



FARMLAND AUCTION

ONLINE-ONLY

160.00
ACRES M/L
DODGE COUNTY, NE

SOUTH COUNTY ROAD 28 & COUNTY ROAD W
FREMONT, NE 68025
LISTING #18825



ANDREW ZELLMER

712.898.5913 | NE LIC 20190418
AndrewZ@PeoplesCompany.com

BIDDING IS CURRENTLY LIVE

BIDDING ENDS ON WEDNESDAY, MARCH 4, 2026, AT 1:00 PM CT

This auction is being co-listed with Pawnee Creek Land Co. Please contact Nic Smith for more information on this auction.



PAWNEE CREEK
LAND CO.



NIC SMITH

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Nic@PawneeCreek.com



BIDDING IS CURRENTLY LIVE
BIDDING ENDS ON WEDNESDAY, MARCH 4, 2026, AT 1:00 PM CT

160.00 ACRES M/L
DODGE COUNTY, NE
SOUTH COUNTY ROAD 28 & COUNTY ROAD W
FREMONT, NE 68025 - LISTING #18825

Peoples Company is pleased to be representing the sale of the Braun Farm, 160.00 acres m/l near Fremont, Nebraska in Section 23 of the Elkhorn Plat. This dryland farm consists of 153.38 FSA cropland acres m/l with primarily Class II and III, soil types of Luton Silty Clay, Gibbon Loam, and Coleridge Silty Clay Loam carrying an NCCPI rating of 62.2. This farm is located in a strong farming area with several competing grain markets located nearby and would make for a great add-on unit to an existing farm operation or an investment-grade quality land purchase.

The farm is located in close proximity to US Highway 30 and US Highway 275, providing fantastic accessibility to grain markets. Situated in the Lower Platte North Natural Resource District (NRD), the new owner could submit a variance request for the possibility of drilling a well for irrigation purposes. Variance requests are to be submitted to the Lower Platte North NRD prior to September 15.

FARM LEASE:

The farm is leased for the 2026 crop season, and the Buyer will assume the 2026 farm lease. The total cash rent for the 2026 year is \$29,161.20 and is paid in two payments. The first payment of \$14,250.60 is paid on or before April 1, 2026, and the second payment of \$14,580.60 will be paid on or before December 1, 2026. Please reach out to the listing agent for more details.

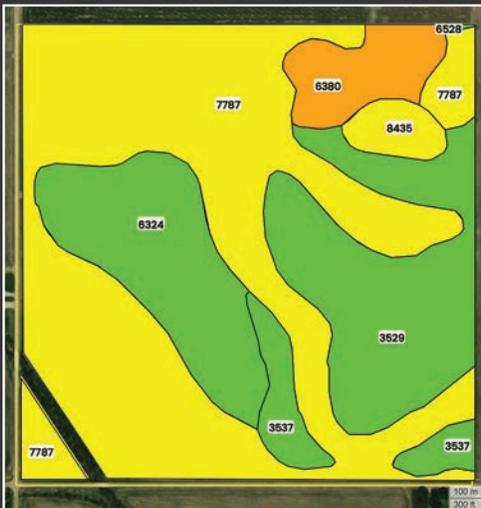
The single tract will be offered on a price-per-acre basis via an Online-Only Auction with bidding ending on Wednesday, March 4, 2026, at 1:00 PM CST. *This auction is being co-listed with Pawnee Creek Land Co. Please contact Nic Smith for more information on this auction. Nic Smith: 402.210.4194 or Nic@PawneeCreek.com.*

DIRECTIONS:

From the intersection of US Highway 275 and US Highway 30, east of Fremont, Nebraska: Travel east of US Highway 30 for 3 miles until reaching South County Road 28. Turn right (south) on South County Road 28 and travel south for 1.5 miles. The farm is located at the intersection of South County Road 28 and County Road W. Look for the Peoples Company signage.



Try our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



SOILS MAP

LEGEND	CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	NCCPI
	7787	Luton Silty Clay	82.31	53.67%	54
	3529	Gibbon Loam	29.43	19.19%	72
	6324	Coleridge Silty Clay Loam	22.48	14.66%	82
	6380	Saltine-Gibbon Complex	8.63	5.63%	45
	3537	Gibbon Silty Clay Loam	6.76	4.41%	77
	8435	Cass Loam	3.66	2.39%	60
	6528	Janude Loam	0.11	0.07%	80

AVERAGE: 62.2



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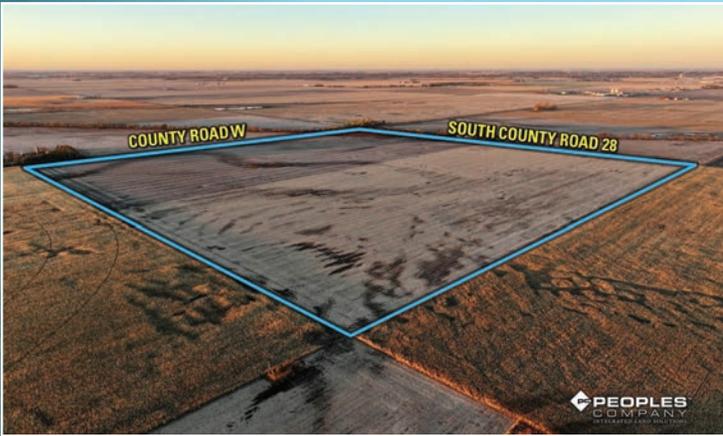
FARMLAND INFORMATION:

FSA Farmland Acres: 155.40

FSA Cropland Acres: 153.38

Corn: 76.90 Base Acres with PLC Yield of 133

Soybeans: 76.20 Base Acres with PLC Yield of 36





1108 S 44th Street, Suite 102
Cumming, IA 50061



PeoplesCompany.com
Listing #18825



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

AUCTION TERMS & CONDITIONS

DODGE COUNTY, NEBRASKA ONLINE-ONLY LAND AUCTION 160.00 GROSS ACRES M/L BIDDING ENDS ON WEDNESDAY, MARCH 4, 2026, AT 1:00 PM (CT)

This auction is being co-listed with Pawnee Creek Land Co. Please contact Nic Smith for more information on this auction. Nic Smith: 402.210.4194 or Nic@PawneeCreek.com.

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 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.

AUCTION METHOD: Offering Dodge County, Nebraska farmland through a TIMED ONLINE-ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Wednesday, March 4, 2026, at 1:00 PM Central Time Zone (CST), with closing taking place on or before Monday, April 20, 2026. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing Agent. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Dodge County Farm Service Agency. 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 Dodge 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 First American Title Insurance Company.

CLOSING: Closing will occur on or before Monday, April 20, 2026, with First American Title Insurance Company. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

POSSESSION: Possession of the land will be given at closing, Subject to Tenant's Rights.

FARM LEASE: The farm is leased for the 2026 crop season, and the Buyer will assume the 2026 farm lease. The total cash rent for the 2026 year is \$29,161.20 and is paid in two payments. The first payment of \$14,250.60 is paid on or before April 1, 2026, and the second payment of \$14,580.60 will be paid on or before December 1, 2026. Please reach out to the listing agent for more details.

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.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with First American Title Insurance Company the required earnest money payment. Sale is not contingent upon Buyer financing.

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.

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, which can accept or reject any and all bids. 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. This auction is with reserve.

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. 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 abstract.

Seller reserves the right to accept or reject any and all bids.