

Year Built: est. 1925

Style: 1 1/2 Story Finished

Exterior: 100% Frame

Siding: Vinyl

AC Unit: Forced Air Furnace

First Floor: 1,440 sq. ft m/l

Basement Size: 900 sq. ft m/l

Raised Slab Porch with Roof 300 sq. ft m/l

Building/house acres est: 6.72 m/l

(according to Thurston County Assessor)

Note: Debris and natural overgrowth, including but not limited to downed trees, collapsed structures, and existing brush, will remain on the property in their current condition and will not be cleared, removed, or altered by the Seller. Seller has not verified whether the propane tanks on the property are operational.

DETAILS ABOUT THE SURROUNDING BUILDINGS

Garage: 360 sq ft m/l

Farm Utility Arch-rib, Quonset: 2,400 sq ft m/l

Steel Bin, with Drying Floor: 3,600 bu m/l est. 1979

Steel Bin, with Drying Floor: 5,000 bu est. 1974

Steel Bin, with Drying Floor: 10,000 bu m/l est. 1999

Steel Bin, without Drying Floor: 5,500 bu m/l

Steel Bin, without Drying Floor: 3,000 bu m/l

Steel Bin, without Drying Floor: 3,000 bu m/l

Steel Bin, without Drying Floor: 5,500 bu m/l

Barn: 2,160 sq ft m/l

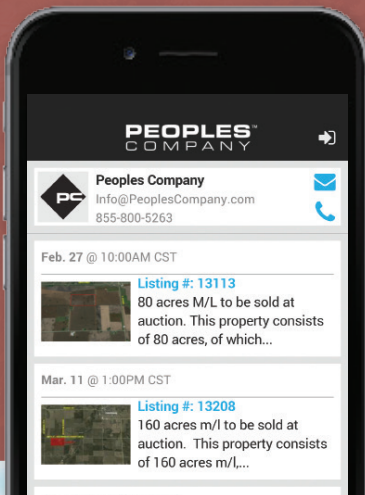
Hog Shed: 1,536 sq ft m/l

Granary

Lean-to, Farm Utility: 864 sq ft m/l

Hen House: 75 sq ft m/l

(Measurements and dates shown from Thurston County Assessor)



Ready to bid?

Just use our mobile bidding app powered by BigWrangler!

You can access the app online, but it works even better when you download it to your smartphone.



Auction Details & Terms

Thurston County, Nebraska Live Land Auction

Tract 1: Tract 1: 207.7 Acres m/l

(Thurston County NE Parcel#: 0002580012 minus acres west of RR Tracks surveyed at 24.3 acres)

Tract 2: 40.00 Acres m/l Thurston County tax records

Tract 3: 57.40 Acres m/l Thurston County tax records

Offered in Three Tracts

Bidding is Live and online

Auction begins: September 23, 2025, 10:00 AM, Lyons City Hall, Lyons, Nebraska

ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

How to Bid?

Live Auction and online. To participate in the online auction, open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction, click REGISTER TO BID. From there, you will need to create a bidder account. Once your bidder account is created, you can actively bid on the property.

Auctioneer & License Number: Jared Chambers

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Auction Method: The properties will be offered as three (3) tracts. All bids will be on a price-per-acre basis. An online bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid online, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

Real Estate Taxes: The real estate taxes will be prorated between the Seller and Buyer(s) to the date prior to closing.

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. Visit <http://peoplescompany.bidwrangler.com/>

Earnest Money Payment: An earnest money payment of 10% of the purchase price will be due at the conclusion of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held at the title company.

Financing: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made before bid submission. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

Closing: Closing will occur on or before November 6, 2025. The balance of the purchase price will be payable at closing in the form of a wire transfer or cashiers check.

Possession: Possession of the land will be given at closing, subject to the tenant's rights. These properties are being sold in there present "as-is" condition. Seller makes no warranties or representations regarding the physical condition, structure, systems, or suitability for any intended use. Buyer acknowledges responsibility for conducting all desired inspections and due diligence prior to closing. No repairs, replacements, or modifications will be undertaken by the Seller.

Farm Lease: The farms are leased for the 2025 cropping season and will be available for the 2026 cropping season. There will not be a rental proration for the tillable acres or outbuildings.

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, they will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Survey: Survey's have not been conducted on the properties. All acres shown in marketing material provide the source of acres noted.

Farm Program Information: Farm Program Information is provided by the Thurston 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 Thurston County FSA and NRCS offices.

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 whole-dollar 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. This auction is with reserve.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment with the respective title company. The terms of the signed Real Estate Purchase Contract shall govern the sale and shall supersede all prior negotiations, discussions, representations, or information regarding the sale, including this brochure. The Seller will furnish, at Seller's expense, a current Title Commitment for an Owner's Policy in the amount equal to the Total Purchase Price. Buyer will pay the premium for any title insurance policy Buyer chooses to obtain. The Seller agrees to convey marketable title to the property. This sale is not contingent on financing.



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PeoplesCompany.com
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