

LISTING #18805

Thurston County Nebraska

SEALED BID AUCTION

*Sealed bids will be due no later than 4:00 PM
CST on Thursday, January 8th, 2026.*

40

Acres M/L

JERRY LEWIS | 402.380.8323

Jerry.Lewis@PeoplesCompany.com | NE LIC 950339

PC PEOPLESTM
COMPANY
INTEGRATED LAND SOLUTIONS

Sealed Bid Auction

Productive 40-Acre Tract in Northeast Nebraska

Property Overview

Peoples Company is proud to present the sale of 40 acres m/l of highly productive farmland located in Thurston County, Nebraska. This exceptional property offers approximately 37.87 tillable acres with a strong NCCPI rating of 66.5, reflecting above-average productivity. The soils include Crofton silt loam and Alcester and Moody silty clay loam, known for their fertility and excellent drainage.

Location and Access

The farm is located just west of Highway 9, just south of Emerson, Nebraska, in a highly productive agricultural region known for its strong farming community. The area benefits from a diverse, agriculture-driven economy supported by local grain markets, ethanol facilities, and livestock operations. Nearby grain elevators in Thurston, Pender, and South Sioux City provide competitive marketing options, making this an excellent location for efficient farm operations and crop marketing.

Market Opportunity

Farmland in this region is highly sought after and rarely available, often remaining within families for generations. This sealed bid 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.

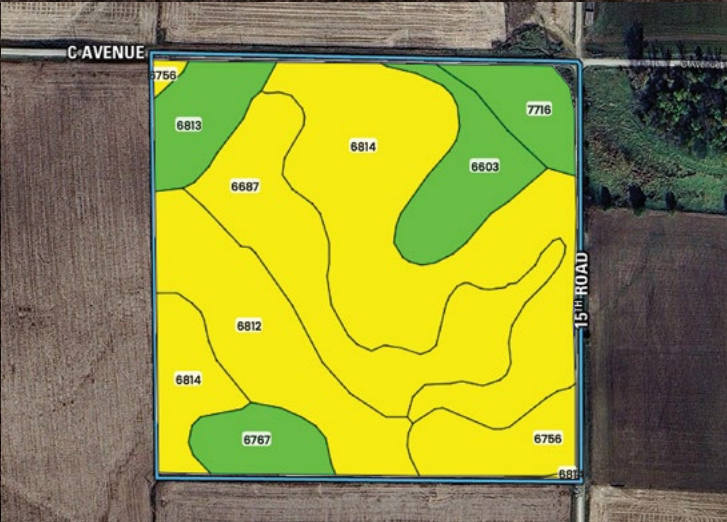
Bid Submission Details

This farmland tract is being offered exclusively via a sealed bid process. All bids must be submitted by January 8th, 2026, deadline to be considered. After all timely bids are reviewed, select bidders may be invited to increase their bid. Please reach out to Jerry Lewis to request the official bid submission form.



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Tillable Soils Map

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
6814	Moody silty clay loam	14.19	37.47 %	62
6687	Crofton silt loam	6.88	18.17 %	66
6812	Moody silty clay loam	5.71	15.08 %	64
6603	Alcester silty clay loam	2.95	7.79 %	75
6756	Nora silt loam	2.46	6.60 %	66
6813	Moody silty clay loam	2.14	5.65 %	73
6767	Nora silty clay loam	1.79	4.73 %	74
7716	McPaul silt loam	1.75	4.62 %	79

Average: 66.3

Sealed Bid Auction

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, January 8th, 2026, to the following:

Jerry Lewis
Peoples Company
206 Main Street
Wayne, NE 68787
Jerry.Lewis@PeoplesCompany.com

Sealed bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Listing Agent Jerry Lewis by phone at 402.380.8323 or by email at Jerry.Lewis@PeoplesCompany.com. Handwritten bids, if legible, may be acceptable in the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids may be submitted via mail or email, but must be received by the deadline to be eligible for consideration.

Important Notice Regarding the Bid Process: All bids received by the January 8th deadline will be reviewed by the Seller and Broker. After the initial bid period closes, select bidders may be invited to increase their bid or provide additional terms. Only bidders who submit a timely bid will have the opportunity to participate further in the process.

Upon receipt of all submitted bids, the Seller may accept or reject any bid or offer, or may elect to 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 represents that he or she has the present ability to perform at the bid price and will fulfill all obligations required under the Real Estate Sale and Purchase Agreement.

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.

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 February 18, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Survey: Seller will furnish a survey establishing the west boundary line of the property prior to closing.

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.

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.

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.

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.



206 Main Street
Wayne, NE 68787



PeoplesCompany.com
Listing #18805



SCAN FOR MORE
INFORMATION!

Thurston County Nebraska

DIRECTIONS

From Emerson, Nebraska, head south on NE-9 S (N Main St) toward E 1st St and continue to follow NE-9 S for 2.0 miles. Turn right onto C Avenue and proceed for 1.1 miles to reach the destination.



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*Designed by
Kevin Guerrero*