

Listing #16872



NEBRASKA  
*Sarpy County*  
19.70 Acres M/L

*Online Only Auction*

PeoplesCompany.Bidwrangler.com

**Online Bidding Ends:  
Thursday, August 3rd, 2023 at 4:00 PM (CST)**

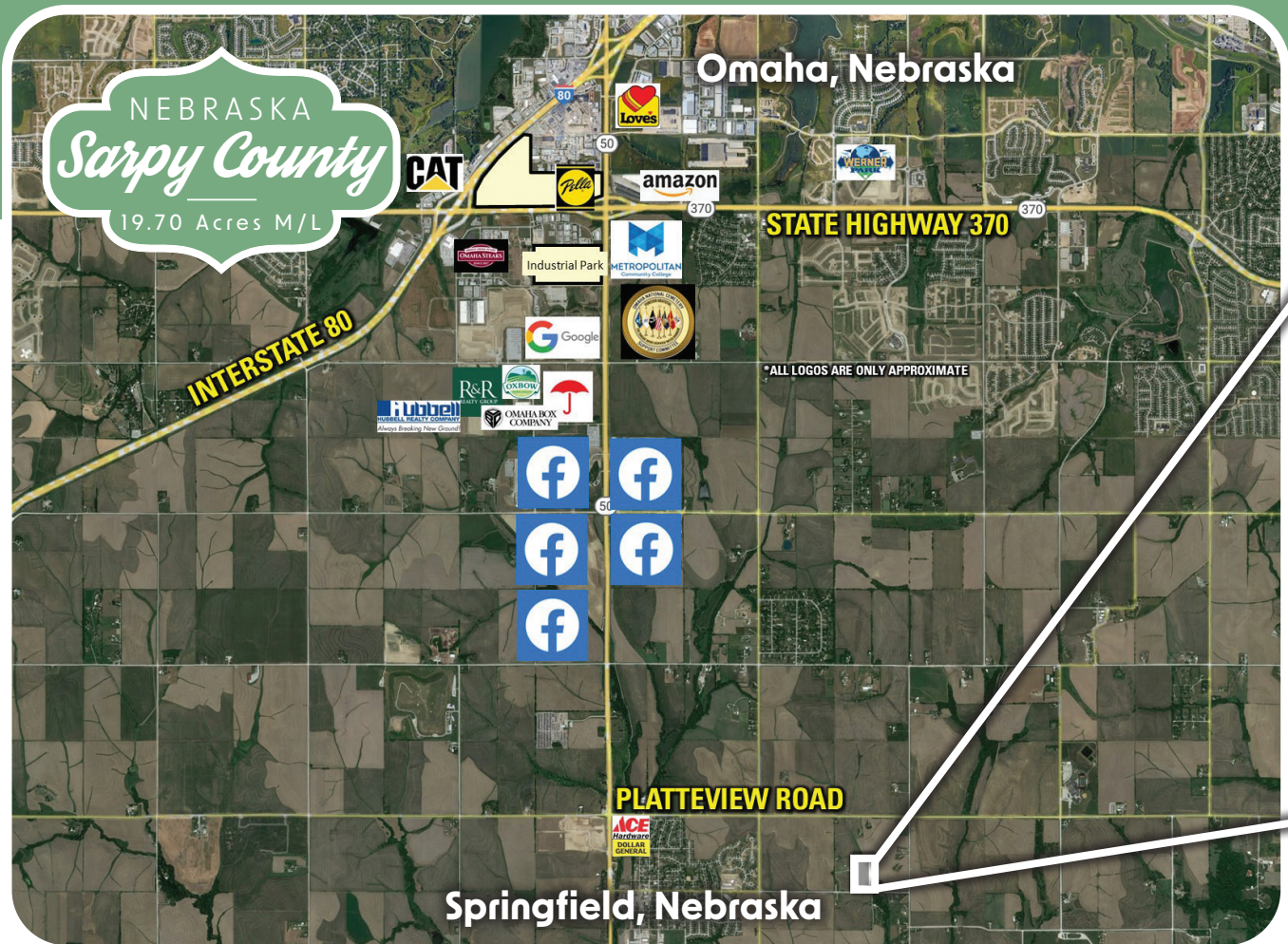


Nic Smith | 402.210.4194  
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Doug Bear | 515.745.3192  
Doug.Bear@PeoplesCompany.com





## Online Only Auction

Mark your calendar for Thursday, August 3rd, 2023! Peoples Company is pleased to present 19.70 acres m/l located immediately east of Springfield, Nebraska. The individual Springfield, Nebraska tract will be offered through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's BidWrangler bidding application (<http://peoplescompany.bidwrangler.com/>).

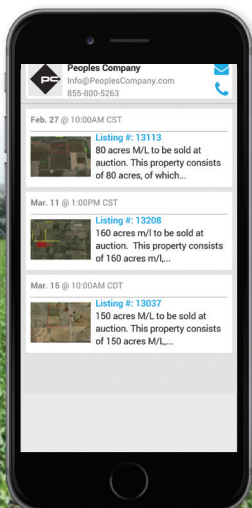
**Bidding is currently LIVE and will remain open until Thursday, August 3rd, 2023 at 4:00 PM Central Time Zone (CST) with closing taking place on or before Friday, September 15th, 2023.** A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by an additional 3 minutes until all the bidding is completed.

The property consists of 19.70 total acres and its primary soil types include Monona-Ida complex and Marshall silty clay loam. The property is only 7.50 miles away from I-80 access and within a short commute from the Omaha Metro Area. The property is currently zoned AR: Agriculture Residential, allowing for the development of large-lot single-family detached residential subdivisions, while encouraging the retention of agriculture as a primary land use. \*All zoning information should be verified independently with the City of Springfield.

A four percent (4%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

## Directions

From Springfield, Nebraska: Travel east out of town on Main Street. The property is located three-quarters of a mile directly east of the Main Street and South 132nd Street intersection on the north side of the road. Look for the Peoples Company sign.



## Online Bidding

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.

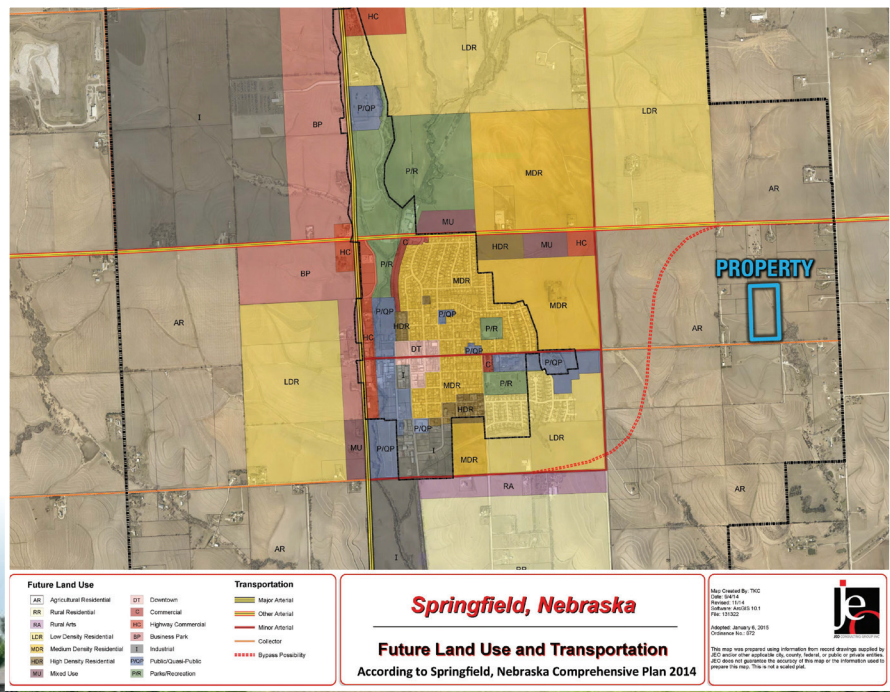
**Listing #16872 | PeoplesCompany.com**



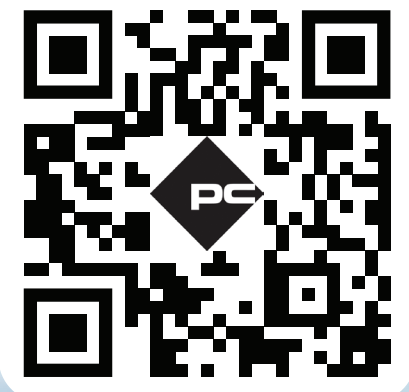


Over the last five years, there have been over 27 projects resulting in over \$3.8B in capital investment, over 2,700 new jobs and over 200 retained jobs in Sarpy County, Nebraska.

### Future Land Use Map



Scan & Click the blue "Bid Now" Button



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12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #16872



# Online Only Auction

**Bidding Ends:**

**Thursday, August 3rd, 2023 at 4:00 PM (CST)**

## Auction Terms & Conditions

**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 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.

Offering Sarpy County, Nebraska farmland through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Thursday, August 3rd, 2023 at 4:00 PM Central Time Zone (CST) with closing taking place on or before Friday, September 15th, 2023. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

**Buyer's Premium:** Buyer will be responsible for payment of a premium of 4% of the purchase price, payable at closing.

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

**Earnest Money Payment & Possession:** A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held with First American Title Insurance Company.

**Closing:** Closing will occur on or about Friday, September 15th, 2023. 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 will be open for the 2024 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.

**Other:** Buyer has verified and is solely responsible for any future assessments, including but not limited to known sewer assessments disclosed in Ordinance No. 1130. Buyer willfully acknowledges that they have performed their own due diligence prior to bidding on this tract and 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 and not total dollar. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

**Disclaimer:** All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics 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 Commitment.