

Farmland Auction

LANCASTER COUNTY, NEBRASKA



149.55 ACRES M/L

TUESDAY, NOVEMBER 25TH, AT 10 AM CST
At the Waverly Community Foundation Center

Farmland Auction

LANCASTER
COUNTY, NE

Mark your calendar for Tuesday, November 25th, at 10 AM CST!

UFARM Real Estate and Peoples Company are honored to represent the Marlo Burg Revocable Trust in the sale of 149.55 acres m/l of excellent non-irrigated Lancaster County cropland. The farm will be offered via live public auction at the Waverly Community Foundation Center with simultaneous online bidding available. This highly-tillable farm consists of 144.13 FSA cropland acres with an overall NCCPI of 57.3. The property also includes a 30'x50' Morton building in exceptional condition. The building has a full concrete floor and 220V electrical service with two 12'x12' overhead doors.

The farm has excellent access provided by both N. 134th Street and Mill Road. The farm is available for the 2026 crop season. Possession will be given at closing subject to the balance of the existing farm lease. Contact the listing agent for more details.



30 X 50 MORTON BUILDING W/ELECTRICITY & CONCRETE



CHRIS SCOW | 402.434.4495 | Chris.Scow@PeoplesCompany.com

IMPROVEMENTS

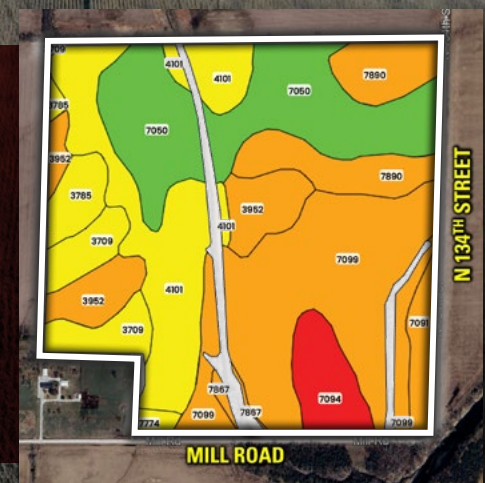
A 30x50 Morton building with 12' sidewalls and electricity w/220V service, built in 2006. Full concrete floor and two overhead doors.

TILLABLE SOILS MAP

149.55
ACRES M/L

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
7099	Zook silty clay loam	38.58	26.77 %	42
7050	Kennebec silt loam	30.02	20.83 %	94
4101	Littlesalt silty clay loam	25.01	17.35 %	51
7890	Zook silt loam	13.47	9.35 %	47
3952	Fillmore silt loam	11.28	7.83 %	48
3709	Crete silt loam, terrace	8.10	5.62 %	67
7094	Zoe silty clay loam	7.42	5.15 %	37
3785	Crete silty clay loam	4.48	3.11 %	66
7091	Wabash silty clay	3.88	2.69 %	40
7774	Colo-Nodaway silty loam	1.10	0.76 %	60
7867	Nodaway silt loam	0.78	0.54 %	48

AVERAGE: 57.3





DIRECTIONS

From Waverly, NE: Travel west on Waverly Road to N. 112th Street, turn right or north onto N. 112th Street for one mile to Mill Road, then turn right or east for approximately 1.25 miles to the south side of the farm.

ADDITIONAL INFO

FSA Certified Cropland Acres: 144.13

Corn Base Acres: 72.05

Soybean Base Acres: 72.05

PLC Yield - Corn: 149

PLC Yield - Soybeans: 42

AUCTION DETAILS & TERMS

Bidder Registration: All prospective bidders must register with UFARM Real Estate/Peoples Company and receive a bidder number to bid at the auction. Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using 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 Peoples Company/UFARM Real Estate, nor their 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.

Online Bidding: Bidders will be able to participate both Live in-person or Online through the Peoples Company/UFARM Real Estate online auction platform. 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.

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

Financing: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before 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 terms and conditions provided in the contract.

Farm Program Information: Farm Program Information is provided by the Lancaster County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller, UFARM Real Estate 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 County FSA and NRCS offices.

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

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 by the designated Escrow Title Company who will provide receipt and be responsible for closing the transaction.

Closing: Closing will occur on or before Monday, December 22, 2025. 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 previous farm lease has been terminated and the farm is available 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 the designated Escrow 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 and such Seller reserves the right to 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 Real Estate/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



PeoplesCompany.com
Listing #18645



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

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