

ABSOLUTE ONLINE ONLY FARMLAND AUCTION

Thurston County

NEBRASKA

79 ACRES M/L

Bidding is currently live and set to conclude on
Thursday, October 15th, 2026, at 1:00 PM CST!

Andrew Zellmer

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Listing #19216



Peoples Company is pleased to be representing the ABSOLUTE sale of 79.00 acres m/l located just southeast of Wakefield, Nebraska, in Section 24 of Flournoy Township in Thurston County, Nebraska. The farm consists of 79.17 FSA cropland acres classified as NHEL (Non-Highly Erodible Land). Over 94% of the farm consists of Class I & Class II soils, and over 32% of the farm carries an NCCPI rating of 95, with highly productive primary soil types of Kennebec silt loam and Colo silty clay loam. The farm average NCCPI rating is 78.9.

*The farm falls within Qualified Opportunity Zone Number 9402. Investments in properties in Opportunity Zones are intended to encourage economic development by providing preferential tax treatment. In addition to deferral of capital gains, expenditures on improvements including irrigation, drainage, storage, some forms of depreciation, and other activities that result in additional property value through time may qualify for a basis step-up at sale and be excluded from future capital gains taxation if held to the maturity of the OZ period. For more information about Opportunity Zones, please visit www.OpportunityZones.com.

*This information is for information purposes only and is not intended to provide and may not be relied upon for tax, legal, or accounting advice. You should consult your own tax, legal, and accounting advisors prior to entering into any transactions.

This dryland farm falls within the Lower Elkhorn Natural Resource District. Currently, the farm sits within an area of the NRD where applications for irrigation development are being accepted. This does not in any way guarantee the approval of a submitted application, and the boundaries of irrigated development areas are subject to change. The most up-to-date 2025 Lower Elkhorn NRD Irrigation Development Area Map is attached below. For more information, please contact the Lower Elkhorn NRD at 402-371-7313.

This farm is located in a strong farming area and would make for a great add-on unit to an existing farm operation or an investment-grade quality land purchase. The farm lease has been terminated, and the farming rights will be open for the 2027 crop season.

The single tract will be offered on a price-per-acre basis via an ABSOLUTE Online Only Auction with bidding ending on Thursday, October 15th, 2026, at 1:00 PM CST.



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Thurston County, Nebraska ABSOLUTE Online Only Land Auction
79.00 Gross Acres m/l
Bidding ends on Thursday, October 15th, 2026, at 1:00 PM (CST)

The Bidding is currently LIVE and remains open until 1:00 PM on Thursday, October 15th, 2026!

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 Thurston County, Nebraska farmland through a TIMED ONLINE-ONLY ABSOLUTE auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Thursday, October 15th, 2026, at 1:00 PM Central Time Zone (CST), with closing taking place on or before Friday, December 4th, 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 Thurston 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 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 cash or check. All funds will be held in the Nebraska Title Company Trust Account.

Closing: Closing will occur on or before Friday, December 4th, 2026. 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.

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Tillable Soils

Silt loams				% OF	Overall
	CODE	DESCRIPTION	ACRES	FIELD	NCCPI
●	7153	Kennebec silt loam	25.52	32.23 %	95
●	7770	Colo silty clay loam	20.49	25.88 %	72
●	6629	Belfore-Moody loams	12.34	15.59 %	68
●	6811	Moody silty clay loam	6.89	8.70 %	75
●	7099	Zook silty clay loam	5.36	6.77 %	67
●	6813	Moody silty clay loam	3.98	5.03 %	73
●	6603	Alcester silty clay loam	3.87	4.89 %	75
●	6756	Nora silt loam	0.69	0.87 %	66
●	7716	McPaul silt loam	0.03	0.04 %	79

AVERAGE: 78.9

Farm Lease: The farm lease has been terminated and the farming rights will be open for the 2027 crop season.

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 Nebraska Title 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.



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



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SCAN FOR MORE
INFORMATION!

ABSOLUTE ONLINE ONLY FARMLAND AUCTION

Thurston County NEBRASKA



DIRECTIONS

From Wakefield, Nebraska: Travel south on State Highway 35 for approximately 2 miles until reaching 856th Road/D Avenue. Turn left (east) onto 856th Road/D Avenue for 3.5 miles until reaching 12 Road. Turn right (south) onto 12 road and travel south for 2 miles. The farm will be located on the east side of 12 Road at the intersection of 12 Road & East Avenue. Look for the Peoples Company signage.

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