

BIDDING IS CURRENTLY LIVE AND REMAINS OPEN THROUGH

TUESDAY, NOVEMBER 17, 2026

SOFT CLOSE BEGINNING AT 11:00 AM CT

ONLINE-ONLY **155.94**
ACRES +/-
TWO
TRACTS **LAND AUCTION**

PIERCE COUNTY, NEBRASKA



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ONLINE-ONLY LAND AUCTION

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TUESDAY, NOVEMBER 17, 2026, WITH A SOFT CLOSE
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Peoples Company is pleased to present 155.94+/- acres of pasture and hayland offered in two tracts located in central Pierce County near Foster, Nebraska. Both tracts offer convenient access and are situated less than one mile from Highway 13. Reliable water sources and proven carrying capacity make these tracts well-suited for livestock production. Productive soils, established forage, and functional livestock fencing further enhance the utility of the properties. The property's location provides convenient access to regional livestock markets and agricultural service providers.

These tracts provide an excellent opportunity for producers to acquire quality grassland in a tightly held area known for its strong agricultural base. Continued strength in the cattle market supports demand for high-quality pasture acres, enhancing the income potential and long-term value of grazing land. Opportunities to purchase grassland in the area are uncommon, with very few comparable properties having been offered for sale in recent years. The land has been owned by the Fuelberth family for generations.

Tract 1: 80 +/- acres

Tract 2: 75.94 +/- acres

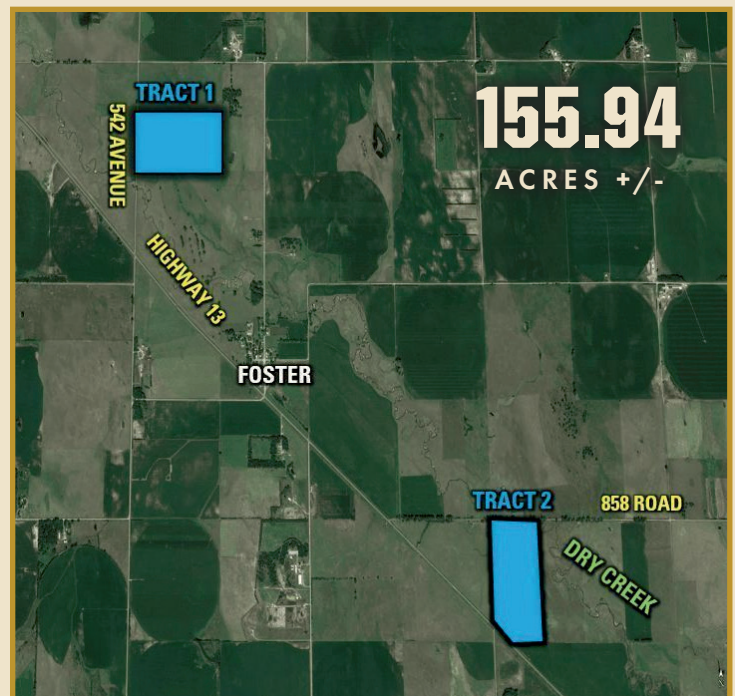
Peoples Company representatives will be available at the Norfolk office located at 800 West Benjamin Avenue, Suite B, beginning at 10:00 AM CT on sale day to answer questions and provide bidding assistance before and throughout the auction. The auction will be conducted online through the Peoples Company Bid Wrangler auction platform. The property will be offered in two individual tracts and sold on a price-per-acre basis to the high bidder(s).

For additional information, please contact Amy Mohr, Land Agent.

DIRECTIONS

Tract 1: From Foster, travel northwest on Highway 13 for 1 mile. Turn north onto 542 Avenue and continue for 0.5 miles. The property is on the east side of the road. Look for Peoples Company signage.

Tract 2: From Foster, travel southeast on Highway 13 approximately 0.9 miles. Turn east onto 858 Road and continue for 0.7 miles. The property is on the south side of the road. Look for Peoples Company signage.



TRACT 1

80.00

ACRES +/-

Tract One is located northwest of Foster and consists of 80+/- acres of productive pasture and grass hayland. The tract offers convenient access from Highway 13, located approximately one-half mile north on 542 Avenue. A dug-out pond situated near the center of the property provides a reliable water source for livestock. Functional four-wire fencing is present along the perimeter and around the hayland acres.

The property consists of approximately 62+/- acres of pasture and 18+/- acres of grass hayland, offering a versatile combination of grazing and hay production. The grass hay acres provide flexibility and an additional forage source for livestock operations. Soil types consist primarily of Lawelt silt loam and Obert silt loams with an overall NCCPI rating of 51.4. Topography is generally level. Cedar trees have been well controlled, helping maximize grazing acres.

The property supports seasonal livestock grazing and has historically supported approximately 35–40 yearlings, according to the landowner. The pasture is well-suited for producers seeking to expand their operation with quality grazing and hayland acres in a strong agricultural area.

TRACT 2

75.94

ACRES +/-

Tract Two is located southeast of Foster and consists of 75.94+/- acres of productive pasture. The property offers convenient access off Highway 13, approximately 0.7 miles east on 858 Road. Dry Creek, located in the northeast portion of the property, provides a natural, reliable water source for livestock while adding scenic appeal to the tract. Functional four wire fencing is present along the perimeter.

Soil types consist primarily of Lawelt loam and Orwet loams with an overall NCCPI rating of 49.6. Topography is generally level to gently rolling, contributing to efficient grazing practices. Cedar trees have been well controlled, maximizing grazing acres.

The property supports seasonal livestock grazing and has historically supported approximately 40 cow-calf pairs, according to the landowner. The pasture offers the combination of water resources and grazing utility sought by livestock producers to add quality pasture acres to their operation.

542 AVENUE, FOSTER, NE 68765



Legal Description: S1/2 of the NW1/4 Section 28, Township 27N, Range 3W of the 6th P.M., Pierce County, Nebraska. Exact legal description to be taken from Title Commitment.

Net Taxes: \$1,050.00

NCCPI: 51.4

858 ROAD, FOSTER, NE 68765



Legal Description: All of that part of the W1/2 of the NW1/4 that lies North of the Chicago and Northwestern Railway Company's right-of-way Section 2, Township 26N, Range 3W of the 6th P.M., Pierce County, NE, AND a strip of land 100 feet in width extending over and across the SW1/4 of the NW1/4 in Section 2, Township 26, Range 3W of the 6th P.M., Pierce County, NE, said strip of land being 50 feet wide on each side of the center line of the main track (now removed). Previously owned by Fremont, Elkhorn, and Missouri Valley Railroad Company (now the Chicago and Northwestern Transportation Company. Exact legal description to be taken from Title Commitment.

Net Taxes: \$1,383.00

NCCPI: 49.6



800 W. Benjamin Avenue, Suite B
Norfolk, NE 68701



PeoplesCompany.com
Listing #19821



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

AUCTION TERMS & CONDITIONS

Pierce County, NE
Online Only Land Auction
155.94+/- Acres Offered in Two Tracts

Bidding is open and remains open through Tuesday, November 17, 2026 with a soft close beginning at 11:00 AM CT.

Note: Peoples Company representatives will be available at the Norfolk office located at 800 West Benjamin Avenue, Suite B to answer questions and provide bidding assistance prior to the auction and throughout the sale starting at 10:00 AM CT on Tuesday, November 17, 2026.

Seller: Fuelberth Farms LLC

Online Bidding: Register to bid at <https://peoplescompany.bidwrangler.com/ui>. 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.

How to Register to Bid: Go to [PeoplesCompany.com](https://peoplescompany.com) and click the "Auctions" tab, open the Peoples Company auction you are interested in. Click on any of the "BID NOW" icons within that auction. This will take you to our Online Bidding platform. Find the portion of the auction you wish to participate in and open it up. To participate in that auction, click "REGISTER TO BID". From there, you will need to create a bidder account. Once that is created, you are able to bid in our Online Auction.

Auction Method: The farmland will be sold as two individual tracts on a price per acre basis to the High Bidder(s). The property will be offered on a whole-dollar basis. All bids will be made accordingly. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

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.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

Farm Program Information: Farm Program Information is provided by the Pierce 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 Johnson County FSA and NRCS offices.

Financing: The sale of the property is not contingent upon the Buyer(s) obtaining financing. All financing arrangements are to have been made before bid submission.

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 or wire transfer. All funds will be held by the Escrow Closing Company.

Closing: Closing shall be approximately 30 days post sale date. The balance of the purchase price will be payable at closing in the form of a wire transfer or cashier's check.

Farm Lease: The properties are subject to existing leases through February 28, 2027. The current tenants have been notified of the lease termination, and the lease shall expire on February 28, 2027. All lease payments attributable to the current lease term shall remain the property of the Seller.

Possession: Possession of the properties shall be given at Closing, subject to the rights of the current tenant under the existing leases.

Easement: A neighbor's tile line improvement traverses south to north through the property terminating in Dry Creek with no detriment to the subject property. The property will be conveyed subject to any and all easements, rights-of-way, restrictions, covenants, and other matters of record.

Fences: Existing fences 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, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Real Estate Taxes: Seller shall pay all 2026 real estate taxes. Buyer(s) shall be responsible for all real estate taxes due and payable thereafter.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit with the required earnest money payment with the Escrow Closing Company. The seller will provide a title commitment. The cost of the owner's title policy will be split equally. Sale is not contingent on buyer financing.

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. 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 Auction Company. No absentee or phone bids will be accepted at the auction without prior approval of the Auction Company. All decisions of the Auction Company 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(s) 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 title commitment.