

Listing #15377

# FRONTIER COUNTY, NEBRASKA FARMLAND AUCTION

Thursday | April 15th, 2021 | 10:00 AM

Eustis Fair Building  
110 East Allison Street  
Eustis, NE 69028



**NIC SMITH**  
402.210.4194 | [NIC@PEOPLES COMPANY.COM](mailto:NIC@PEOPLES COMPANY.COM)

**326.40**  
ACRES M/L

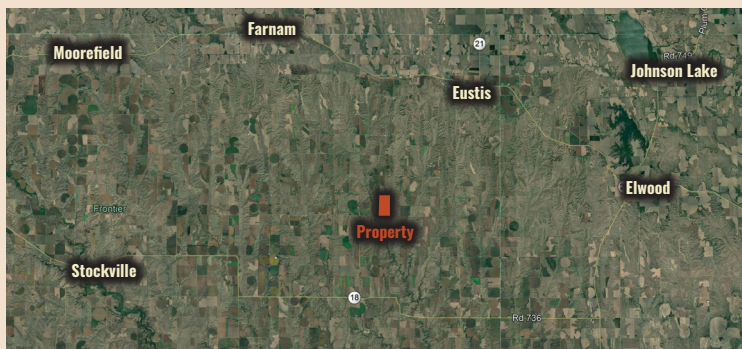


# FRONTIER COUNTY, NEBRASKA

# FARMLAND AUCTION



Peoples Company is pleased to present a total of 326.40 total acres m/l and 142.90 of FSA cropland acres located just southwest of Eustis, Nebraska. The property will be offered via Public Auction as one tract and will take place at 10:00 AM on April 15th at The Eustis Fair Building in Eustis, NE. This combination farm is located in a great farming community at the intersection of Road 742 and West Canyon Road. Don't miss your chance to own this great investment opportunity.



## DIRECTIONS

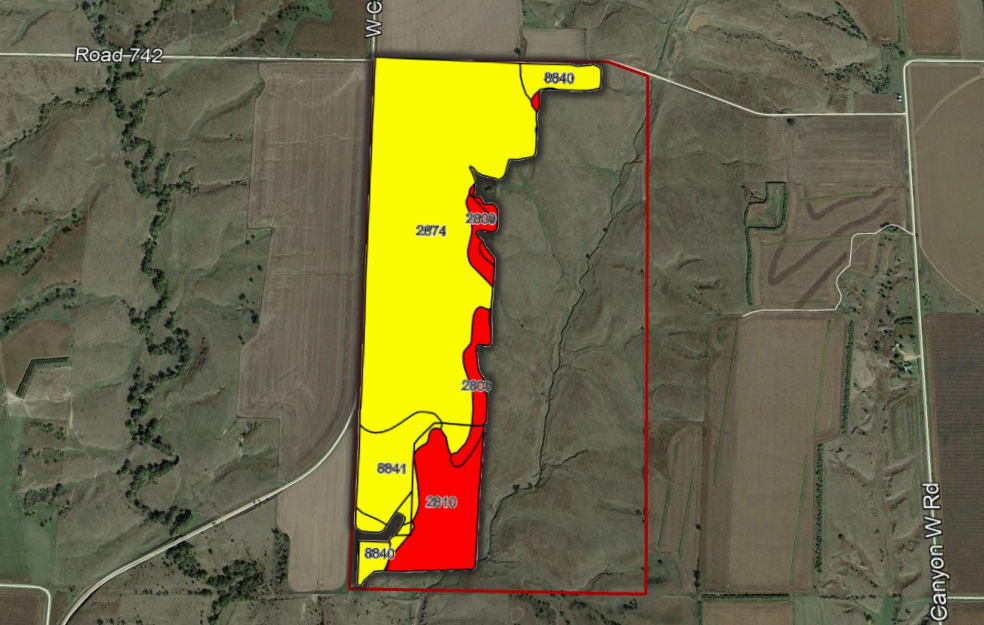
Head south from Eustis, NE on S Main St., Turn right on Road 417, and head west on W Canyon Rd for 7.2 miles until you reach Road 742 intersection. The farm is located on the southeast corner.

## PROPERTY ADDRESS

Road 742 and West Canyon Road | Eustis, NE 69028







## TILLABLE SOILS MAP

| Code             | Soil Description        | Acres | % of Field | Legend | NCCPI |
|------------------|-------------------------|-------|------------|--------|-------|
| 2674             | Holdrege silt loam      | 95.14 | 66.6%      |        | 76    |
| 2810             | Uly and Coly silt loams | 19.18 | 13.4%      |        | 65    |
| 8841             | Hall silt loam          | 12.61 | 8.8%       |        | 68    |
| 8840             | Hall silt loam          | 8.32  | 5.8%       |        | 69    |
| 2809             | Uly and Coly silt loams | 7.65  | 5.4%       |        | 53    |
| Weighted Average |                         |       |            |        | 72.2  |



## FARM DETAILS

**FSA Farmland Acres:** 321.07

**FSA Cropland Acres:** 142.90

**Corn:** 123.20 Base Acres with PLC Yield of 131

**Wheat:** 7.20 Base Acres with PLC Yield of 48

**Grain Sorghum:** 0.10 Base Acres with PLC Yield of 85

**Total:** 130.5 Base Acres

## ADDITIONAL INFO

**Well Info:** G-036093

**Well ID:** 43206

**Pump Rate:** 800

**Total Depth:** 255

**Pumping Level:** 87

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## AUCTION TERMS & CONDITIONS

**Important information regarding COVID-19:** Auction will be held on location in a format that satisfies the guidelines and restrictions set forth by the Governor on auction day. In an effort to encourage social distancing and to accommodate those seeking to stay home, the auction will also be available on our Peoples Company online and mobile bidding app. Please visit [PeoplesCompany.com](http://PeoplesCompany.com) or contact the Listing Agents prior to the auction for any update.

**Auction Method:** The land will be sold on a price per acre basis to the High Bidder.

**Farm Program Information:** Farm Program Information is provided by the Fillmore 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 Fillmore County FSA and NRCS offices.

**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 cash or check. All funds will be held by a title company at the buyers discretion.

**Closing:** Closing will occur on or before Friday, May 14, 2021. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Possession:** Possession of the farm will be given at closing.

**Personal property:** Includes 106 joints of plastic and aluminum pipe. 86 pipes used for irrigation and 20 additional inventory. 1 elbow, 2 shut off valves, 1 end cap.

**Farm Lease:** There is a farm lease in place for the 2021 farm year on the pasture and 2 years remaining on the tillable acres.

**Contract & Title:** Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with a Nebraska Title Company the required earnest money payment. Sale is not contingent upon Buyer financing.

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

**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. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made 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 at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. Please contact agent for well information.

**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 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 title company. In full disclosure, in the furthest northeast corner of the property, according to county records, there is approximately .32 acres North of County Road 742.



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**Seller: Neil Rupe Irrevocable Trust**

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