

PIERCE COUNTY, NEBRASKA

SEALED BID AUCTION

— BIDS DUE BY NOVEMBER 13, 2025 AT 4:00 PM CST —

320.00
ACRES M/L

LISTING #18633

GALEN WISER

402.375.0862 | Galen.Wiser@PeoplesCompany.com



SEALED BID AUCTION

Sealed Bid Auction - Peoples Company is proud to be representing the sale of 320 acres m/l near Plainview, Nebraska. Bids will be due by Thursday, November 13th, at 4:00 PM CST. This farm consists of 306.95 FSA cropland acres with primary soil types, including the highly-productive Class I Muir silt loam and Bazile soils. Situated in the Lower Elkhorn Natural Resource District (NRD), this farm contains approximately 255 acres that are irrigated through a 2002 half-mile Valley pivot with an electric well. Currently, the Lower Elkhorn NRD does not have a water allocation allowing for ample water to be utilized for the entire crop season. This property is situated in Section 23 of North Dry Creek Township and located just 2 miles northeast of Plainview, Nebraska.

Over the years, this farm has had extensive improvements, including the newer Valley pivot system, 60,000 bushels of grain storage, and tile to enhance farm drainage. These extensive improvements, combined with the soil fertility, could provide significant tax depreciation benefits to the new landowner. *Potential Buyers should consult their own tax, legal, and accounting advisors.

This farm has been previously rented out to a local, reputable farm tenant who has taken excellent care of the farm, maintaining fertility and maximizing farm yields. The farm would make an excellent add-on to any existing farming operation or a nice investment in a strong farming area.

This farmland tract will be offered via sealed bids. To submit a bid by the November 13th deadline, please reach out to Galen Wiser to receive the bid submission form.



AUCTION DETAILS

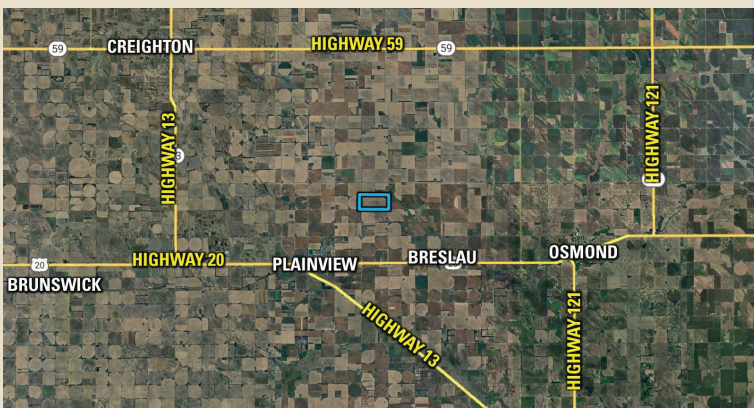
Sealed Bids, in written or electronic format, for the Property will be due no later than 4:00 PM. CST, on Thursday, November 13, 2025, to the following:

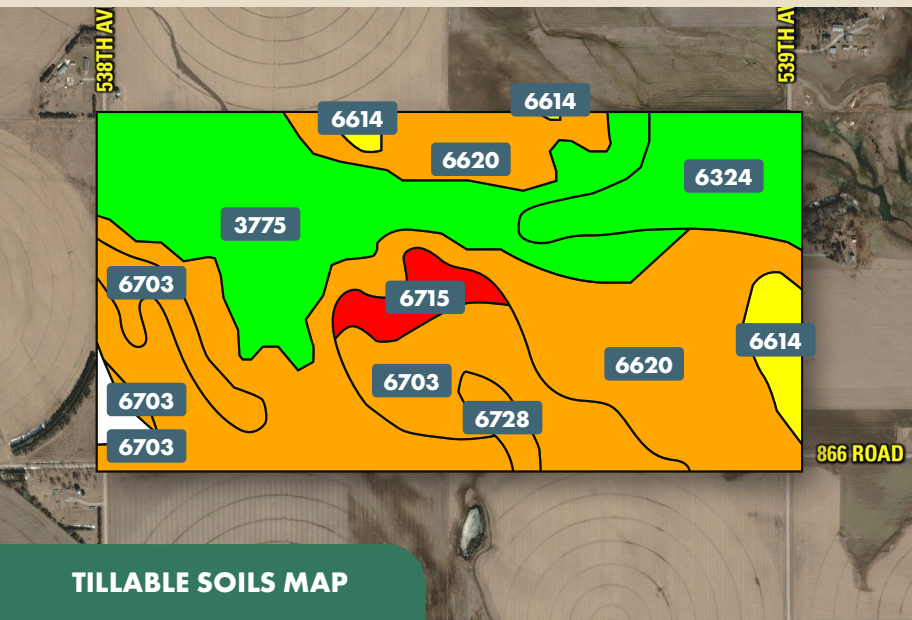


Galen Wiser
Peoples Company
206 Main Street
Wayne, NE 68787
Galen.Wiser@PeoplesCompany.com

DIRECTIONS

From Osmond: Head Southwest on US-20 W, continue for 7 miles, then turn right onto 539th Avenue. Stay on 539th Avenue for 2 miles, then turn left onto 866 Road. The farm will be on the North side of the road.





TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Irr Class	NCCPI
6620	Bazile soils	130.96	42.66%	3	49
3775	Muir silt loam	79.29	25.83%	1	88
6703	Thurman loamy fine sand	42.09	13.71%	4	48
6324	Coleridge silty clay loam	30.85	10.05%	2	82
6614	Bazile silt loam	9.86	3.21%	3	60
6715	Thurman-Valentine complex	9.43	3.07%	4	32
6728	Thurman fine sandy loam	4.47	1.46%	4	48
			Average	62.1	

AUCTION TERMS & CONDITIONS

Sealed Bid Submittal Process & Deadline: Sealed Bids, in written or electronic format, for the Property will be due no later than 4:00 P.M. CST, on Thursday, November 13th, 2025, to the following:

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer or enter into negotiations with one or more Bidders. Upon the Seller's acceptance of any bid or offer, the winning Bidder(s) and Seller shall enter into a binding Purchase Agreement and deposit the 10% Earnest Money. By submitting a bid, 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.

Farm Program Information: Farm Program Information is provided by the Pierce 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 Pierce 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 Source Title & Escrow.

Closing: Closing will occur on or before Friday, December 19th, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession & Farm Lease: The farm lease has been terminated for the 2025 crop year, and the farm will be 'open' for the 2026 crop year. Possession of the farm will be given at closing, subject to remaining tenant's rights.

Contract & Title: Immediately upon the conclusion of the auction, the winning bidder will enter into a real estate sales contract and deposit with First Source Title & Escrow 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 for 2025 will be paid by the Seller. Buyer will be responsible for the 2026 property taxes and beyond.

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 Lower Elkhorn 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.



12119 Stratford Drive, Suite B
Clive, IA 50325



PeoplesCompany.com
Listing #18633

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COUNTY,
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