

# DAWSON COUNTY

Farmland Auction

155.37  
ACRES  
M/L

***Thursday, March 3rd***  
***10:00 AM***

**AUCTION LOCATION**

Elks Lodge  
820 J St | Cozad, NE 69130

**NIC SMITH**

Nic@PeoplesCompany.com  
402.210.4194



LISTING #15970



# PROPERTY INFORMATION

## Description

Dawson County, Nebraska Farmland Auction - Mark your calendar for Thursday, March 3rd, 2022 at 10:00 AM! Peoples Company is pleased to be representing the sale of 155.37 total acres m/l in northcentral Dawson County, Nebraska. This pivot irrigated farm consists of approximately 146.81 FSA cropland acres with highly productive Class I soils. This farm has 145.76 acres of groundwater rights and 60 acres of surface water rights on the Gothenberg Canal. 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 Elks Lodge, 820 J St, Cozad, NE 69130.



This tract is located just 7 miles north of Cozad on Road 421 and is situated in Section 31 of Gillan Township.



PEOPLES COMPANY.COM  
*Listing #15970*

# TERMS & 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.

**Farm Program Information:** Farm Program Information is provided by the Dawson 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 Dawson 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 H.O. Smith Company.

**Closing:** Closing will occur on or before April 1st, 2022. 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 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 H.O. Smith 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.

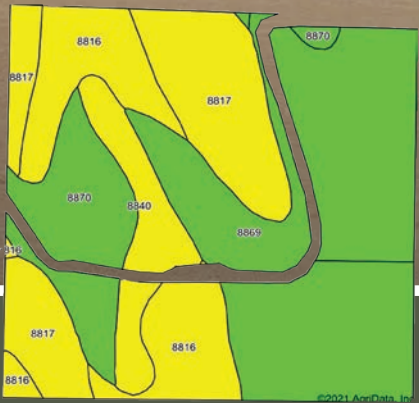
**Legal Description:** Part of the Southeast Quarter (SE 1/4) of Section Thirty One (31) Township Twelve (12) North, Range Twenty Three (23) West of the 6th P.M. in Dawson County, Nebraska. Exact legal to be taken from the Title Commitment.

*\* Pivot and well information available upon request.*

# TILLABLE SOILS



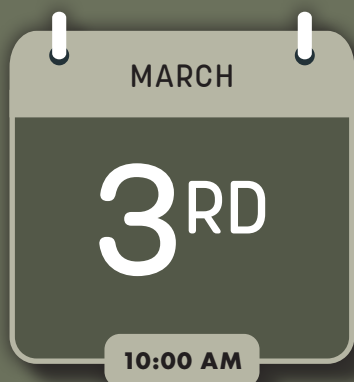
TILLABLE SOILS MAP				
Code	Soil Description	Acres	% of Field	SRPG
8869	Hord silt loam	66.65	42.7%	73 ●
8817	Cozad silt loam	29.95	20.4%	64 ●
8816	Cozad silt loam	24.22	16.5%	66 ●
8870	Hord silt loam	18.53	12.6%	72 ●
8840	Hall silt loam	11.47	7.8%	70 ●
Weighted Average			69.6	





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ELK LODGE

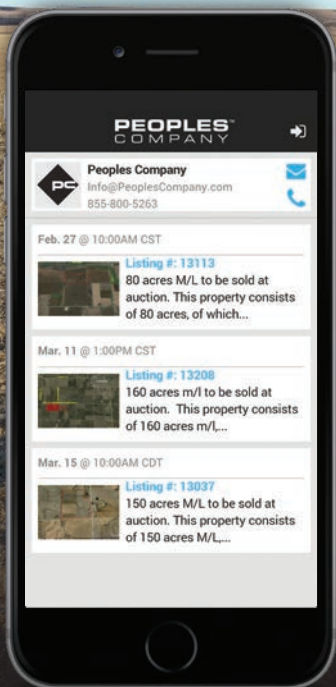
820 J St.  
Cozad, NW  
69130



12119 Stratford Drive, Suite B  
Clive, IA 50325



LISTING #15970



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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