

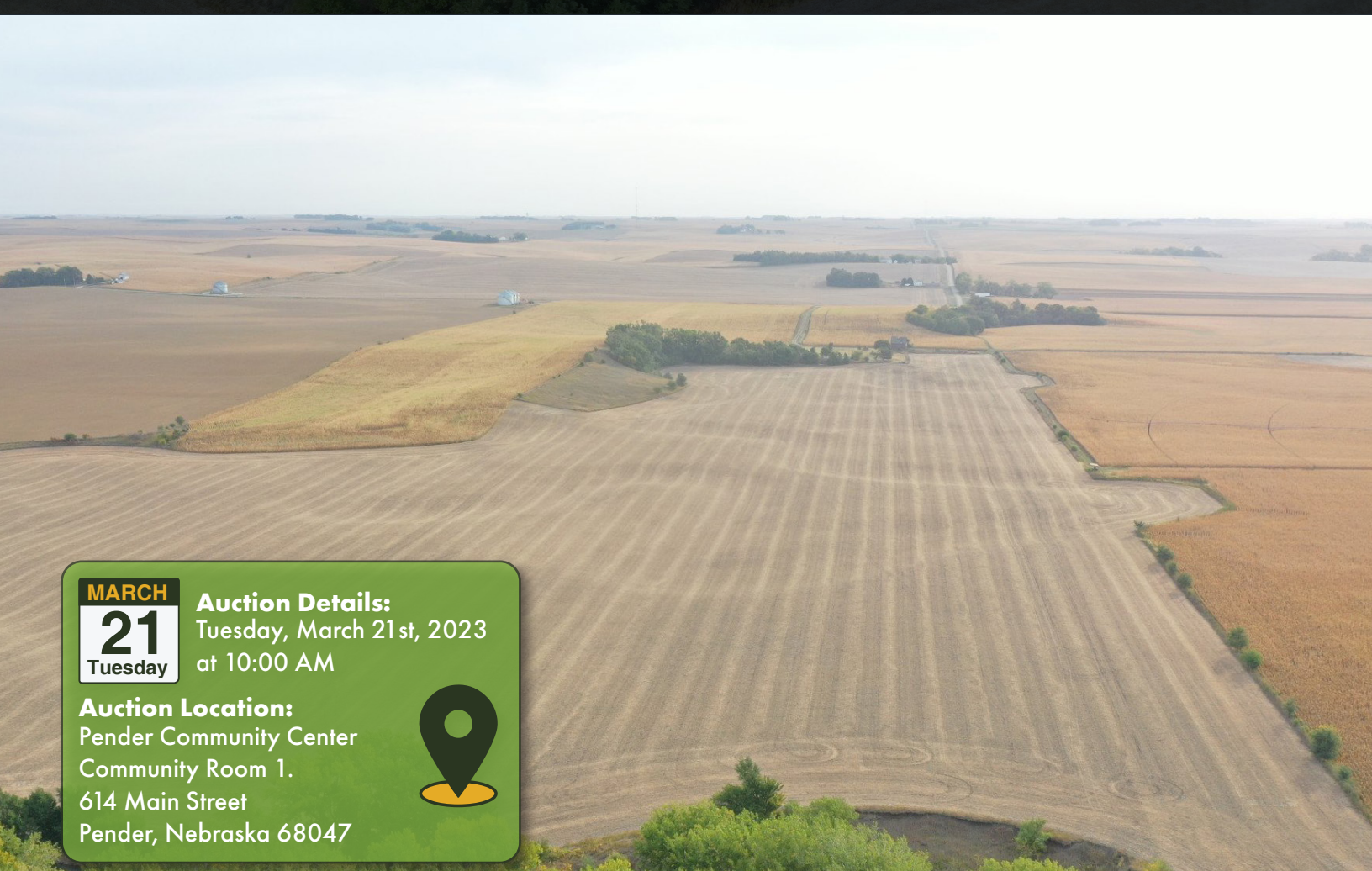


FARMLAND AUCTION

Listing #16500 | 17 RD & K AVE, Pender, NE 69047

THURSTON COUNTY

151.25 Acres M/L



MARCH

21
Tuesday

Auction Details:

Tuesday, March 21st, 2023
at 10:00 AM

Auction Location:

Pender Community Center
Community Room 1.
614 Main Street
Pender, Nebraska 68047



NIC SMITH | 402.210.4194
Nic@PeoplesCompany.com

DYLAN DUREN | 402.215.4161
Dylan@PeoplesCompany.com





FARMLAND AUCTION

151.25
Acres M/L

#16500
Listing

Thurston County, Nebraska Farmland Auction - Mark your calendar for Tuesday, March 21st at 10:00 AM at the Pender Community Center-Community Room 1. Peoples Company is proud to be representing 151.25 surveyed acres m/l north of Pender, Nebraska. The property is made up of mainly Class I soils with some Class II. The remaining balance of acres includes some pasture ground and wooded areas. There is an old corn crib on the property that has not been used in many years, but this would make for a great location to add a new bin site. This property is located along Highway 9 making it easy to access from a county gravel road. The assessor is in the process of receiving the new survey so the 2023 property tax amount will change. FSA and NRCS information is subject to change with the new surveyed acres. Properties of this caliber don't come available too often so please make plans to attend the auction!

LEGAL DESCRIPTION

South ½ of section 15, Township 25 North, Range 6 East of the 6th P.M. Thurston County Nebraska.



DIRECTIONS

From Pender, Nebraska; Go east on Main Street over Middle Creek. Go north on 17th RD for approximately 1.5 miles and the property will be on the east side of 17th RD. Please look for signs!



AUCTION DETAILS

Thurston County Land Auction

151.25 Acre M/L

Tuesday, March 21st, 2023 at 10:00 AM

Seller: Nelson Constance Trust

Pender Community Center Community Room A

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. 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 a 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.

Auction Method: The 151.25 acres will be offered via Public Auction and will take place at 10:00 AM on March 21st, 2023. The farmland will be sold as one individual tract on a price per acre basis to the High Bidder. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

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 Thurston 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 Thurston 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 check or wire transfer. All funds will be held in the Title Company Trust Account.

Closing: Closing will occur on or before April 21st, 2023. Sellers will work with buyers for a quick closing. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.
Possession: Possession of the farm will be at closing.

Farm Lease: The farm is open for the 2023 growing season.

Easement: There is a pipeline, ingress, and egress easement for the landowner to the south of the subject property to gain access.

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.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with title company the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon 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 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.

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10665 Bedford Avenue, Suite 102
Omaha, NE 68134



PeoplesCompany.com
Listing #16500



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



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