BIDDING IS CURRENTLY LIVE | LISTING #19847

ONLINE FARMLAND AUCTION

Bidding ends Wednesday, December 9 | 11:00 AM CST



OFFERED IN 1 TRACT

SEWARD COUNTY

Nebraska

80.98 ACRES ±

Productive irrigated farmland located
southeast of Utica, Nebraska

PEOPLES™ COMPANY
INTEGRATED LAND SOLUTIONS

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Bidding Is Currently Live and set to conclude on Wednesday, December 9th, 2026, at 11:00 AM CST.

Peoples Company is honored to present 80.98± acres of productive irrigated farmland located southeast of Utica, Nebraska. This highly tillable property offers an excellent opportunity for farm operators, neighboring landowners, and investors. The auction will be held **ONLINE with in-person assistance** at the Harvest Hall, Seward County Fairgrounds, 1625 Fairgrounds Circle, Seward, NE 68434.

Located southeast of Utica, the property provides convenient access to surrounding agricultural markets and communities, including Utica, Tamora, and Seward. The farm includes 78.18± acres of tillable land, representing approximately 97% of the total acreage, with an overall NCCPI rating of 56.4. Primary soil types include Filmore silt loam, Hastings silt loam, and Butler silt loam.

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

The single tract will be offered on a price-per-acre basis via an **Online-Only Auction** with bidding ending on Wednesday, December 9th, 2026, at 11:00 AM CST.

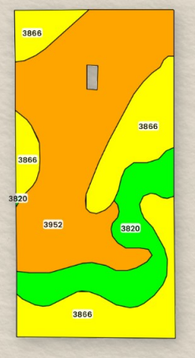
DIRECTIONS

From Utica, NE: Travel East on Highway 34. Drive East 3 miles and turn right (south) onto 420th Road. Follow this road for 2 miles until you reach the NE corner of the property. The farm will be on the Southwest corner of the intersection. Look for the Peoples Company sign.

LEGAL DESCRIPTION

80.98± acres in Seward County, Nebraska. East half of the Northeast quarter (E2NE4) of Section 3, T10N-R1E, Seward County, Nebraska. Exact legal description will be taken from the Title Commitment.

TILLABLE SOILS



CODE	DESCRIPTION	ACRES	% FIELD	NCCPI
3952	Fillmore silt loam, frequently ponded	38.16	48.82%	44
3866	Hastings silt loam, 1 to 3 percent slopes	26.89	34.40%	67
3820	Butler silt loam, 0 to 1 percent slopes	13.11	16.78%	70
	Average	**78.17**		**56.3**

97%
TILLABLE

56.3
NCCPI AVERAGE

PROPERTY TAXES

$2,891.28
NET TAXES

Auction Assistance Location Harvest Hall, Seward County Fairgrounds, 1625 Fairgrounds Circle, Seward, NE 68434



PROPERTY OUTLINE



LOCATION: SOUTHEAST OF UTICA

IRRIGATION

The property is supported by an active registered irrigation well with a reported capacity of 1,200 gallons per minute when drilled. Crop history demonstrates a strong corn and soybean rotation, with these crops comprising the majority of historical production. The farm is irrigated by a 2022 Valley 7000 series center pivot. **The center pivot system does not sell with the farm; however, the existing Tenant is willing to negotiate the sale of the pivot. The Tenant is retaining the power unit.**



AUCTION DETAILS & TERMS

Title Company: Nebraska Title Company

Auction Method: The property will be sold via Timed Online Auction on Wednesday, December 9th. The farmland tract will be sold on a per-acre basis through the "Online Auction Method." This auction can be viewed through a Virtual Online Auction option with online bidding available. The Timed Auction will have a soft close where 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 arriving at the auction assistance location the morning of the auction. Under no circumstances shall a 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.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid on 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 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.

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 January 21, 2027. The balance of the purchase price will be payable at closing in the form of a wire transfer.

Closing Expenses: Buyer and Seller shall equally share all escrow, closing, and other costs, 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 represents 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 endorsements or lender's 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 Seward 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 Seward 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, the Buyer will be responsible for fencing at closing. Existing fence lines may not fall directly on the legal boundary.

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 tract. The Seller will convey 100% of whatever mineral rights the Seller owns 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.

PEOPLES COMPANY
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Lincoln, NE 68516

PeoplesCompany.com

Scan the QR code to the left with your phone camera to view this listing online!

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