ONLINE ONLY FARMLAND AUCTION

BIDDING ENDS
TUESDAY, DECEMBER 15, 2026 AT 1:00 PM CST



YORK COUNTY
NEBRASKA

73.46
ACRES M/L

ONLINE AUCTION · BIDDING ENDS TUESDAY, DECEMBER 15, 2026 AT 1:00 PM CST

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

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LISTING #19916

YORK COUNTY, NEBRASKA



73.46	71.17	59.5	$1,523
ACRES M/L	FSA CROPLAND ACRES	AVG. NCCPI	EST. TAXES

DESCRIPTION

Peoples Company is pleased to present 73.46 acres m/l located along West 25th Street, immediately adjacent to the York, Nebraska city limits. The property consists of 71.17 FSA cropland acres, is currently utilized as pasture, and offers a unique opportunity to purchase agricultural land with potential for future commercial or industrial development. The property will be offered through a timed online auction, with bidding concluding Tuesday, December 15, 2026, at 1:00 PM CST.

The farm features predominantly Hastings soils, including Hastings silt loam and Hastings silty clay loam, with an average NCCPI rating of 59.5. The property has historically been utilized primarily as pasture, although the majority of the acreage is classified as FSA cropland. The existing farm lease has been terminated, and the property will be available for the 2027 farming season.

Situated between Aurora Cooperative and Nebraska Public Power District, the property benefits from paved road frontage along West 25th Street and proximity to established commercial and industrial operations. A new industrial park is currently being developed directly north of the property, across West 25th Street, adding to the area's potential for continued growth. The property is currently zoned agricultural, but its location may offer opportunities for future commercial or industrial uses, subject to the necessary zoning approvals.

The property is located within a federally designated Opportunity Zone, which may offer potential federal tax advantages to qualifying investors pursuing eligible investments or development projects. Prospective buyers are encouraged to consult their tax and legal advisors regarding eligibility and applicable requirements.

Municipal water and sewer services are located in the area but have not been extended to the property. Prospective buyers should contact the appropriate utility providers to verify availability, capacity, and connection requirements.

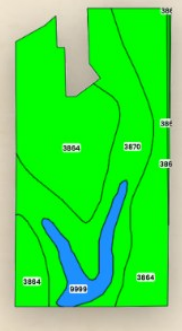
With its location along the York city limits, established agricultural use, and proximity to existing and expanding commercial and industrial development, this property presents an opportunity for farm operators, investors, and buyers considering future development potential.

DIRECTIONS

From the intersection of East 11th Avenue and North Lincoln Avenue in York, Nebraska, head north on North Lincoln Avenue for 1 mile. Turn left (west) onto West 25th Street and continue for 0.9 miles. The property is located on the south side of West 25th Street. Look for the Peoples Company sign.

REGISTER TO BID

PEOPLESCOMPANY.BIDWRANGLER.COM



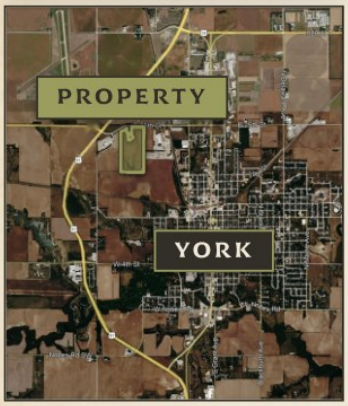
TILLABLE SOILS

73.31 tillable acres · avg. NCCPI 59.5

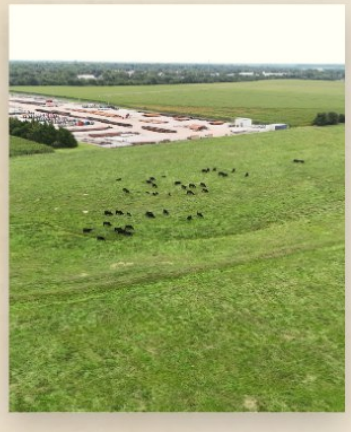
CODE	DESCRIPTION	ACRES	% FIELD	NCCPI	CLASS
3864	Hastings silt loam, 0-1% slopes	44.71	60.99%	68	1
3870	Hastings silty clay loam, 3-7%, eroded	23.14	31.56%	57	3
9999	Water	5.46	7.45%	0	-
			Weighted Average	**59.5**	











TERMS & CONDITIONS

YORK COUNTY, NEBRASKA ONLINE LAND AUCTION

73.46 ACRES M/L

BIDDING CONCLUDES TUESDAY, DECEMBER 15, 2026, AT 1:00 PM CST!

Title Company: York County Title

Auction Method: The property will be sold via Timed Online Auction on Tuesday, December 15, 2026. The farmland tract will be sold on a price-per-acre basis through the "Online Auction Method." The timed auction will have a soft close, where a bid placed within three minutes of the scheduled close of the auction will extend bidding by three minutes until all bidding is completed.

If you plan to bid, please register at least 24 hours before the close of the auction. Under no circumstances shall a bidder have any claim against Peoples Company or its affiliates if 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 participate in the auction.

Online Bidding: Register to bid at http://peoplescompany.bidwrangler.com/. Potential bidders may participate through Peoples Company's online auction platform. By using the platform, bidders acknowledge that internet service may be unpredictable and could impede access or cause connectivity issues. Peoples Company and its affiliates shall not be responsible for any such interruptions.

Agency: 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.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid by wire transfer or check. All funds will be held in the designated title company's trust account.

Closing: Closing will occur on or before January 28, 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 associated with the transfer of the property. Buyer shall pay any additional title insurance coverage or endorsements requested by Buyer or its lender, along with recording fees.

Financing: The purchaser's obligation to purchase the property is unconditional and is not contingent upon obtaining financing. All financial arrangements must be made before bidding. By placing a bid, the bidder represents that they have the financial ability to complete the purchase under the terms of the Purchase Agreement.

Contract & Title: Immediately following the conclusion of the auction, the successful bidder will enter into a Real Estate Purchase Agreement and deposit the required earnest money payment into the designated title company's trust account. Seller will furnish a current title commitment evidencing marketable title. Buyer shall be responsible for any additional endorsements or lender's title policy they elect to obtain. The sale is not contingent upon Buyer financing.

Possession: Possession of the property will be given at closing, subject to any existing rights of possession.

Farm Lease: The existing farm lease has been terminated, and the property will be available for the 2027 farming season.

Real Estate Taxes: Real estate taxes will be prorated between Buyer and Seller as of the date of closing. Seller will be responsible for taxes attributable to the period prior to closing, and Buyer will be responsible for taxes attributable to the date of closing and thereafter.

Farm Program Information: Farm program information is provided by the York County Farm Service Agency. The figures stated in the marketing materials are the best estimates of Seller and Peoples Company. Farm program information, base acres, total cropland acres, conservation plans, and related information 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 Seller. Not all boundary lines may be fenced. Buyer shall be responsible for any fencing needed following closing. Existing fence lines may not coincide with legal property boundaries.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there is no guarantee regarding ownership of mineral interests. Seller will convey whatever mineral rights Seller owns, if any, without warranty.

Other: The property is subject to all easements, covenants, leases, restrictions, and other matters of record. The 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 basis.

Any announcements made by the Auctioneer or Listing Agents will take precedence over previous marketing materials or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed accurate according to the best available information and knowledge of Seller and Peoples Company. Overall acres, FSA cropland acres, and other figures may vary from those stated in the marketing materials. Buyers should conduct their own investigation of the property before bidding. The brief legal descriptions contained in the marketing materials should not be used in legal documents. The full legal description will be taken from the title commitment.

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

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

206 Main Street, P.O. Box 16
Wayne, NE 68787

PeoplesCompany.com
Listing #19916

QR

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