

FARMLAND AUCTION

Hamilton County, Nebraska



309.61

ACRES M/L

OFFERED IN TWO TRACTS

THURSDAY, NOVEMBER 5, 2026 AT 10:00 AM

Bremer Community Center | 1604 L Street | Aurora, Nebraska 68818

CHRIS SCOW

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LISTING #19503



FARMLAND AUCTION

Hamilton County, Nebraska, Farmland Auction – Mark your calendar for Thursday, November 5th, 2026 at 10:00 a.m. Peoples Company is honored to present 309.61 m/l acres of productive irrigated farmland located southwest of Aurora, Nebraska. These properties contain highly productive tillable acres and offer an opportunity to purchase a tract that meets the needs of farm operators or land investors.

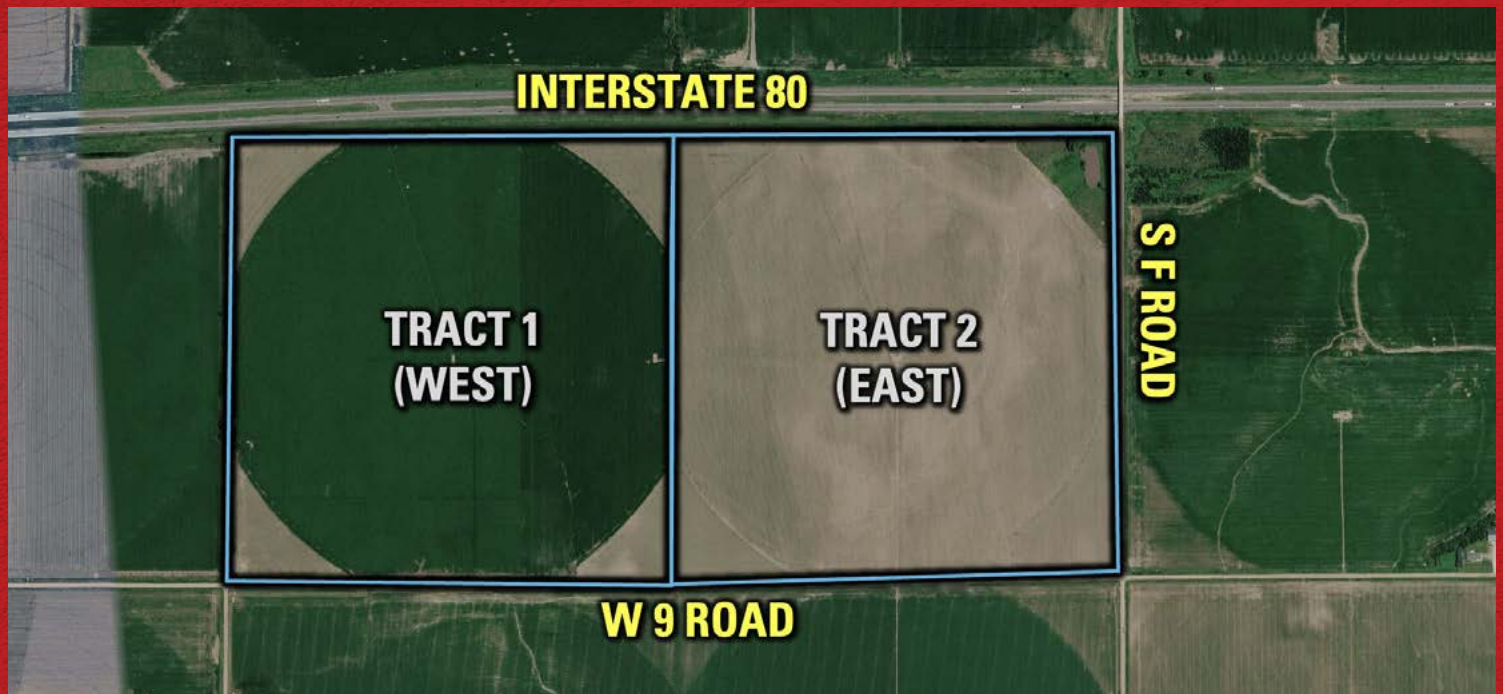
Positioned along the south side of U.S. Interstate 80, the properties offer excellent access and proximity to major agricultural markets and nearby communities, including Giltner, Aurora, and Grand Island. In total, the tracts include 306.43 FSA tillable acres featuring high-quality Hastings silt loam soils.

Tract 1: Consists of approximately 154.25 M/L total acres and approximately 153.18 M/L FSA tillable acres. There is one active registered well and one center-pivot irrigation system. This tract also includes four older grain bins on the southwest corner of the field and a brand-new 75 HP US electric motor on the well.

Tract 2: Consists of approximately 155.36 M/L total acres and approximately 153.25 M/L FSA tillable acres. There is one active registered well and one center pivot. The power unit on Tract 2 is tenant-owned.

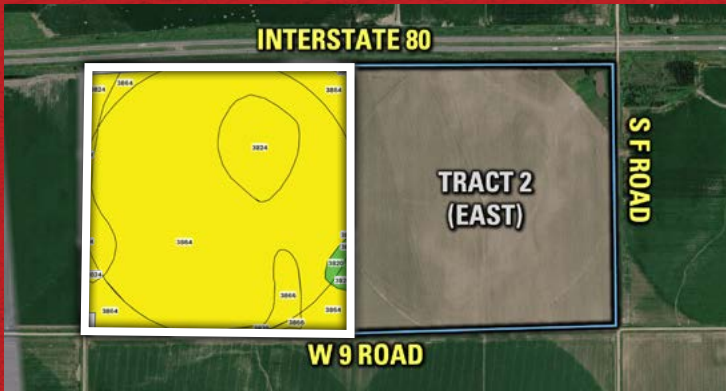
The live, public auction with simultaneous online bidding will take place on Thursday, November 5, 2026, at 10:00 a.m. at Bremer Community Center in Aurora, Nebraska. Both tracts will be offered on a price-per-acre basis using the “Buyer’s Choice” auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The “Buyer’s Choice” auction will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in combination at the conclusion of the auction. This auction can also be viewed via a Virtual Online Connection, with online bidding available.

This offering presents a unique opportunity for a wide range of buyers, including established farming operations seeking to expand their land holdings or investors looking to add highly productive irrigated Nebraska farmland to their portfolio. Don’t miss your opportunity to purchase these high-quality farms that have not been publicly available in over 50 years.



TRACT 1 | 154.25 ACRES M/L

Tract 1 consists of approximately 154.25 acres m/l of productive farmland located in Precinct 2 Township, Hamilton County, Nebraska, directly south of Interstate 80 between Grand Island and Aurora. The property offers exceptional tillable efficiency, with approximately 153.18 acres m/l tillable, and includes approximately 133 acres of irrigated soils. Tract 1 is irrigated through 1 new well (49745) which has been recently installed and a 2008 Zimmatic seven tower center pivot system. This tract is also powered by a 75 hp electric motor. Crop history consists primarily of corn and soybeans. Additional improvements include four older grain bins located along the southwest corner of the field.



TILLABLE SOILS

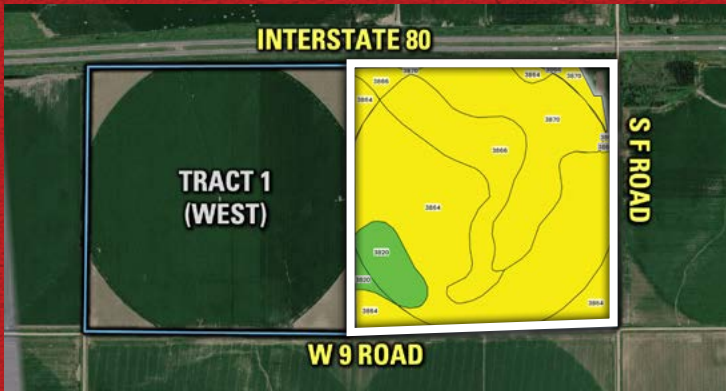
CODE	DESCRIPTION	ACRES	% OF FIELD	NCCPI
● 3864	Hastings silt loam	123.85	80.85 %	68
● 3824	Crete silt loam	21.93	14.32 %	63
● 3866	Hastings silt loam	4.81	3.14 %	67
● 3820	Butler silt loam	2.20	1.32 %	70
● 3870	Hastings silty loam	0.56	0.37 %	57

AVERAGE NCCPI: 67.2



TRACT 2 | 155.36 ACRES M/L

Tract 2 consists of approximately 155.36 acres m/l of productive farmland located in Precinct 2 Township, Hamilton County, Nebraska, directly south of Interstate 80 between Grand Island and Aurora. The property offers approximately 153.25 acres m/l of currently farmed tillable acres and approximately 135 acres of irrigated soils. The farm is serviced by one active registered irrigation well (ID: 29168), located along the south end of the field near W 9 Road, providing convenient access to the irrigation infrastructure. The property is improved with a 1991 Valley center pivot. Soils are productive and well suited for row-crop production, with an overall NCCPI rating of 65.4 and approximately 94% of the soils classified as well-drained. Crop history consists primarily of corn and soybeans, with corn representing the predominant crop in recent years.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	NCCPI
● 3864	Hastings silt loam	80.71	52.67 %	68
● 3870	Hastings silt loam	35.53	23.19 %	57
● 3866	Hastings silt loam	27.12	17.70 %	67
● 3820	Butler silt loam	9.89	6.45 %	70

AVERAGE NCCPI: 65.4

DIRECTIONS

TRACT ONE

From Giltner NE: Travel on North 41B Spur. Drive north 2 1/2 miles and turn left (west) onto W 9 Road. Follow this road for 3 miles until you reach the intersection of S E Rd. and W 9 Road. The farm will be on the North side of the road. Look for the Peoples Company sign.

TRACT TWO

From Giltner NE: Travel on North 41B Spur. Drive north 2 1/2 miles and turn left (west) onto W 9 Road. Follow this road for 2 miles until you reach the intersection of S F Rd. and W 9 Road. The farm will be on the North side of the road. Look for the Peoples Company sign.



**SCAN FOR MORE
INFORMATION!**

AUCTION DETAILS & TERMS

Hamilton County, Nebraska Land Auction
309.61 Acres M/L
Offered as Two Tracts
Thursday, November 5th, 2026 @ 10:00 AM CST

Seller: Mary Anne Hubbard, Janice Key, Ellen Law, and Bill Dixon

Title Company: Nebraska Title Company – Grand Island Office

Auction Location:
Bremer Community Center
1604 L Street
Aurora, Nebraska 68818

Auction Method: The property will be sold via Public Auction on Thursday, November 5th, 2026. The farm will be offered as two individual tracts using the "Buyer's Choice" auction method, whereas the winning bidder may elect to take one or both tracts for their high bid. The "Buyer's Choice" auction will continue until all tracts have been purchased and removed from the auction. The tracts will not be offered in combination at the conclusion of the auction. 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 and receive a bidder number to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Online Bidding: Register to bid at Peoples Company's online bidding platform (www.peoplescompany.com/listings/auctions). 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 a 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.

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.

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 wire transfer or check. All funds will be held in the Nebraska Title Company Trust Account.

Closing: Closing will occur on or before December 16th, 2026. The balance of the purchase price will be payable at closing in the form of a wire transfer.

Closing Expenses: Buyer and Seller shall share equally all escrow, closing, and other costs, including premium for a standard owner's title insurance policy. Seller shall pay real estate transfer taxes for the transfer of the Real Property. The Buyer will pay any additional title insurance coverage or endorsements requested by the Buyer or its lender(s). Buyer shall pay all recording fees.

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.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder(s) will enter into a Real Estate Purchase Agreement and deposit the required earnest money payment into the Nebraska Title Company Trust Account. The Seller will furnish a current Title Commitment evidencing marketable title. Buyer shall be responsible for any owner's title insurance policy they elect to obtain. The sale is not contingent upon Buyer financing.

Possession: Possession of the land will be given At Closing, subject to the tenant's rights.

Farm Lease: The farm is available for the 2027 growing season.

Real Estate Taxes: All 2026 real estate taxes will be paid by the Seller. Buyer will be responsible for 2027 real estate taxes and beyond.

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

Fences: Existing fences, if any, are sold in as-is condition and will not be updated or replaced by the Seller. 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.

Survey: Survey work will be completed by Civil Design Group to establish the boundary between the tracts. It will be the Buyer's responsibility to pay any and all fees for monument boundaries if they choose to do so. The Sellers will pay for no additional staking. Final acres will be determined by survey.

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. The Sellers will convey 100% of whatever mineral rights are owned by the Sellers without warranty.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property will be 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 "Price Per Acre" amount. 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 Auctioneer. No absentee or phone bids will be accepted 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 Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before 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.

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





3501 Plantation Drive, Suite 100
Lincoln, NE 68516

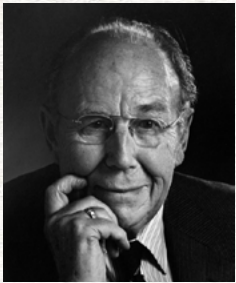


PeoplesCompany.com
Listing #19503



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

EDGERTON FAMILY LEGACY



Dr. Harold "Doc" Edgerton (1903–1990) and Esther (Garrett) Edgerton were childhood sweethearts raised in Aurora, Nebraska. Together, they built a remarkable life dedicated to science, education, family, and the arts.

Born in Fremont, Nebraska, Harold grew up in Aurora, where he developed an early interest in photography and electrical work. After earning a B.S. in Electrical Engineering from the University of Nebraska–Lincoln in 1925, he went on to earn his master's and doctoral degrees from the Massachusetts Institute of Technology (MIT).

Known affectionately as "Papa Flash," Doc Edgerton invented the modern electronic stroboscope, or strobe light, revolutionizing high-speed photography. His iconic images—including a bullet passing through an apple and a milk drop forming a delicate coronet—made fleeting moments visible to the human eye and transformed both science and photography.

Edgerton co-founded the technology firm EG&G and pioneered side-scan sonar and underwater photography technologies. He collaborated with famed undersea explorer Jacques Cousteau, contributed to night-aerial photography during World War II, and helped locate historic shipwrecks, including the USS Monitor and RMS Titanic.

Esther grew up in Aurora, where she met Harold in 1915. A talented pianist and singer, she married Harold in 1928 and remained his devoted partner throughout his decades-long career at MIT. She supported his academic, philanthropic, and community endeavors while helping create a welcoming home for students, colleagues, and visiting scholars. Together, Harold and Esther raised three children—William, Robert, and Mary Lou.

Today, the Edgertons' legacy lives on in their hometown of Aurora through the Edgerton Explorit Center, a hands-on science museum that inspires curiosity, discovery, and a lifelong appreciation for science.

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