

482 ACRES M/L OFFERED IN TWO INDIVIDUAL TRACTS

# FARMLAND AUCTION

## *Rock County, Nebraska*



**Thursday, November 2, 2023 | 10:00 AM**

**Atkinson Community Center**

**205 W 5th Street, Atkinson, NE 68713**

**STEVE BRUERE | 515.222.1347 | [Steve@PeoplesCompany.com](mailto:Steve@PeoplesCompany.com) | NE LIC 20170640**

**JIM HAIN | 402.981.8831 | [James.Hain@LundCo.com](mailto:James.Hain@LundCo.com) | NE LIC 20030267**

**LISTING #17110 | [PeoplesCompany.com](https://www.PeoplesCompany.com)**



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Thursday, November 2, 2023 | 10:00 AM

Atkinson Community Center | 205 W 5th St, Atkinson, NE 68713

### SUMMARY

Mark your calendars for November 2nd at 10:00 AM! Peoples Company is proud to be representing the sale of 482 acres m/l near Newport, Nebraska. The farms consist of 395.26 FSA cropland acres with primary soil type consisting of Pivot-Valentine complex and Valentine fine sand. Situated in the Upper Elkhorn Natural Resource District (NRD), these farms consist of approximately 395.28 acres that are irrigated through three well-maintained center pivots. Both tracts are uniquely situated in an area of the NRD where spring static groundwater averages remain steady and there are no current water allocation restrictions.

This farm would make a great add-on to an existing farm operation or an excellent investment opportunity. The farm is located in Section 22 and 27 of Newport Township. Both tracts are "open" for farming in the 2024 crop season.

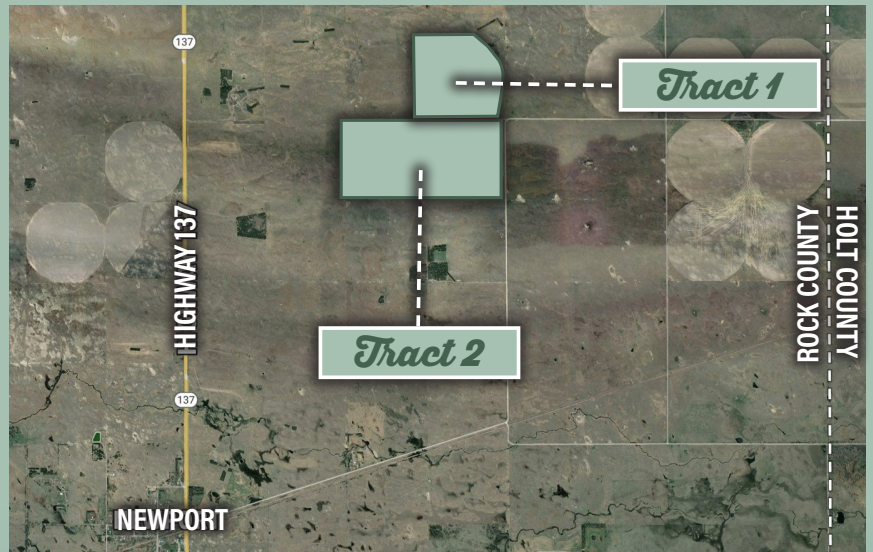
The farmland will be offered in two tracts via public auction at 10:00 AM at the Atkinson Community Center in Atkinson, Nebraska. Simultaneous online bidding will be available for those unable to attend the live auction.

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

### DIRECTIONS

**From Newport, Nebraska:** Head east on Blueberry Road for 2 miles. Turn North onto 460th Avenue and drive 2 miles. The tracts are on the west.

**From Atkinson, Nebraska:** Head west on HYW-20 W 13 miles. Turn north onto 462nd Avenue and drive 1 mile. Turn west on 882nd Rd and drive 2 miles. Turn north on 460th Avenue and drive 2 miles. The tracts are on the west.



For more information, photos, maps, and aerial drone video please visit our website.

**PeoplesCompany.com | Listing #17110**



# Tract 1 | 162 Acres M/L

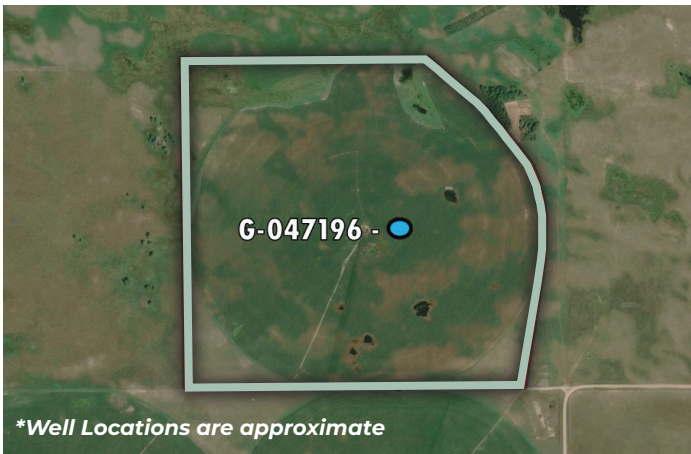
884TH ROAD, NEWPORT, NE 68759



**Tract 1** totals 162 acres m/l which consists of approximately 134.4 FSA cropland acres. Primary soil types include Pivot Valentine complex and Boelus loamy sand. Tract 1 is improved with one T&L 8 Tower pivot which provides irrigation to approximately 135 acres. Located on the northwest corner of 460th Avenue and 884th Road, this tract is situated in Section 22 of Newport Township.

## FARM DETAILS

**Acres:** 320.00 Acres M/L  
**Tax Parcel Number:** 750002016  
**Net Taxes:** \$9,638.08



## WELL INFORMATION

<b>Well ID#</b>	G-047196
<b>Certified Acres</b>	134.42
<b>Pump Column Diameter (IN.)</b>	8
<b>Well Depth(FT.)</b>	124
<b>Static Water(FT.)</b>	17
<b>Pumping Water Level (FT.)</b>	46
<b>Completion Date</b>	10/9/1975

*\*Well Locations are approximate*



## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	SRPG
4723	PivotValentine complex	119.21	88.7%	<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	23
6640	Boelus loamy sand	12.68	9.4%	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	43
4721	Nicollet loam	2.51	1.9%	<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	33
<b>Weighted Average</b>					<b>31.5</b>

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**NE LIC 20030267**

# Tract 2 | 320 Acres M/L

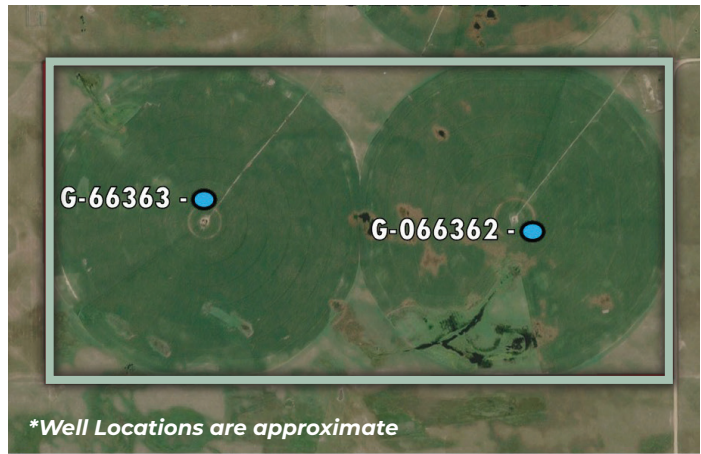
460TH AVENUE, NEWPORT, NE 68759



**Tract 2** totals 320 acres m/l which consists of approximately 260.86 FSA cropland acres. Primary soil types include Valentine fine sand, Pivot Valentine complex, and Boelus loamy sand. Tract 2 is improved with two newer Zimmatic 7 Tower pivots which provide irrigation to approximately 260 acres. Located on the west side of 460th Avenue, this tract is situated in Section 27 of Newport Township.

## FARM DETAILS

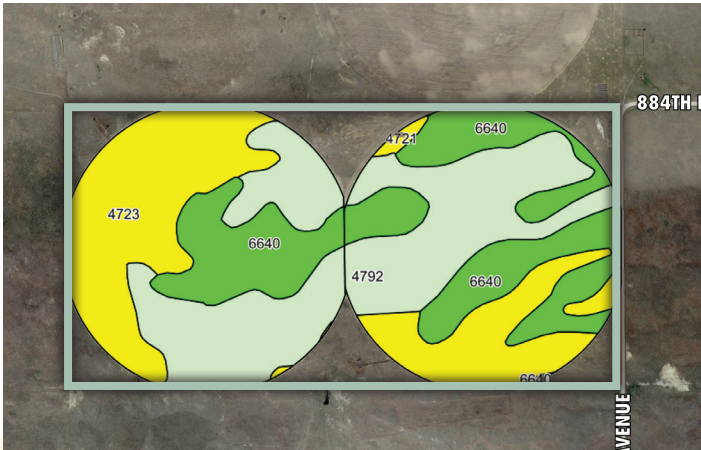
**Acres:** 320.00 Acres M/L  
**Tax Parcel Number:** 750002016  
**Net Taxes:** \$9,638.08



## WELL INFORMATION

Well ID#	G-066363	G-066362
Certified Acres	131.44	129.42
Pump Column Diameter (IN.)	8	8
Well Depth (FT.)	82	82
Static Water (FT.)	15	15
Pumping Water Level (FT.)	28	40
Completion Date	2/17/1977	2/18/1977

\*Well Locations are approximate



## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	SRPG
4792	Valentine fine sand	97.12	37.5%		87
4723	PivotValentine complex	86.00	33.0%		88
6640	Boelus loamy sand	76.20	29.2%		83
4721	Pivot loamy sand	1.54	0.6%		91
<b>Weighted Average</b>					<b>87.3</b>



# Auction Terms & Conditions

**Auction Method:** The two farmland tracts will be sold per-acre basis and 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.

**Bidder Registration:** All prospective bidders must register with Peoples Company and/or The Lund Company (the “Auction Company”) and receive a bidder number to bid at the auction. The Auction Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

**Online Bidding:** Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Auction Company’s online auction platform via the Internet. By using Auction 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 Auction 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.

**Buyer’s Premium:** Buyer will be responsible for payment of a premium of 3% of the purchase price, payable at closing.

**Farm Program Information:** Farm Program Information is provided by the Rock County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Auction Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Rock 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 a certified check or wire transfer. All funds will be held by Title Services of the Plains.

**Closing:** Closing will occur on or before Tuesday, December 12th, 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 farm will be given at closing, subject to Tenant’s Rights.

**Farm Lease:** The farm is open for the 2024 crop season.

**Contract & Title:** Immediately upon the conclusion of the auction, the winning bidder will enter into a real estate sales contract and deposit with Title Services of the Plains the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

**Financing:** Buyer’s obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

**Property Taxes:** All real estate taxes for 2023 will be prorated between the Seller and Buyer to the date of closing.

**Water:** Any water rights registered to irrigate the property will transfer with the sale. It will be the Buyer’s responsibility to transfer ownership information with the Upper Elkhorn Natural Resource District.

**Personal Property:** All irrigation equipment will be sold “As-Is-Where Is” and transferred with the property via a Bill of Sale.

**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, Auction Company, or Seller. All bids will be on a per-acre basis. Auction 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 Auction Company. Overall tract acres, tillable acres, etc., may vary from the 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 commitment.



12119 STRATFORD DR  
CLIVE, IA 50325



PeoplesCompany.com  
Listing #17110

# NOVEMBER 2023

S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

## 10:00 AM

### CONTACT

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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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