

# FARMLAND AUCTION

- Cass County, Nebraska



**FRIDAY, OCTOBER 22nd | 10:00 am**

**THE BALL ROOM - ROUND THE BEND STEAKHOUSE**

30801 E Park Hwy | Ashland, NE 68003

**NIC SMITH**  
402.334.0256

Nic@PeoplesCompany.com



**STEVE BRUERE**  
515.222.1347

Steve@PeoplesCompany.com





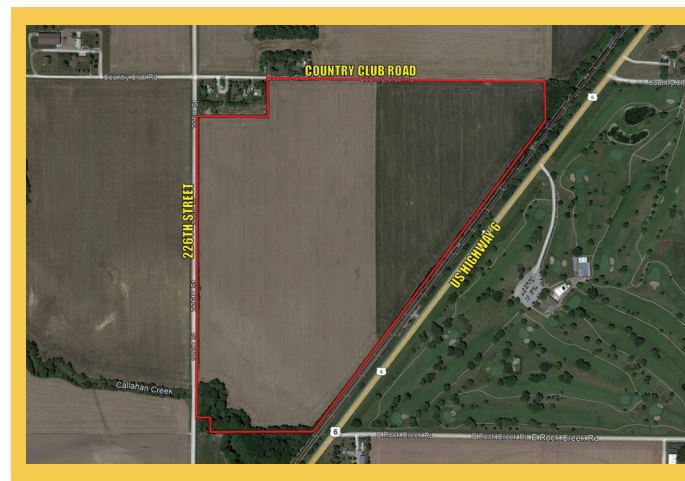
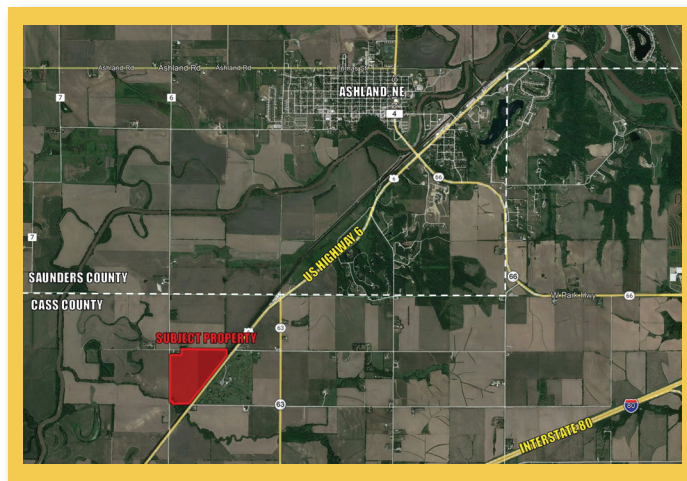
For more information visit  
[PeoplesCompany.com](http://PeoplesCompany.com)

## ABOUT THE FARM

Cass County, Nebraska Farmland Auction - Mark your calendar for Friday, October 22nd, 2021 at 10:00 AM! Peoples Company and Lund Company are pleased to be representing the sale of 106.54 total acres m/l in northwestern Cass County, Nebraska. The property consists of approximately 100.00 FSA cropland acres with primary soil types including the highly productive Class I soil, Tomek silt loam, and Class II soil, Filbert silt loam. Located in a strong farming community, this farm would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. The farm will be offered via live public auction as one individual tract, with online bidding available. The auction will take place at 10:00 AM at The Ball Room - Round the Bend Steakhouse, 30801 E Park Hwy, Ashland, Nebraska 68003.

This tract is located just west of U.S. Highway 6 between the towns of Greenwood and Ashland, Nebraska and is situated in Section 15 of Salt Creek Township.

*A three percent (3%) Buyer's Premium will be added to the final bid price and included in the total purchase price.*



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## AUCTION TERMS AND CONDITIONS

**AUCTION METHOD:** Property will be offered as one individual tract. All bids will be on a price per acre basis.

**BIDDER REGISTRATION:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction

**BUYER'S PREMIUM:** Buyer will be responsible for payment of a premium of Three Percent (3%) of the purchase price, such amount to be payable at Closing.

**FARM PROGRAM INFORMATION:** Farm Program Information is provided by the Cass 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 Cass 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 with National Title Company.

**CLOSING:** Closing will occur on or before Tuesday, November 23rd, 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 land will be given At Closing, Subject to Tenant's Rights.

**FARM LEASE:** The farm is currently leased for the 2021 cropping season, but will be open for the 2022 cropping season.

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

**FENCES:** Existing fences, if any, 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.

**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.

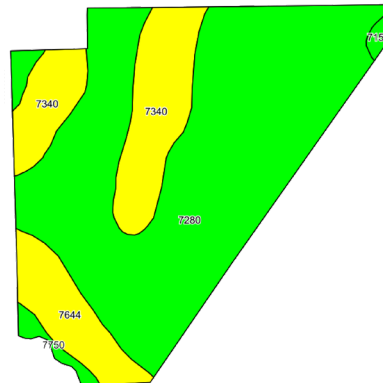
**DISCLAIMER:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation 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.

## AUCTION IN PERSON OR ONLINE

Friday, October 22nd @ 10:00 AM

## TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	Non-Irr Class	NCCPI
7280	Tomek silt loam, 0 to 2 percent slopes	70.73	70.7%		Iw	75
7340	Filbert silt loam, 0 to 1 percent slopes	18.55	18.6%		IIw	49
7644	Yutan silty clay loam, 6 to 11 percent slopes, eroded	8.59	8.6%		IIIe	62
7750	Nodaway silt loam, occasionally flooded	1.44	1.4%		IIw	94
7156	Aksarben silty clay loam, terrace, 1 to 3 percent slopes	0.69	0.7%		Ile	67
Weighted Average						*n 69.3







12119 Stratford Drive, Suite B  
Clive, IA 50325



**PEOPLESCOMPANY.COM**  
**LISTING #15713**

#### Directions

From Ashland, NE: At the intersection of Hwy 6 and Hwy 66, head southwest on US-6 W for 3.4 miles. Turn right on 226th St and head north across the railroad tracks for .5 miles and the farm is on the east side of the road. Look for Peoples Company signs.

#### Auction Location

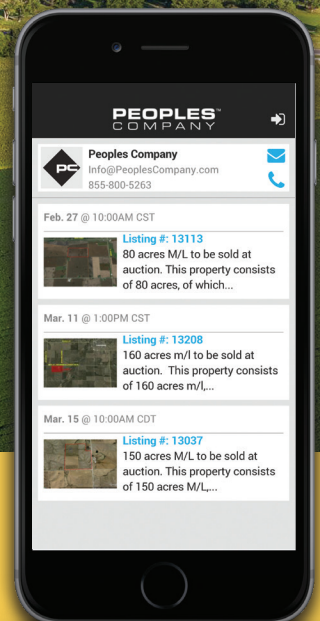
The Ball Room -  
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**ONLINE  
BIDDING  
AVAILABLE**

Not able to make it to the live auction  
but still want to bid? No problem!

Just use our mobile bidding app  
powered by BidWrangler! You can  
access the app online, but it works  
even better when you download it to  
your smartphone.



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