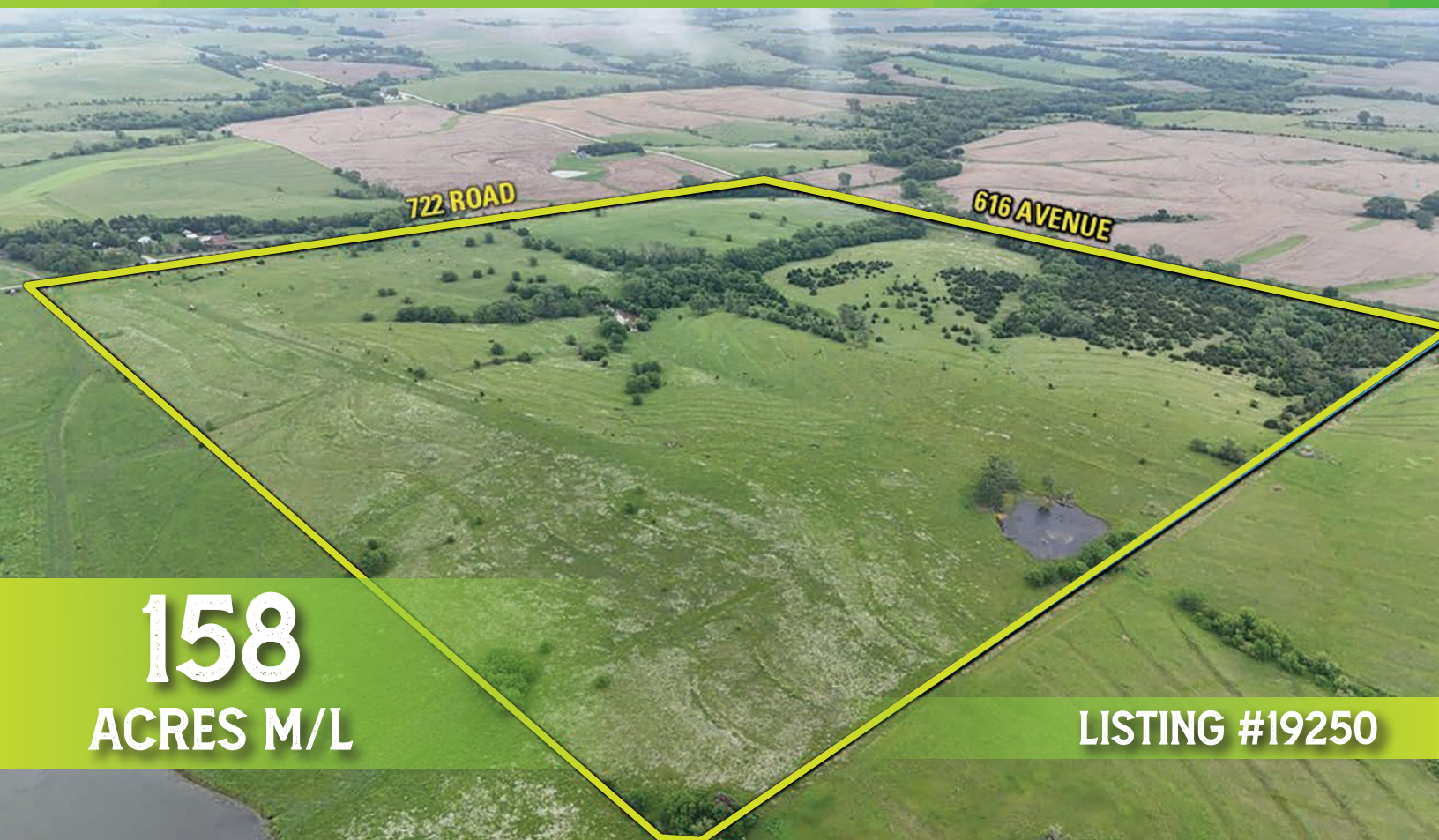


AGRICULTURAL AND RECREATIONAL PROPERTY AVAILABLE

JOHNSON COUNTY

ABSOLUTE ONLINE ONLY AUCTION



158
ACRES M/L

LISTING #19250

BIDDING ENDS: WEDNESDAY, SEPTEMBER 23, 2026 | SOFT CLOSE 11:00AM

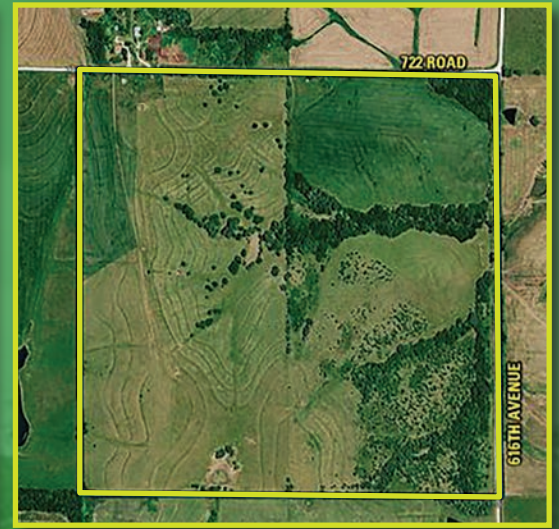
AMY MOHR

402.948.0336

Amy.Mohr@PeoplesCompany.com

NE LIC 20230380





ABSOLUTE ONLINE ONLY AUCTION - JOHNSON COUNTY, NE

Bidding is live now and remains open through Wednesday, September 23, 2026, with a soft close beginning at 11:00 AM (CT). The auction is without reserve. Peoples Company representatives will be available at the Hartman Cattle Company Sale Facility to answer questions and provide bidding assistance prior to the auction and throughout the sale starting at 9:00 AM (CT) on sale day.

Peoples Company is pleased to present 158+/- acres of highly versatile land located south of Tecumseh, Nebraska in Johnson County. Offering a blend of productive pasture, hay ground, farmland potential, and recreational appeal, this property provides an excellent opportunity for producers, outdoor enthusiasts and investors alike.

The land features abundant forage suitable for grazing with portions of the property offering favorable topography for hay production. Water resources include two ponds located near the center and southern portions of the tract, providing water access for livestock and wildlife. Notably, the farm was not leased during the 2026 growing season, allowing forage stands to rest and recover, contributing to the overall condition and productivity of the grassland.

According to the Farm Service Agency, the farm consists of 121+/- cropland acres. The property includes 12.44+/- base acres of corn with a PLC yield of 84+/- and 39.43+/- base acres of soybeans with a PLC yield of 27+/-.

Predominant soil types include class III and IV Pawnee clay loam (4-8% slopes) and Burchard-Steinauer clay loams (11-17% slopes) with an overall NCCPI rating of 48.5. The area receives approximately 33 inches of average annual precipitation, supporting both forage production and agricultural operations.

Beyond its agricultural value, the property offers excellent wildlife habitat and recreational opportunities. Mature tree-lined draws, particularly in the southeastern portion of the parcel, provide natural shelter for livestock while creating ideal habitat for whitetail deer, wild turkey, and other wildlife. Several areas throughout are well-suited for food plots, stand locations, and other habitat improvements, making this an attractive property for hunting and outdoor recreation.

Access is gained from the north via 722 Road, a well-maintained gravel road, with additional access along the east boundary from 616 Avenue, a dirt road. The property has been held and well cared for by the Baum family since the early 1900s. Whether you are looking to expand an existing livestock operation, add productive farmland acreage to your portfolio, or enjoy the recreational benefits of southeastern Nebraska land ownership, this property offers a unique combination of agricultural utility and natural appeal.

The auction will be conducted on the Peoples Company Bid Wrangler auction platform. Bidding is live with a soft close Wednesday, September 23, 2026 at 11AM. For additional information, contact Amy Mohr, land agent.



PEOPLES COMPANY.COM

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

AMY MOHR

402.948.0336

Amy.Mohr@PeoplesCompany.com

NE LIC 20230380



BIDDING ENDS: WEDNESDAY, SEPTEMBER 23, 2026 | SOFT CLOSE 11:00AM

DIRECTIONS

From Tecumseh, travel south on NE-50/12th St. for 4.2 miles. Turn right onto 723 Rd and continue for 5 miles. Turn left onto 616 Ave and continue for 1 mile. Arrive at northeast corner of property.

RESERVED ITEMS

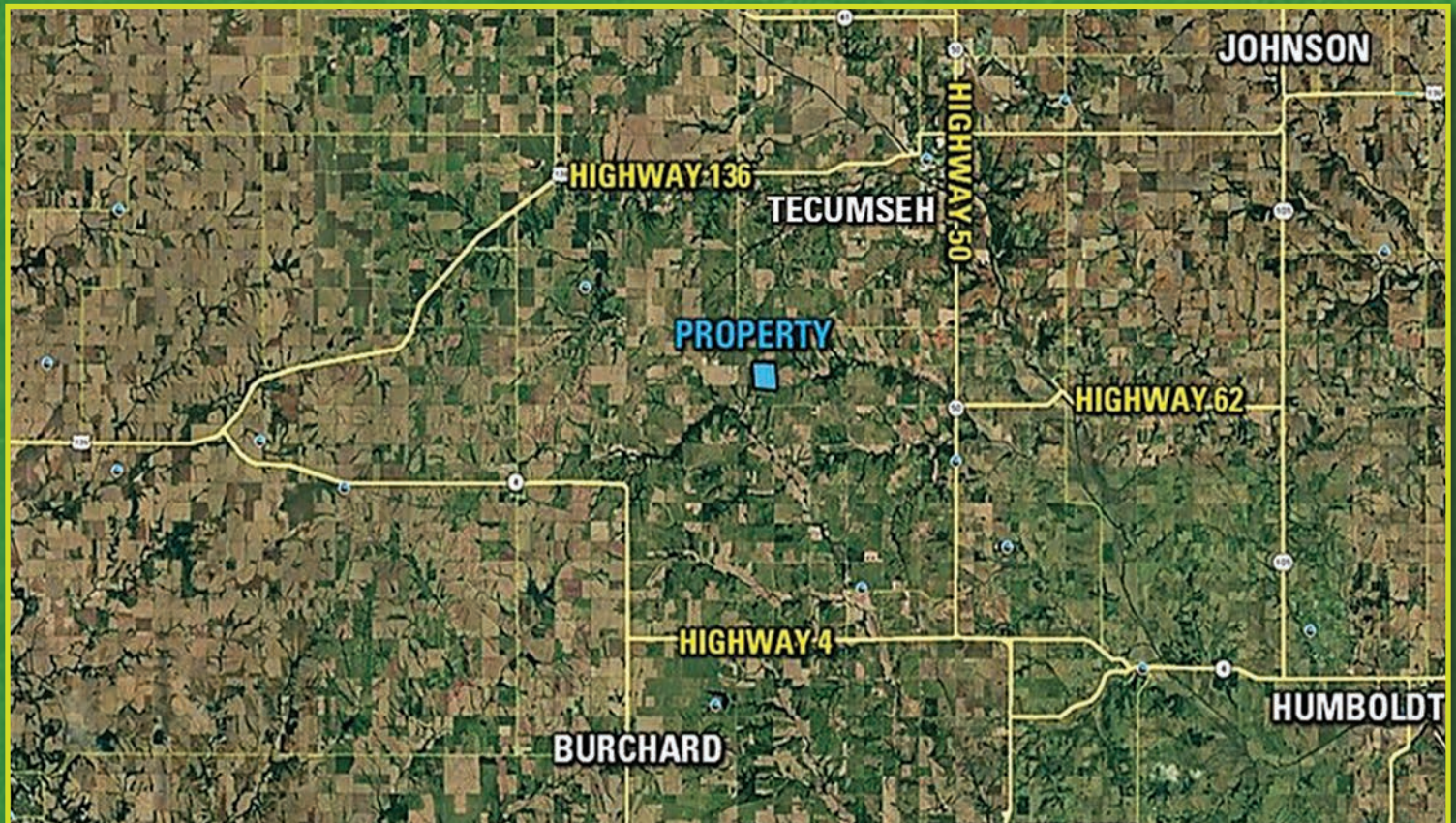
All personal property currently located on the premises is excluded from the sale and will be removed by the seller prior to closing.

158

ACRES M/L

LISTING #19250

616 AVENUE AND 722 ROAD | TECUMSEH, NE 68450





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



PeoplesCompany.com
Listing #19250

AUCTION TERMS & CONDITIONS

Bidding is open and remains open through Wednesday, September 23, 2026, with a soft close beginning at 11:00 AM (CT)

Note: Peoples Company representatives will be available at the Hartman Cattle Company Sale Facility to answer questions and provide bidding assistance prior to the auction and throughout the sale starting at 9:00 AM (CT) on Wednesday, September 23, 2026.

Seller: Thomas Baum Estate

Attorney: Kent Endacott – Endacott Timmer Law Firm

Online Bidding: Register to bid at <https://peoplescompany.bidwrangler.com/ui>. 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.

How to Register to Bid: Go to [Peoplescompany.com](https://peoplescompany.com) and click the "Auctions" tab, open the Peoples Company auction you are interested in. Click on any of the "BID NOW" icons within that auction. This will take you to our Online Bidding platform. Find the portion of the auction you wish to participate in and open it up. To participate in that auction click "REGISTER TO BID". From there you will need to create a bidder account. Once that is created you are able to bid in our Online Auction.

Reserve: Auction is without reserve.

Auction Method: The farmland will be sold as one individual tract on a price per acre basis to the High Bidder. The property will be offered on a whole-dollar basis. All bids will be made accordingly. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

Farm Program Information: Farm Program Information is provided by the Johnson 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 Johnson County FSA and NRCS offices.

Financing: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made before bid submission.

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 check or wire transfer. All funds will be held by the Escrow Closing Company.

Closing: Closing shall be approximately 30 days post sale date. The balance of the purchase price will be payable at closing in the form of a wire transfer or cashier's check.

Possession: Possession of the farm will be given at Closing.

Farm Lease: The farm is not leased for the 2026 growing season.

Easement: The property will be conveyed subject to any and all easements, rights-of-way, restrictions, covenants, and other matters of record, including the right-of-way exception referenced in the legal description

Fences: Existing fences 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.

Real Estate Taxes: Seller shall pay all 2026 real estate taxes. Buyer shall be responsible for all real estate taxes due and payable thereafter.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with the required earnest money payment with the Escrow Closing Company. The seller will provide a title commitment. The cost of the owner's title policy will be split equally. Sale is not contingent on buyer financing.

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. 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 Auction Company. No absentee or phone bids will be accepted at the auction without prior approval of the Auction Company. All decisions of the Auction Company are final.

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 title commitment.