



UPCOMING FARMLAND AUCTION

Dakota County *Nebraska*



WEDNESDAY, FEBRUARY 19, 2025 AT 10:00 AM

BENEDICT COMMUNITY CENTER
206 SHERMAN STREET
BENEDICT, NE 68316

ANDREW ZELLMER, ALC | 712.898.5913 | ANDREWZ@PEOPLESCOMPANY.COM

NIC SMITH | 402.210.4194 | NIC@PEOPLESCOMPANY.COM

POLK COUNTY, NE FARMLAND AUCTION

MARK YOUR CALENDARS FOR WEDNESDAY, FEBRUARY 19, 2025 | 10:00 AM

DESCRIPTION

Peoples Company is pleased to be representing the sale of the Benson Farm, 160.00 acres m/l near Polk, NE in Section 35 of the Pleasant Home Plat. The farms consist of 157.32 FSA cropland acres m/l with primarily Class I, highly productive soil type of Hastings Silt Loam. This farm is located in a strong farming area with several competing grain markets located nearby and would make for a great add-on unit to an existing farm operation or an investment-grade quality land purchase.

Situated in the Upper Big Blue Natural Resource District, this farm has 136.5 certified irrigated acres by the Polk County Assessor's office. Well details can be found listed below. The center pivot and power unit are not included with the sale of this property. The current farm lease will expire on March 1st, 2025, and will be open for the 2025 farming season.



FARM DETAILS

Irrigation Equipment:

Landowner will own Gearhead and Well
Pivot and Power unit not included with sale

Well Information:

NRD name: Upper Big Blue
Well Registration #: G-017359
Well ID: 23227
Pump Rate: 1,100 gpm
Pump Column Diameter: 8"
Total Depth: 170 feet
Static Water Level: 82'
Pumping Level: 94'
Registration date: 12/31/1958
Completion date: 7/11/1954

Improvements:

Steel Bin -30'-48' diameter,
Built in 1989
Steel Bin -15'-29' diameter,
Built in 1970

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AUCTION TERMS & CONDITIONS

Polk County, Nebraska Land Auction
 160 Acres M/L (Offered in One Tract)
 Wednesday, February 19th, 2025 at 10:00 AM

Auction Location:
 Benedict Community Center
 206 Sherman Street
 Benedict, NE 68316

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

Online Bidding: Register to bid at <http://peoplescompanybidwangler.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 farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder.

Farm Program Information: Farm Program Information is provided by the Merrick 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 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 Saturday, April 5th, 2025. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Possession: Possession of the farm will be given at closing, subject to tenant's rights.

Farm Lease: The farm is open for the 2025 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 Company the required earnest money payment. The 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. The 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 Abstract.



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	SOIL CLASS (IRR)	SOIL CLASS (NON IRR)	NCCPI
3864	Hastings silt loam	139.48	88.66%	1	1	68
3968	Hastings soils	8.70	5.53%	4	4	52
3952	Fillmore silt loam	4.37	2.78%	4	3	44
2517	Coly soils	3.13	1.99%	4	4	54
3966	Hastings soils	1.64	1.04%	3	3	53

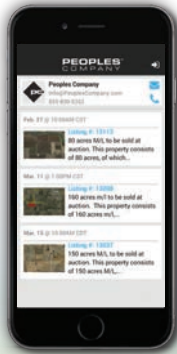
WEIGHTED AVERAGE 66.0



12119 STRATFORD DRIVE
CLIVE, IOWA 50325

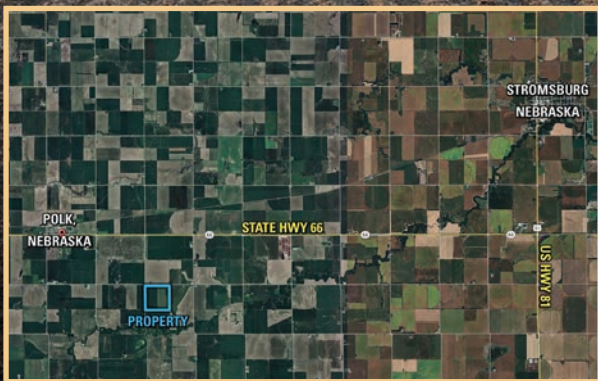


LISTING #18062



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.



DIRECTIONS

From Polk, Nebraska travel east on State Highway 66 for 1.5 miles. Turn right (South) on County Road E and travel 1 mile south. Property lies at the intersection of County Road E and 122nd Road. Look for the Peoples Company sign.

SCAN QR CODE TO VIEW THIS LISTING ONLINE



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