

242.49 ACRES M /L

LISTING #19761

PEOPLESCOMPANY.COM

York County Nebraska

Farmland Auction

TUESDAY, NOVEMBER 17, 2026 AT 10:00 AM

HOLTHUS CONVENTION CENTER

3130 HOLEN AVENUE | YORK, NEBRASKA 68467

Chris Scow NE LIC 20070639

Wyatt Ryan NE LIC 20260522

402.480.4387 | CHRIS.SCOW@PEOPLESCOMPANY.COM

308.325.8995 | WYATT.RYAN@PEOPLESCOMPANY.COM



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242.49 Acres M/L

Peoples Company is honored to present 242.49 acres m/l of productive irrigated farmland located southeast of York, Nebraska. This highly tillable property offers an excellent opportunity for farm operators, neighboring landowners, and investors. The auction will be held at the Holthus Convention Center, 3130 Holen Ave, York, NE 68467.

Located northwest of Cordova, the property provides convenient access to surrounding agricultural markets and communities, including Cordova, Beaver Crossing, and Exeter. The farm includes 237.74 acres m/l of tillable land, representing approximately 98% of the total acreage, with an overall NCCPI rating of 62.7. Primary soil types include Hastings silt loam, Hastings silty clay loam, and Uly-Hobbs silt loams, with the soils predominantly classified as well-drained.

The property is supported by an active registered irrigation well with a reported capacity of 1,000 gallons per minute, as well as an additional active registered domestic well. Crop history demonstrates a strong corn and soybean rotation, with these crops comprising the majority of historical production.

With its exceptional tillable percentage, productive soils, irrigation infrastructure, and strong agricultural location, this property offers an outstanding opportunity to add quality York County farmland to an operation or investment portfolio.



2407 ROAD 4 EXETER, NE 68351 CORDOVA, NE 68351



The tenant owns the pivot and power unit. They will both be removed by closing.

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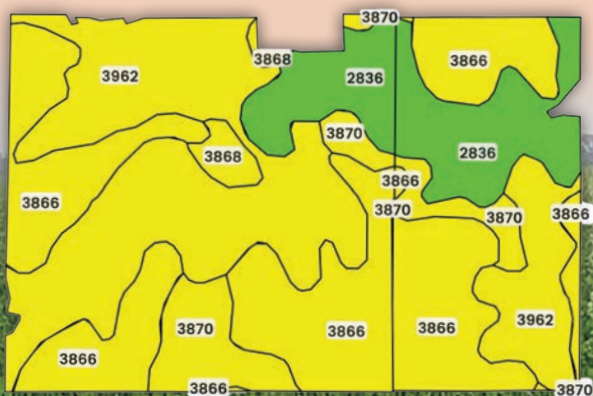


Directions

FROM CORDOVA NE: Travel north on 462nd Road. Drive north 1 1/2 miles and turn left (west) onto Denton Road. Follow this road for 1 1/4 miles until you reach the property. The farm will be on the South side of the road. Look for the Peoples Company sign.

Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	NCCPI
3866	Hastings silt loam	92.85	39.06%	67
3962	Hastings silty clay loam	84.73	35.64%	56
2836	Uly-Hobbs silt loams	36.04	15.16%	70
3870	Hastings silty clay loam	19.76	8.31%	57
3868	Hastings silt loam	4.37	1.84%	68
<i>Weighted Average 62.7</i>				



Auction Terms & Conditions

TITLE COMPANY: Nebraska Title Company

AUCTION LOCATION:

Holthus Convention Center

3130 Holen Ave | York, NE 68467

AUCTION METHOD: The property will be sold via Public Auction on Tuesday, November 17th. The farmland tract will be sold on a per-acre basis as a single tract and offered through the "Traditional Auction Method". This auction can also be viewed through a Virtual Online Auction option with online bidding 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. The winning bidder acknowledges 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. The winning bidder acknowledges 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 22nd, 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 equally, including the 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 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 York 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 York 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.



1108 S. 44TH STREET, SUITE 102
CUMMING, IA 50061



PEOPLESCOMPANY.COM
LISTING #19761



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



Not able to make it to the live
auction but still want to bid?
No problem!

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access the app online, but it works
even better when you download it
to your smartphone.



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