

LISTING #18705

74.95

A C R E S M / L

LAND AUCTION

WAYNE COUNTY
NEBRASKA

TUESDAY, NOVEMBER 25, 2025 AT 10:00 AM

ELKHORN VALLEY BANK

411 E. 7th Street | Wayne, NE 68787

GALEN WISER | 402.375.0862
GALEN.WISER@PEOPLES COMPANY.COM

 **PEOPLES™**
COMPANY
INTEGRATED LAND SOLUTIONS



Peoples Company is proud to present the sale of 74.95 acres m/l of highly productive farmland located in Wayne County, Nebraska. This exceptional property offers approximately 71.07 tillable acres with a strong NCCPI rating of 67.5, reflecting above-average productivity. The soils include Moody silty clay loam, Nora silt loam, McPaul silt loam, and Crofton silt loam—all known for their fertility and excellent drainage.

Location and Access

The farm is ideally located just south of Highway 35 on the south edge of Winside, Nebraska, with convenient access from nearby gravel roads extending from town. This productive agricultural area features a strong farming community and a diverse economy supported by local grain markets, ethanol plants, and livestock operations. Grain elevators in Winside and Norfolk offer competitive marketing opportunities, making this an excellent location for efficient farm management and crop marketing.

Market Opportunity

Farmland in this region is highly sought after and rarely available, often remaining within families for generations. This auction presents a rare opportunity to acquire a premium, highly tillable property in one of Nebraska's most productive agricultural communities. Whether you're looking to expand your farming operation or secure a long-term, stable investment, this farm offers outstanding value and potential for growth.





DIRECTIONS

From Winside, NE: Travel south 1 mile and the farm will be on the southwest corner of 851st Road and 568th Avenue. Look for Peoples Company signs.

NET TAXES

\$3,615.74

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	Overall NCCPI
6813	Moody silty clay loam	25.34	35.65%	62
6750	Nora silt loam	21.31	29.98%	76
6756	Nora silt loam	16.78	23.61%	72
7716	McPaul silt loam	3.00	4.22%	91
6687	Crofton silt loam	2.33	3.28%	59
6860	Crofton silt loam	2.20	3.10%	86
6781	Nora-Moody silty clay loams	0.11	0.15%	56
AVERAGE:				71.6





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18705



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

AUCTION DETAILS & TERMS

Wayne County, Nebraska Land Auction

74.95 Acres (Offered in One tract)
Tuesday, November 25th, 2025, at 10:00 AM

Auction Location:

Elkhorn Valley Bank
411 E. 7th Street
Wayne, NE 68787

Auction Method: The tract will be offered via Public Auction and will take place at 10:00 AM on November 25th, 2025 at the Elkhorn Valley Bank in Wayne, Nebraska. The tract will be sold on a per-acre basis through a traditional auction method. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number 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.

Online Bidding: 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 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.

Farm Program Information: Farm Program Information is provided by the Wayne County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company.

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 wire transfer or check. All funds will be held in First Source Title & Escrow trust account.

Closing: The balance of the purchase price will be payable at closing in the form of a wire transfer or cashier's check.

Farm Lease: The farm lease has been terminated and the farm is available for the 2026 growing season.

Taxes: All real estate taxes for 2025 will be paid by the Seller and all real estate taxes for 2026 and beyond will be paid for by the Buyer.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit with the First Source Title & Escrow trust account the required earnest money payment. The cost of the Title Policy will be split 50/50 between Buyer and Seller.

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 before 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.

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.

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 the Property. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

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(s) acknowledge 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 figures stated within the marketing material. The buyer should perform his/her investigation of the property before bidding at the auction. The marketing material's brief descriptions should not be used in legal documents. Full legal descriptions will be taken from Title Commitment.

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