

# RICHARDSON COUNTY

NEBRASKA



187.51  
ACRES M/L

FARMLAND AUCTION | LISTING #17002

NIC SMITH | 402.334.0256  
NIC@PEOPLES COMPANY.COM  
NE LIC 20180388

TUESDAY, AUGUST 29, 2023 AT 10:00 AM  
RICHARDSON COUNTY AG BUILDING  
1034 4TH STREET HUMBOLDT, NE 68376



# FARMLAND AUCTION

## RICHARDSON COUNTY, NEBRASKA

Mark your calendar for Tuesday, August 29th, 2023 at 10:00 AM! Peoples Company is pleased to represent Trimble Farm Partners, LLC in the sale of 187.51 acres m/l of prime Nebraska farmland. These high-quality Nebraska farmland tracts have been meticulously cared for and would make for a great addition to an existing farming operation, or a smart acquisition for the Buyer looking to diversify their investments. The farm will be open for the 2024 crop season. Both tracts are located just south of Humboldt, only a mile off of Highway 105, along 711 Road in Sections 15 and 18 of Humboldt Township, Richardson County, Nebraska.

### TRACT 1:

147.51 acres m/l with 116.77 FSA tillable acres m/l and an additional 21.18 acres m/l currently in pasture.

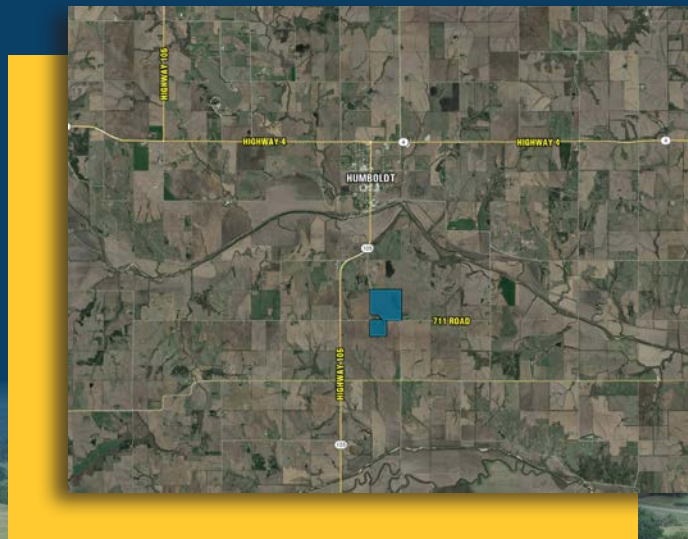
### TRACT 2:

40.00 acres m/l with 37.12 FSA tillable acres m/l.

The farms will sell via the "Buyer's Choice" method on a price per acre basis at a public auction on Tuesday, August 29th, 2023 at the Richardson County Ag Building in Humboldt, Nebraska. The winning bidder may elect to take one or both of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.



711 ROAD HUMBOLDT, NE 68376



| Code | Soil Description       | Acres | % of Field | NCCPI |
|------|------------------------|-------|------------|-------|
| 7692 | WYMORE SILTY CLAY LOAM | 98.05 | 84.0%      | 57    |
| 7691 | WYMORE SILTY CLAY LOAM | 13.22 | 11.3%      | 62    |
| 7231 | JUDSON SILT LOAM       | 4.22  | 3.6%       | 79    |
| 4166 | KIPSON-SOQN COMPLEX    | 1.28  | 1.1%       | 28    |

Weighted Average 58

| Code | Soil Description       | Acres | % of Field | NCCPI |
|------|------------------------|-------|------------|-------|
| 7692 | WYMORE SILTY CLAY LOAM | 31.67 | 85.3%      | 57    |
| 4166 | KIPSON-SOQN COMPLEX    | 2.94  | 7.9%       | 28    |
| 7231 | JUDSON SILT LOAM       | 2.51  | 6.8%       | 79    |

Weighted Average 56.2

### Directions

From Humboldt, NE: Travel south on Highway 105 for two miles to 711 Road. Travel east on 711 Road for one mile to the T intersection of 633 Boulevard. Tract 1 is located along both 711 Road and 633 Boulevard east and north of the T intersection. Tract 2 is located just east of the intersection along the south side of 711 Road.



RICHARDSON COUNTY AG BUILDING  
1034 4TH STREET  
HUMBOLDT, NE 68376

### Terms & Conditions

ONLINE BIDDING: REGISTER TO BID AT [HTTP://PEOPLESCOMPANY.BIDWRANGLER.COM/](http://PEOPLESCOMPANY.BIDWRANGLER.COM/)

AUCTION METHOD: THE TWO FARMLAND TRACTS WILL BE SOLD ON A PER-ACRE BASIS AND WILL BE OFFERED THROUGH THE "BUYER'S CHOICE AUCTION METHOD", WHEREAS THE WINNING BIDDER MAY ELECT TO TAKE ONE OR BOTH OF THE TRACTS FOR THEIR HIGH BID. THE "BUYER'S CHOICE AUCTION METHOD" AUCTIONING WILL CONTINUE UNTIL BOTH FARMLAND TRACTS HAVE BEEN PURCHASED AND REMOVED FROM THE AUCTION. TRACTS WILL NOT BE OFFERED IN THEIR ENTIRETY AFTER THE AUCTION. THIS AUCTION CAN ALSO BE VIEWED THROUGH A VIRTUAL ONLINE AUCTION OPTION AND ONLINE BIDDING WILL BE AVAILABLE.

TRACT 1: 147.51 ACRES M/L

TRACT 2: 40 ACRES M/L

BIDDER REGISTRATION: ALL PROSPECTIVE BIDDERS MUST REGISTER WITH PEOPLES COMPANY AND RECEIVE A BIDDER NUMBER 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.

AGENCY: PEOPLES COMPANY AND ITS REPRESENTATIVES ARE AGENTS OF THE SELLER.

FARM PROGRAM INFORMATION: FARM PROGRAM INFORMATION IS PROVIDED BY THE RICHARDSON 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 RICHARDSON 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 FIRST AMERICAN TITLE COMPANY.

CLOSING: CLOSING WILL OCCUR ON OR BEFORE THURSDAY, OCTOBER 12, 2023. THE BALANCE OF THE PURCHASE PRICE WILL BE PAYABLE AT CLOSING IN THE FORM OF CASH, GUARANTEED CHECKS, OR WIRE TRANSFERS.

POSSESSION: POSSESSION OF THE LAND WILL BE GIVEN AT CLOSING, SUBJECT TO TENANT'S RIGHTS.

FARM LEASE: THE FARM IS CURRENTLY LEASED FOR THE 2023 CROPPING SEASON, BUT WILL BE OPEN FOR THE 2024 CROPPING SEASON.

CONTRACT & TITLE: IMMEDIATELY UPON THE CONCLUSION OF THE AUCTION, THE HIGH BIDDER WILL ENTER INTO A REAL ESTATE SALES CONTRACT AND DEPOSIT WITH FIRST AMERICAN TITLE THE REQUIRED EARNEST MONEY PAYMENT. THE 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. 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 INVESTIGATION OF THE PROPERTY BEFORE 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 THE TITLE.

Seller: Trimble Farm Partners, LLC

PeoplesCompany.com / Listing #17002



NIC SMITH | 402.334.0256  
NIC@PEOPLESCOMPANY.COM  
NE LIC 20180388







10665 BEDFORD AVENUE  
SUITE 102  
OMAHA, NE 68134



PEOPLESCOMPANY.COM  
LISTING #17002



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

# RICHARDSON COUNTY

## NEBRASKA



**NIC SMITH | 402.334.0256**  
**NIC@PEOPLES COMPANY.COM**  
**NE LIC 20180388**

**FARMLAND AUCTION | LISTING #17002**

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.

