ONLINE ONLY FARMLAND AUCTION

Keith County

NEBRASKA



932.4 acres m/l

in three tracts near Brule, Nebraska

Bidding soft closes Friday, November 20, 2026 at 2:00 PM MT

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Listing #19865

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

Keith County Farmland

ONLINE ONLY AUCTION

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Three Tracts, 932.4 Acres m/l in Western Keith County

Peoples Company is honored to present 932.4 acres m/l offered in three individual tracts near Brule, Nebraska. The tracts range from 141.6 acres m/l to 468.7 acres m/l and have been well managed.

With tracts of different sizes, this offering suits investors, beginning farmers, and established operators who want to add acres. Each tract has good access and sits near livestock and grain markets. The Sellers are interested in a leaseback, which gives investment-minded buyers a chance at steady rental income.



Tract 1

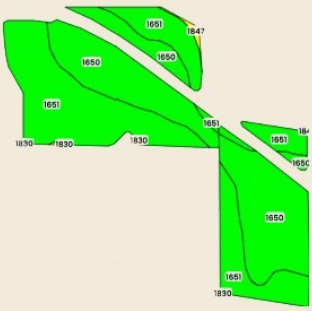


141.6 acres m/l

Parcel Numbers	273503500; 273503504
Net Taxes	$1,502 (approx.)
FSA Cropland	141.7 acres m/l
NCCPI	58.1

About 98% of the tillable acres are Class II Kuma loam, with a strong production history in wheat, corn, sorghum, and millet. All tillable acres are planted to winter wheat. The Seller will credit the Buyer $9,200 at closing as cash rent ($65 per acre m/l) and retain the crop, with possession after completion of the 2027 wheat crop. Seller is also interested in a leaseback, if desired. The tract has good access along Highway 26, is near Lake McConaughy and Ash Hollow State Historical Park, and is about 20 minutes m/l from Ogallala. A communication tower lease adds $750 per year.

Tillable Soils



Code		Soil Description	Acres	% of Field	NCCPI
1651		Kuma loam, 1 to 3 percent slopes	71.92	52.33%	59
1650		Kuma loam, 0 to 1 percent slopes	64.23	46.74%	58
1847		Sulco loam, 30 to 60 percent slopes	0.79	0.57%	10
1830		Sulco-McConaughy loams, 9 to 30 percent slopes	0.50	0.37%	26
			Weighted Average		58.1



Legal Description

Parts of Section 33, Township 15 North, Range 41 West of the 6th P.M. Exact legal description to be taken from the Title Commitment.

Directions

From Brule

Take Highway 30 west to Road West I North, turn right (north), and continue on Road West I North for 7 miles to Highway 26. Turn left (west) on Highway 26 for 6 miles to the property.

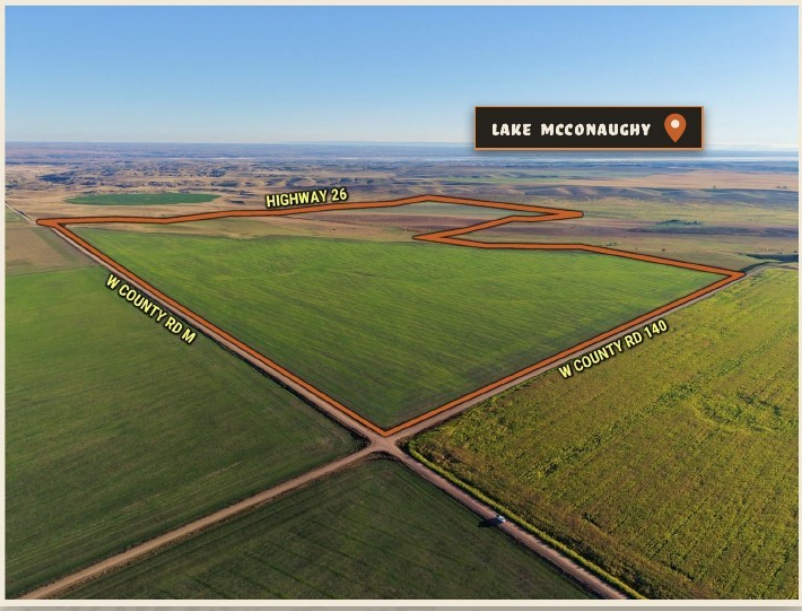
From Big Springs

Go north on Highway 138, continue north on Road 207 (pavement) to Highway 26, turn right (east) for 2.5 miles to the property.

Tract 2

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468.7 acres m/l

Parcel Number	264500900
Net Taxes	$2,658.50
FSA Cropland	464.6 acres m/l
CRP Land	120.22 acres m/l
NCCPI	49.4

Legal Description

N1/2 (except Highway 26), SW1/4 of Section 12, Township 14 North, Range 41 West of the 6th P.M. Exact legal description to be taken from the Title Commitment.

Directions

From Brule

Take Highway 30 west to Road West I North, turn right (north), and continue north for 7 miles to Highway 26. Turn left (west) on Highway 26 for 3 miles to the northeast corner of the property.

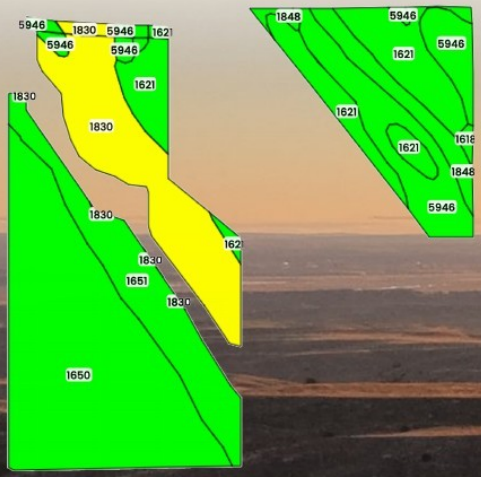
Tract 2 is 468.7 acres m/l, made up of tillable cropland, CRP, and grass. Currently 317.4 FSA cropland acres are farmed, and another 120.22 acres are enrolled in CRP. The tract has a strong production history, with typical area crops including wheat, corn, sorghum, and millet.

FSA records show 464.6 cropland acres. About 228.3 acres m/l are planted to winter wheat. The Seller will credit the Buyer $14,840 for cash rent on these acres ($65 per acre m/l) and retain the current wheat crop. Buyer will receive possession of these acres upon completion of the 2027 wheat crop. About 89.1 acres m/l are available for the 2027 crop year and are set up for corn, with atrazine applied. The Seller is interested in leasing the farm back if the Buyer wishes.

The CRP is two contracts. Contract #11131A covers 108.50 acres at $58.17 per acre ($6,311.00 per year) through 9/30/36. Contract #11079A covers 11.72 acres at $35.96 per acre ($421.00 per year) through 9/30/35. This one is a continuous program with mature evergreen and deciduous trees in the northwest corner of the farm, which give habitat for doves, pheasants, deer, and other small game. A portion of the tract is enrolled in Open Fields & Waters and Community Access Partnership, which allows for public walk-in hunting access.

The tract has good access along Nebraska Highway 26 and is near Lake McConaughy and Ash Hollow State Historical Park, about 15 minutes m/l from Ogallala, Nebraska.

Tillable Soils



Code	Soil Description	Acres	% of Field	NCCPI
1650	Kuma loam, 0 to 1 percent slopes	115.78	36.39%	58
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	55.77	17.53%	26
1621	Keith loam, 3 to 6 percent slopes	48.84	15.35%	49
5946	Duroc silt loam, 1 to 3 percent slopes	41.77	13.13%	50
1651	Kuma loam, 1 to 3 percent slopes	39.90	12.54%	59
1848	Sulco loam, 6 to 9 percent slopes	14.96	4.70%	43
1618	Keith loam, 1 to 3 percent slopes	1.14	0.36%	53
		Weighted Average		49.4



Tract 3

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322.1 acres m/l

Parcel Number	263303000
Net Taxes	$2,054.16
FSA Cropland	154 acres m/l
NCCPI	45.3

Legal Description

E1/2 of Section 7, Township 12 North, Range 40 West of the 6th P.M. Exact legal description to be taken from the Title Commitment.

Directions

From Brule and the I-80 exit

Take Highway 51A south to Road West 60. Turn right (west) on Road West 60 for 0.75 miles, turn left (south) on Road West I South for 2 miles, turn right (west) on Road West 40 for 1 mile, turn left (south) on Road West J South for 1 mile to the northeast corner of the property.

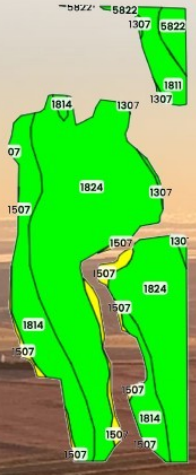
Tract 3 offers 322.1 acres m/l of diverse ground, including about 154 FSA cropland acres with an NCCPI soil rating of 45.3. Typical crops in the area include wheat, corn, sorghum, and millet. The rest is native grass, with mature cottonwood trees along a natural drainage that give the tract wildlife habitat and recreational appeal.

The farm is open for the 2027 crop year with no crops planted. Full possession will be delivered at closing. The Seller would be interested in leasing the farm back, if desired. Contact the Listing Agent for additional details.

An old well is located on the property, but its condition is unknown and it is not registered. With electricity nearby and land that rolls to views over the South Platte River Valley, the property also has several possible building sites.

Tract 3 sits just south of paved Road West 40 along Road West J South, between Big Springs and Brule, and is about 20 minutes m/l from Ogallala. With cropland, grass, wildlife habitat, and good access, it suits agricultural production, grazing, recreation, and investment.

Tillable Soils



Code	Soil Description	Acres	% of Field	NCCPI
1824	Satanta-Dix complex, 3 to 9 percent slopes	100.71	65.47%	43
1814	Satanta loam, 3 to 6 percent slopes	33.11	21.52%	52
1811	Satanta loam, 1 to 3 percent slopes	7.43	4.83%	59
1507	Altvan-Dix complex, 6 to 30 percent slopes	6.00	3.90%	31
5822	Duroc loam, terrace, 0 to 1 percent slopes	4.59	2.98%	49
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	2.00	1.30%	35
		Weighted Average		45.3



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Auction Terms

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Auction Method: Offering 932.4 acres m/l of Keith County, NE farmland in three (3) individual tracts via a TIMED ONLINE ONLY auction WITH RESERVE where all bidding must be done online through Peoples Company's bidding application. 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. The property will be offered in three (3) tracts; bidding will close on all tracts simultaneously. If you plan to bid, please register 24 hours prior to the close of the auction. If you are unable to bid online, accommodations can be made to participate in the auction by contacting the Listing Agent. Under no circumstances shall 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. ALL BIDS WILL BE FOR PRICE PER ACRE.

Online Bidding: Register to bid at http://peoplescompany.bidwrangler.com/. 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.

How to Bid: Open the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction, click REGISTER TO BID. From there, you will need to create a bidder account. Once that is created, you can bid on any of our Online Auctions. Broker may request verification of funds or letter of approval from lenders; bidder approval is at the sole discretion of Broker.

Access to Data Room: Peoples Company has set up an electronic data room (the "Data Room") where prospective bidders may examine documents pertaining to the sale. The documents will include pro forma title insurance commitments and the form of the purchase contracts that each successful bidder will be required to sign immediately upon acceptance of the winning bid. If you wish to obtain access to the online Data Room, please contact Listing Agent.

Agency: Peoples Company and its representatives are agents of the Seller; prospective bidders will be treated as a "customer" unless represented by a Buyer's Agent, which must be identified on first contact to participate in a real estate commission and present at any showings of the property. If these conditions are not met, compensation to Buyer's Agent, if any, will be at the sole discretion of Peoples Company.

Earnest Money Payment: An earnest money payment of 10% of the total purchase price is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held by Thalken Title Company.

Contract & Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a purchase contract and deposit the required earnest money payment with Thalken Title Company. Seller to convey title by appropriate deed. Title insurance to be used as evidence of marketable title. The Seller shall furnish an owner's title insurance policy in an amount equal to the purchase price; cost of title premium shall be split equally between Seller and Buyer. Any mortgagee title insurance policy required by Buyer or Buyer's lender shall be at Buyer's expense. Title commitments are available for review in the DATA ROOM prior to the auction.

Closing: Closing will occur on or before Wednesday, December 30, 2026. The balance of the purchase price plus any respective closing costs will be payable at closing in the form of good funds (guaranteed check, or wire transfer). Closing will be conducted by Thalken Title Company and the closing service fee(s) shall be equally divided between Seller and Buyer.

Financing: The Buyer's obligation to purchase the property is unconditional and is not contingent upon obtaining financing. Any financial arrangements are to be 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 price and fulfill the terms and conditions provided in the Contract.

Disclosures: Upon conclusion of the auction, successful bidder(s) agrees to sign all applicable disclosures, including, but not limited to: Seller's Land Disclosure and Agency Disclosure. All disclosures are available for review in the DATA ROOM prior to the auction.

Farm Program Information: Farm Program Information is provided by the Keith 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 not guaranteed.

Possession: Possession of the property will be given upon closing and delivery of deed, subject to acres currently planted to winter wheat (see GROWING CROP).

Growing Crop: Seller will retain all winter wheat currently planted and shall pay Buyer cash rent for these acres (see Tract Description for amounts), which will be credited to Buyer, at closing. Buyer will receive possession in 2027 after completion of the wheat crop.

Conservation Reserve Program: Seller to convey all right, title, and interest to the existing CRP contract(s) #11131A (108.50 ac) & #11079A (11.72 ac), to the Buyer as successor in interest (TRACT 2). Seller to convey 100% of the October 2027 CRP payment. Buyer assumes responsibility of the maintenance of the CRP acres, the obligations of the CRP contract, and agree to enter into new CRP contract within 60 days after the closing. Buyer assumes responsibility of the costs and penalties if Buyer chooses to terminate the existing contract.

Mineral Rights: No mineral title opinion will be obtained or provided, and ownership of the Property's mineral interests is not guaranteed. Seller will convey all oil, gas, and other mineral interests owned by Seller in, on, or under the premises, if any.

Real Estate Taxes: Seller will pay all of the 2026 real estate taxes, at closing; Buyer will be responsible for 100% of the 2027 real estate taxes.

Other: Buyer willfully acknowledges that they have performed their due diligence before bidding and 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.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall acres and other property characteristics may vary from the figures stated within the marketing material. Buyer shall 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.

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Register to bid at peoplescompany.bidwrangler.com

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INTEGRATED LAND SOLUTIONS

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PeoplesCompany.com
Listing #19865

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

Keith County, Nebraska

932.4 acres m/l | Online Only Auction







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