

LISTING #19740

THURSTON COUNTY *Nebraska*

FARMLAND AUCTION

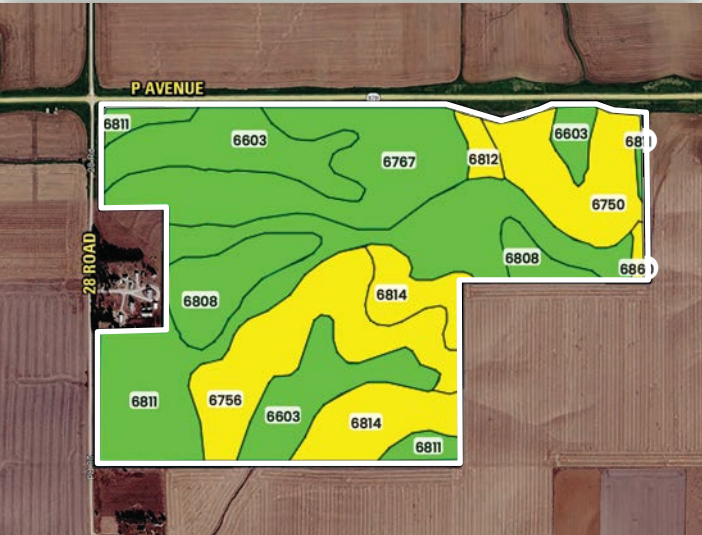
390.24

Acres M/L

OFFERED AS TWO TRACTS

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Tract One - 181.92 ACRES M/L | NCCPI 70.7



Tract 1 comprises approximately 181.92 acres M/L, including 186.67 FSA cropland acres with a notable NCCPI rating of 70.7. The primary soil types, including Alcester silty clay loam, Nora silty clay loam, and Moody silty clay loam, are well regarded for their productivity and dependable crop performance. Combined with terraced rolling terrain, this tract offers excellent farmability, easy field access, and efficient equipment movement throughout the farming season. Whether adding acres to an existing operation or purchasing a manageable tract with strong agricultural fundamentals, you will appreciate this farm's productive soils, practical layout, and long term value.

The buyer will have full possession available for the 2027 crop year. Situated near Rosalie, Nebraska, with P Avenue framing its north border, it's just one mile from Highway 77. Tract 1 combines accessibility with long-term value potential. It represents a practical opportunity for both expanding producers and first-time landowners pursuing quality farmland in a well-positioned location.

Note: North boundary is P Ave, western boundary is 28 Road, south and east boundaries contain boundary posts. Property does not contain acreage, buildings, or a house.

Individual tract property tax figures are estimates for informational use only. Final amounts will be set by Thurston County. Actual tax liability for each parcel will be determined by the Thurston County assessor and Treasurer in accordance with Nebraska's property tax laws and Thurston County assessment procedures once the parcel division is processed.

Tillable Soils

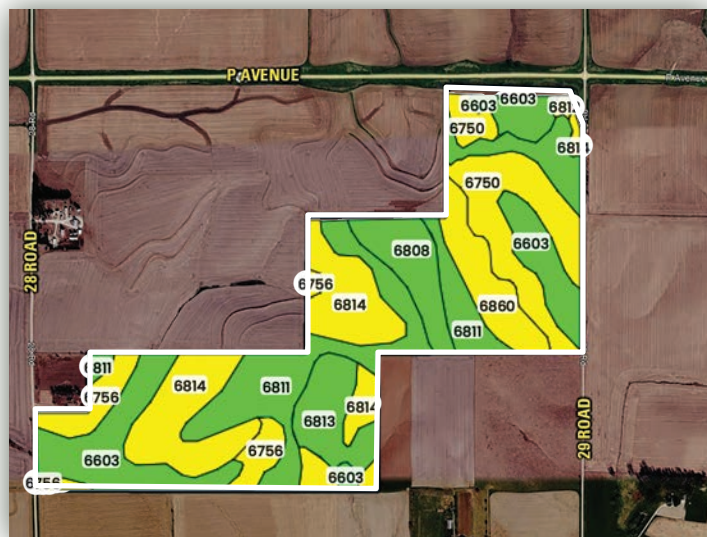
CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	NCCPI	LEGEND
6811	Moody silty clay loam	46.68	25.66%	75	
6603	Alcester silty clay loam	30.62	16.84%	75	
6767	Nora silty clay loam	30.10	16.55%	74	
6756	Nora silty clay loam	24.13	13.27%	66	
6814	Moody silty clay loam	17.22	9.46%	62	
6750	Nora silt loam	16.32	8.97%	62	
6808	Moody silty clay loam	13.86	7.62%	71	
6812	Moody silty clay loam	2.21	1.22%	64	
6860	Crofton silt loam	0.76	0.42%	56	
WEIGHTED AVERAGE				70.7	



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Thursday, November 5, 2026, at 10:00 AM

Tract Two - 208.32 ACRES M/L | NCCPI 68.3



Tract 2 comprises approximately 208.32 acres M/L including 208.93 M/L FSA cropland acres and carries an impressive NCCPI rating of 68.3. Productive Alcester silty clay loam, Moody silty clay loam, and Crofton silt loam soils provide a strong foundation for consistent agricultural performance. Gently rolling terrain, easy field access, and a highly farmable layout support efficient field operations, making this tract well suited for established producers, beginning operators, and farmland investors alike. Tract 2 is available for full possession for the 2027 crop year.

Located just east of Rosalie, Nebraska, the tract benefits from access along its eastern boundary via 29 Road and shares its western boundary with 28 Road, offering excellent accessibility and operational convenience. Its desirable location, productive characteristics, and long term agricultural appeal make it an attractive opportunity for buyers seeking a well positioned and highly functional farmland investment.

Note: Partial west boundary is 28 Rd, eastern boundary is 29 Rd, north & west boundaries contain boundary posts. Property does not contain acreage, buildings, or a house.

Individual tract property tax figures are estimates for informational use only. Final amounts will be set by Thurston County. Actual tax liability for each parcel will be determined by the Thurston County assessor and Treasurer in accordance with Nebraska's property tax laws and Thurston County assessment procedures once the parcel division is processed.

Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	NCCPI	LEGEND
6811	Moody silty clay loam	46.26	22.21%	75	Green
6814	Moody silty clay loam	39.47	18.95%	62	Yellow
6603	Alcester silty clay loam	32.80	15.75%	75	Green
6750	Nora silt loam	29.82	14.31%	62	Yellow
6756	Nora silt loam	14.14	6.79%	66	Yellow
6860	Crofton silt loam	13.78	6.61%	56	Yellow
6813	Moody silty clay loam	13.40	6.43%	73	Green
6808	Moody silty clay loam	12.76	6.12%	71	Green
6749	Nora silt loam	5.22	2.51%	73	Green
6812	Moody silty clay loam	0.67	0.32%	64	Yellow
WEIGHTED AVERAGE				68.3	



10 AM | Lyons City Hall | 335 Main Street | Lyons, NE





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



PeoplesCompany.com
Listing #19740

Auction Terms & Conditions

AUCTION LOCATION:

Lyons City Hall
335 Main Street
Lyons, NE 68038

AUCTION METHOD: The two tracts will be offered via Public Auction and will take place at 10:00 AM at Lyons City Hall, Lyons, Nebraska. The auction will be conducted using a Traditional Auction format, enabling buyers to bid on either tract separately or on both tracts as a combined unit. This approach offers flexibility and allows bidders to compete for the land configuration that best suits their needs.

TRACT 1: 181.92 Taxable Acres M/L
TRACT 2: 208.32 Taxable Acres M/L
TRACTS 1&2: 390.24 Taxable Acres M/L

SURVEY: A survey will be completed before the November 5 auction that will establish the final acres used for all sale and closing calculations and documents.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Online and phone bidders must register with the Auctioneer at least 24 hours prior to the start of the auction. Peoples Company and its representatives are agents of the Seller.

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.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment with Lewis & Clark Title & Escrow, South Sioux City, NE. The terms of the signed Real Estate Purchase Contract shall govern the sale and shall supersede all prior negotiations, discussions, representations, or information regarding the sale, including this brochure. The Seller will furnish, at Seller's expense, a current Title Commitment for an Owner's Policy in the amount equal to the Total Purchase Price. Buyer will pay the premium for any title insurance policy Buyer chooses to obtain. The Seller agrees to convey marketable title to the property. This sale is not contingent on financing.

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 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.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Thurston 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 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 a check. All funds will be held at Lewis & Clark Title & Escrow, South Sioux City, NE.

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. By bidding, the bidder represents that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

CLOSING: Closing will occur on or before Friday, December 18, 2026. The balance of the purchase price will be payable at closing via wire transfer. With respect to the timing of the Sellers and successful Buyer(s) in fulfilling their obligations under the Real Estate Purchase Contract, time is of the essence. Escrow and closing will take place at Lewis & Clark Title and Escrow in South Sioux City, Nebraska.

POSSESSION: Possession of the farm will be given at closing.

Property Tax: Seller shall credit Buyer at closing for 2026 real estate taxes due in 2027 based on the 2025 taxes payable in 2026 (Tract 1: \$9,662.07*; Tract 2: \$11,064.21*). Actual 2026 taxes payable in 2027 will not be available prior to closing, and any difference between the credited amount and the actual taxes due shall be the responsibility of the Buyer.

MINERAL RIGHTS: The Property is being sold subject to all prior reservations, conveyances, exceptions, leases, and severances of mineral rights. Seller does not own all mineral rights underlying the Property and makes no warranty, express or implied, concerning the nature, extent, marketability, or value of any mineral interests. Purchasers shall acquire only those mineral interests, if any, actually owned by Seller at closing. No adjustment to the purchase price shall be made based upon the quantity or quality of mineral interests conveyed.

FARM LEASE: Farm is available for the 2027 crop year. Current tenant has been notified in writing of lease termination.

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. The winning bidder(s) acknowledge 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.

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, they will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly onto the legal boundary.

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. The 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. A full legal description for each tract will be provided by the title company prior to closing. At the time of this auction, Tracts 1 and 2 are included within Thurston County Parcel # 0002500008, currently described as NE¼ Less Highway; NW¼ Less Tract; N¼ SW¼ Less Tract; W¼ NW¼ SE¼, Section 14, Township 24 North, Range 8 West, Dawes Township, Thurston County, Nebraska. As the tracts have not been assigned separate parcel numbers by Thurston County, individual legal descriptions and 2025 real estate tax information for Tract 1 and Tract 2 are not currently available.

Lines depicted on photographs and maps are approximate and have been provided solely for illustrative purposes. Actual property boundaries are subject to survey and legal description. 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.