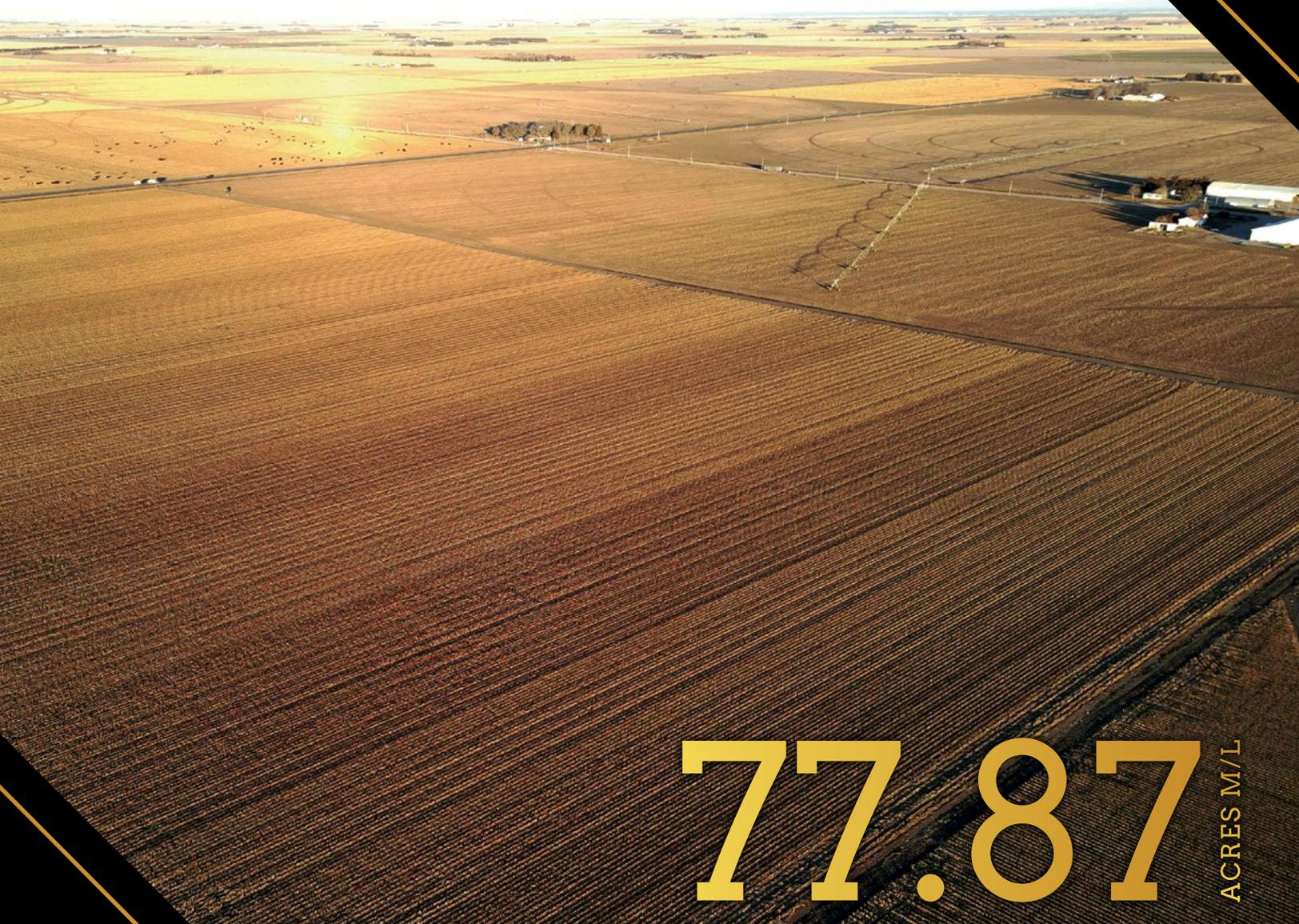


Farmland Auction

PHELPS COUNTY, NEBRASKA



77.87 ACRES M/L

TUESDAY, MARCH 24, 2026 AT 10:00 AM

Phelps County Agricultural Center
1308 2nd Street | Holdrege, NE 68949

Farmland Auction

PHELPS
COUNTY, NE

Mark your calendars for Tuesday, March 24, 2026 at 10:00 AM!

Peoples Company and UFARM are pleased to present 77.87 m/l acres of high-quality Phelps County farmland located north of Holdrege, Nebraska. The property contains approximately 74.70 tillable acres which predominately consists of Class I Holdrege silt loam. This farm is irrigated with 78 acres under contract for surface water delivery per the Central Nebraska Public Power & Irrigation District. The gravity irrigation supply of water comes from the northeast corner of the farm. A riser is located about halfway across the farm and is connected to underground mainline from the re-use pit that provides additional or supplemental irrigation for the remainder of the property. The pump, riser and poly-pipe are all owned by the tenant and will be removed prior to closing. With excellent soils and water, this farm has yielded consistently well with current corn APH of 254.

The farm is located approximately 5 miles north of Holdrege right along US Highway 183 with convenient access to all of the nearby grain markets. The farm lease has been terminated, and the land will be 'open' for the 2026 crop year. The public auction will be held at the Phelps County Agricultural Center in Holdrege, Nebraska with simultaneous online bidding options available.

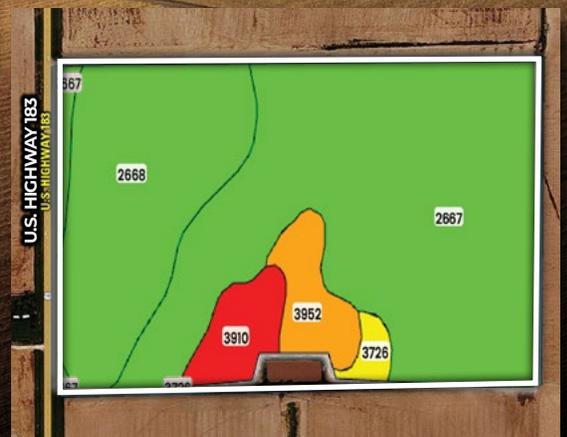
Don't miss out on a phenomenal opportunity to own a high-quality farm with great soils, great water and great location. Contact the listing agent today for additional information!



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
● 2667	Holdrege silt loam	45.15	60.44 %	79
● 2668	Holdrege silt loam	20.70	27.71 %	79
● 3952	Fillmore silt loam	4.10	5.49 %	44
● 3910	Scott silt loam	3.66	4.90 %	27
● 3727	Detroit silt loam	1.09	1.46 %	65

AVERAGE: 74.3



AUCTION DETAILS & TERMS

Phelps County, Nebraska Land Auction
77.87 Acres m/l
March 24, 2026, at 10:00 AM

Auction Location:

Phelps County Agricultural Center
1308 2nd Street
Holdrege, NE 68949

Auction Method: The tract will be offered via Public Auction and will take place on Tuesday, March 24th, 2026, at 10:00 AM at the Phelps County Agricultural Center in Holdrege, Nebraska. 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.

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.

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 Phelps 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 Phelps 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 Phelps County Title.

Closing: Closing will occur on or before Thursday, April 23rd, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

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 Land: Seller may grant buyer early possession to the property, at Seller's sole discretion. Prior to Seller granting early possession, the buyer will be required to execute and sign a valid lease agreement satisfactory to the Seller. The buyer will assume any and all liability and risk related to the buyer's use of the property during the early possession period. In the event the buyer does not purchase the property, the Buyer will not be entitled to receive reimbursement for any expenses.

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 title commitment 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. All prior taxes including 2025 taxes will be paid by Seller.

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 Tri-Basin Natural Resource District.

Personal Property: All personal property is the property of the tenant's and will be removed prior to Closing.

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.

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.

CHRIS SCOW | 402.434.4495

Chris.Scow@PeoplesCompany.com | NE LIC 20070639



3501 Plantation Drive, Suite 100
Lincoln, NE 68516



PeoplesCompany.com
Listing #19082



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

Farmland Auction

PHELPS COUNTY, NEBRASKA



DIRECTIONS

From Holdrege: Travel north approximately 5 miles and the farm will be on the east side of the road. Look for signs.

77.87

ACRES M/L

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1308 2nd Street | Holdrege, NE 68949