

FARMLAND AUCTION

Wayne County Nebraska

159.92
Acres M/L

WEDNESDAY, NOVEMBER 12, 2025 AT 10:00 AM

Elkhorn Valley Bank | 411 E. 7th Street | Wayne, NE 68787

Dave Ewing | NE LIC 0780180 | 402.375.9086 | David@MWLCo.net

Mike Waller | NE LIC 20000160 | 308.237.7662 | Mike.Waller@PeoplesCompany.com

Listing #18625



Wayne County Nebraska

FARMLAND

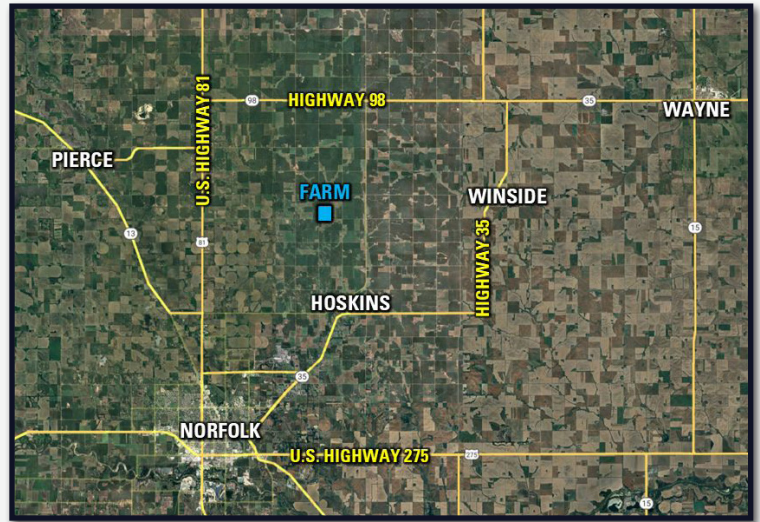
Peoples Company and UFARM are pleased to present an excellent 159.92 m/l acre tract of farmland located in Wayne County, Nebraska. The highly tillable farm consists of 157.06 FSA cropland acres and carries an NCCPI of 67.2. Primary soil types include Nora silt loam and Moody silty clay loam.

Located north of Hoskins, Nebraska, this farm is ideally positioned between Wayne and Norfolk with proximity to Highway 35 and Highway 98. The region boasts a strong agricultural economy, supported by multiple local grain markets, ethanol plants, and livestock feeding operations. Nearby grain elevators in Wayne and Norfolk offer competitive marketing opportunities for grain producers.

Farmland in this area is tightly held, often passing from generation to generation, making this a rare opportunity to acquire a high-quality, highly tillable property. Whether you're expanding your operation or seeking a stable land investment, this farm presents an excellent opportunity.

The farm will be offered via Public Auction and will take place at 10:00 AM on November 12th, 2025, at the Elkhorn Valley Bank, 411 E. 7th Street, Wayne, NE 68787. The farmland will be sold using the traditional auction method on a price per acre basis. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

The farm is located in Section 4 of Hancock Precinct in Wayne County, Nebraska. The farm is open for the 2026 farming season. Please contact agents for more details.



Directions

FROM HOSKINS, NE: Travel north out of town on 561st Avenue for three miles. Then, turn left/west onto 851st Road. In half a mile, the farm will be on the right/north. Look for Peoples Company/UFARM signs.

Contact

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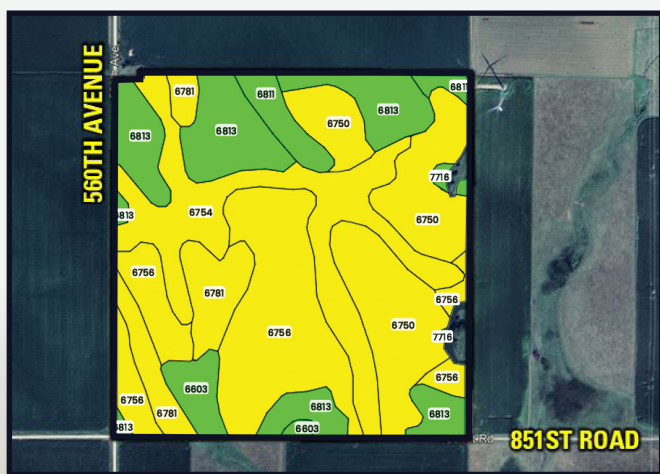
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AUCTION



Code	Soil Description	Acres	% of Field	NCCPI
6756	Nora silt loam	38.47	24.50%	66
6750	Nora silt loam	33.93	21.61%	62
6754	Nora silt loam	30.78	19.60%	68
6813	Moody silty clay loam	29.44	18.75%	73
6781	Nora-Moody silty clay loams	13.17	8.39%	62
6811	Moody silty clay loam	5.62	3.58%	75
6603	Alcester silty clay loam	4.90	3.12%	75
7716	McPaul silt loam	0.73	0.46%	79
Weighted Average			67.2	

Auction Terms & Conditions

AUCTION METHOD: The tract will be offered via Public Auction and will take place at 10:00 AM on November 12th, 2025 at the Elkhorn Valley Bank in Wayne, Nebraska. The tract will be sold on a per-acre basis through a traditional auction method. 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 UFARM/Peoples Company and receive a bidder number to bid at the auction. UFARM/Peoples 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 UFARM/Peoples Company's online auction platform via the Internet. By using UFARM/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 UFARM/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.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Wayne County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and UFARM/Peoples Company.

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 wire transfer or check. All funds will be held in First Source Title & Escrow trust account.

CLOSING: Closing will occur on or before Wednesday, January 22nd, 2026. The balance of the purchase price will be payable at closing in the form of a wire transfer or cashier's check.

POSSESSION: Possession of the Farm will be given at Closing.

FARM LEASE: The farm lease has been terminated and the farm is available for the 2026 growing season.

TAXES: All real estate taxes for 2025 will be paid by the Seller. All real estate taxes for 2026 and beyond will be paid by the Buyer.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with the First Source Title & Escrow trust account the required earnest money payment.

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.

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.

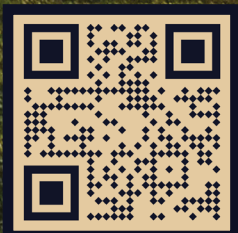
MINERAL RIGHTS: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on the Property. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

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, UFARM/Peoples Company, or Seller. All bids will be on a per-acre basis. UFARM/Peoples Company and its representatives are agents of the Seller. The winning bidder(s) acknowledge 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 UFARM/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 marketing material's brief descriptions should not be used in legal documents. Full legal descriptions will be taken from Title Commitment.

*Seller reserves the right to accept or reject any and all bids.

*Mike Waller, one of the listing agents, is related to the Sellers.



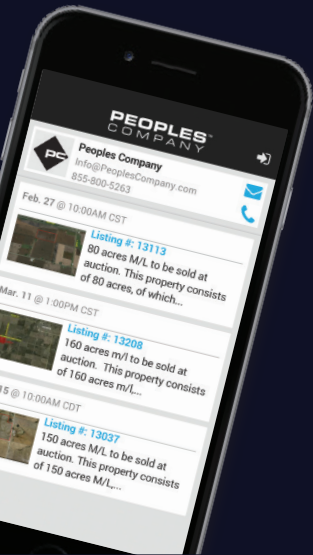
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12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18625



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