



York County

NEBRASKA

FARMLAND AUCTION

199.73
ACRES M/L

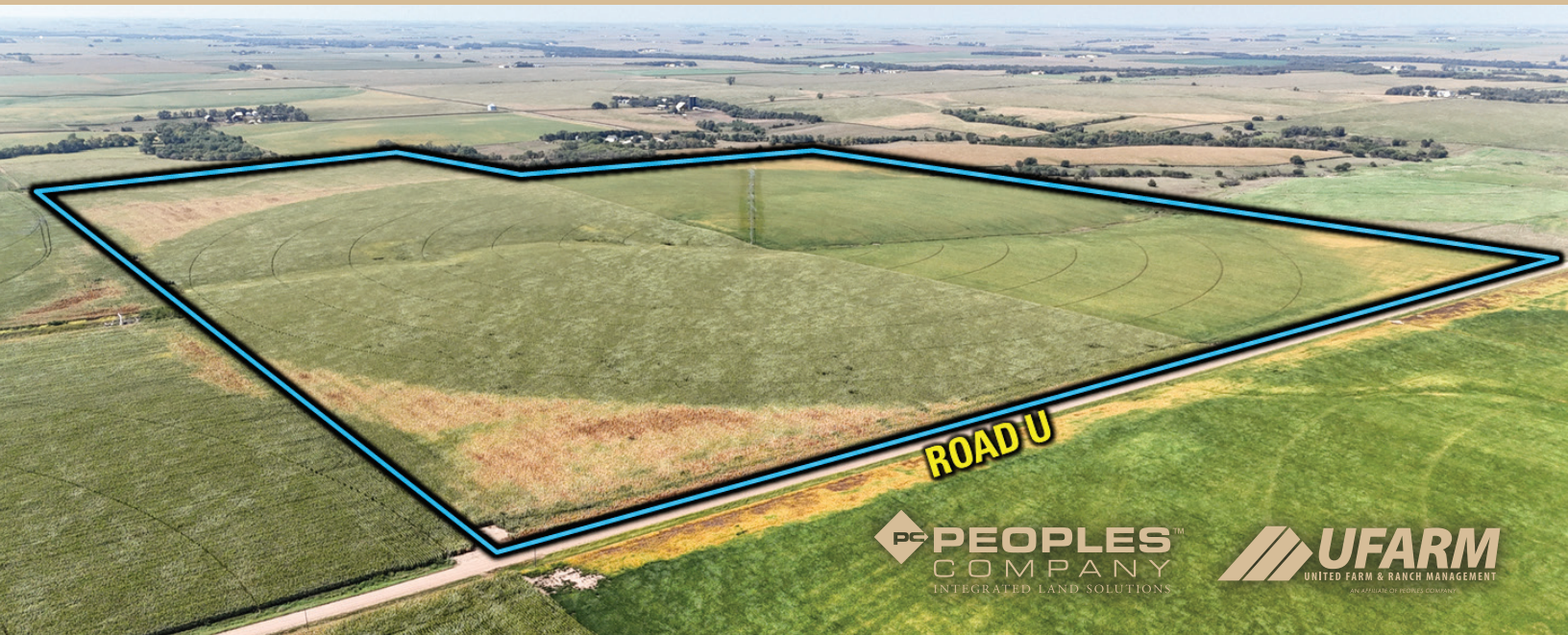
THURSDAY, NOVEMBER 20, 2025 | 10:00 AM

Holthus Convention Center

3130 Holen Avenue | York, NE 68467

PeoplesCompany.com | Listing #18601

York County **NEBRASKA** FARMLAND AUCTION



York County, Nebraska Live Public Farmland Auction – Join us at the Holthus Convention Center in York, Nebraska, on Thursday, November 20th, 2025, at 10:00 AM CDT!

UFARM Real Estate and Peoples Company are excited to bring you a rare opportunity to own a productive York County tract. This farm has 199.73 acres m/I in Section 4 of the Waco Township. With 99% of the acres being tillable, this farm offers productive class I and II, Hastings Silt Loam Soils. This area is known for its strong production background with multiple competitive grain markets located nearby. Farms in this area are tightly held and usually pass from generation to generation. Don't miss out on an opportunity to bid on and own some of the best farm ground in the country.

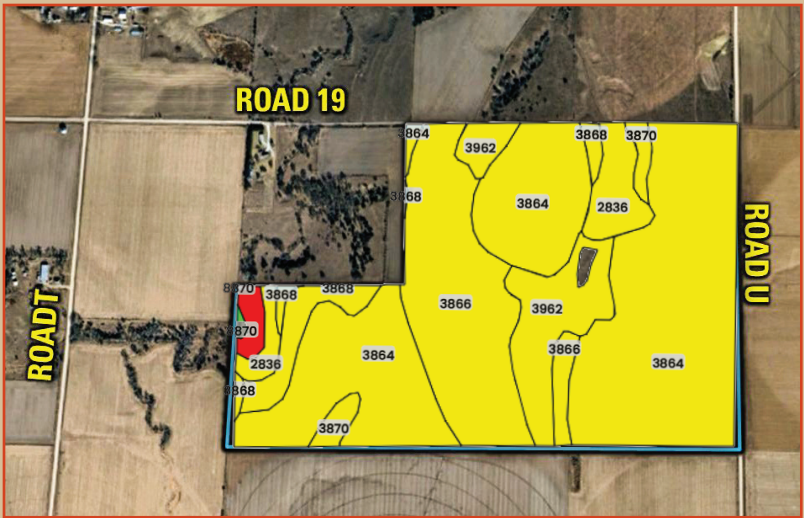
Situated in the Upper Big Blue Natural Resource District, this farm contains 172.60 certified irrigated acres as per the FSA office. Well Details can be found below. The two pivots and power unit are not included with the sale of this property. The current farm lease is set to expire on March 1, 2026, and will be available for production for the 2026 crop year!



Scan the QR code for more information.

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Listing #18601

CASEY RICHARDS NE LIC 2025033
402.318.1100 | Casey.Richards@PeoplesCompany.com



TILLABLE SOILS MAP

Code	Description	Acres	% of Field	NCCPI
3864	Hastings silt loam	111.21	56.28%	68
3866	Hastings silt loam	41.66	21.08%	67
3962	Hastings silty clay loam	18.69	9.46%	56
3870	Hastings silty clay loam	10.63	5.38%	57
2836	Uly-Hobbs silt loam	10.16	5.14%	60
3868	Hastings silt loam	2.50	1.27%	68
3545	Hobbs silt loam	2.40	1.21%	39
8870	Hord silt loam	0.35	0.18%	79

Average 65.3

Irrigated Cropland: 172.60 acres

Non Irrigated Cropland: 25 acres

Corn Base Acres: 154.2 acres

Soybean Base Acres: 35 acres

Corn PLC yield: 191

Soybean PLC yield: 60

WELL INFORMATION

Registration Number: G- 022637

Drilled: 1961

Acres Irrigated: 200

GPM: 1200

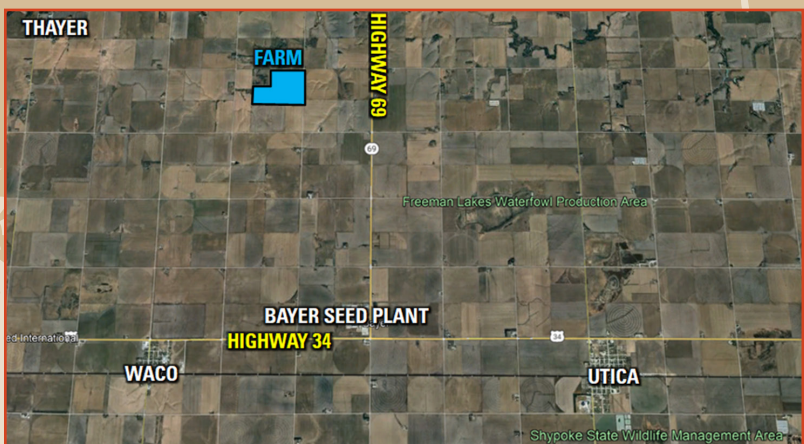
Static Level: 96ft

Pumping Level: 103ft

Well Depth: 274ft

DIRECTIONS

From Waco, Nebraska: Travel 2 miles east on Highway 34, turn left, and drive 4 miles north on County Road U. The farm will be on the left/to the west. Look for the UFARM/Peoples Company signs!



AUCTION TERMS & CONDITIONS

Bidder Registration: All prospective bidders must register with UFARM Real Estate/Peoples Company and receive a bidder number to bid at the auction.

Online Bidding: Live Auction and online. To participate in the online auction, open up the Peoples Company auction you are interested in at PeoplesCompany.com. Or you can access the auction from the UFARM real estate website: www.ufarm.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. By using UFARM Real Estate/Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that UFARM/Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Auction Method: The farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder.

Farm Program Information: Farm Program Information is provided by the York County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and UFARM/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 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 cash or check. All funds will be held with York County Title Company.

Closing: Closing will occur on or before Thursday, January 8th, 2026. The balance of the purchase price will be payable at closing in the form of a 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 open for the 2026 cropping season.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with York County Title Company the required earnest money payment. The sale is not contingent upon Buyer financing.

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, UFARM Real Estate, Peoples Company, or Seller. All bids will be on a per-acre basis. UFARM Real Estate/Peoples Company and its representatives are agents of the Seller, which can accept or reject any and all bids. 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 UFARM/Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. The buyer should perform his/her investigation of the property before 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 Abstract.



3501 Plantation Drive, Suite 100
Lincoln, NE 68516



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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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