

# FARMLAND AUCTION

## Perkins County Nebraska

160.24  
Acres ML

FRIDAY, MARCH 6, 2026 AT 10:00 AM

Perkins County Fairgrounds | 123 Garfield Avenue | Grant, NE 69140

Chris Scow | NE LIC 20070639 | 402.434.4495 | [Chris.Scow@PeoplesCompany.com](mailto:Chris.Scow@PeoplesCompany.com)

Dylan Boggs | NE LIC 20240257 | 308.237.7662 | [Dylan.Boggs@PeoplesCompany.com](mailto:Dylan.Boggs@PeoplesCompany.com)

Listing #19037

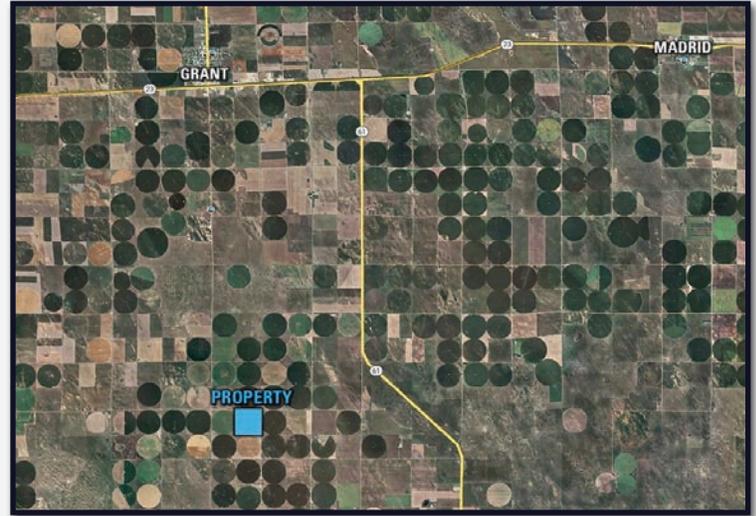


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UFARM and Peoples Company are pleased to present 160.24 m/l acres of irrigated Perkins County farmland located in District 2 Township. The property consists of a quarter section under a center pivot irrigation, featuring predominantly well-draining Woodyly loamy fine sand soils and gently rolling topography with slopes ranging from 0 to 3 percent. The public auction will be held at Perkins County Fairgrounds in Grant, Nebraska with live and online bidding options available.

This property is located approximately 7.5 miles south of Grant, Nebraska, just off Central Avenue. This property includes 158.19 FSA Cropland acres m/l of which 147.9 certified irrigated acres under pivot, with the balance utilized for dryland. The irrigation pivot is a 1999 7-tower Valley 7000 with a 100 HP electric motor and will be transferred with the sale. Located in the Upper Republican Irrigation district this property has a water allocation over 62.5 inches over 5 years. There are 25.30 inches available through 2027. The farm lease has been terminated, and the farm will be 'open' for the 2026 crop year.



## Directions

**From Grant, Nebraska:** head south on Central Avenue toward 3rd Street and turn left onto NE-23 East. Continue on NE-23 East for a short distance before turning right onto Road 328. Follow Road 328 south for approximately 6.5 miles; the property is located in the vicinity of Road 753 in District 2, with a total drive time of about 12 minutes.



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## Tillable Soils Map

Code	Soil Description	Acres	% of Field	NCCPI
1876	Woody loamy fine sand	143.07	90.44%	46 <span style="color: green;">■</span>
1574	Dailey loamy sand	10.08	6.37%	31 <span style="color: green;">■</span>
1896	Valent loamy sand	4.85	3.07%	19 <span style="color: yellow;">■</span>
1895	Valent loamy sand	0.19	0.12%	19 <span style="color: yellow;">■</span>
<b>Weighted Average</b>			<b>44.2</b>	

## Auction Terms & Conditions

**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:** The tract will be offered via Public Auction and will take place on Friday, March 6th, 2026, at 10:00 AM at the Perkins County Fairgrounds. The farmland 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/UFARM (the Auction Company") and receive a bidder number in order to bid at the auction. Auction Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

**FARM PROGRAM INFORMATION:** Farm Program Information is provided by the Perkins County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Auction Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Perkins 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 a local title company.

**CLOSING:** Closing will occur on or before Tuesday, April 14th, 2026. 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 2026 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 a local title company 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 2026 will be paid by the Buyer.

**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 Upper Republican 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, Auction Company, or Seller. All bids will be on a per-acre basis. Auction 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 Auction 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.



Scan the qr code with your phone camera to view this listing online!



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



PeoplesCompany.com  
Listing #19037



Not able to make it to the live auction but still want to bid? No problem!

Just use 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.



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