

FARMLAND AUCTION | TUESDAY, DECEMBER 16 AT 10:00 AM

PLATTE COUNTY

NEBRASKA

FARMLAND AUCTION

101.41 ACRES M/L

CHRIS SCOW

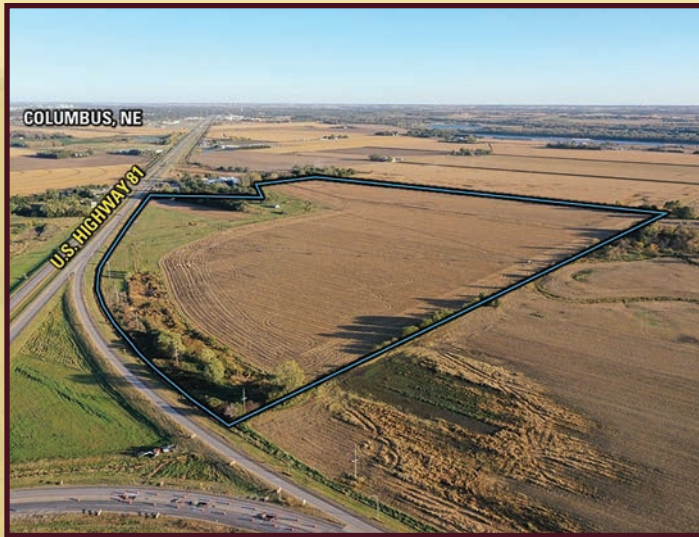
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LISTING #18664



FARMLAND AUCTION

**TUESDAY, DECEMBER 16
AT 10:00 AM**

**AUCTION LOCATION:
PRIME 10 STEAKHOUSE
4174 63RD AVE | COLUMBUS, NE 68601**

PROPERTY INFORMATION

UFARM and Peoples Company are pleased to present 101.41+/- acres of highly productive, Platte County farmland with an acreage site that includes a home and multiple outbuildings. The public auction will be held at 10:00 AM at Prime 10 Steakhouse and Venue with live and online bidding options available.

This property is located 3 miles west of Columbus, Nebraska, south of the Highway 81/Highway 22 intersection with access gained via a private drive. There are 92+/- acres in production, 63.7 of which are certified irrigated acres under a 7-tower Zimmatic pivot. The system was new in 2011 and features a GrowSmart-FieldBASIC control panel. The balance is in dryland crop and hay production. The topography is mostly level. The farm features a strong NCCPI of 64.6, and the majority soils include Gibbon-Gayville silty clay loam, Lawet silt loam, and Gibbon silt loam. Lost Creek runs through the southern portion of the property. Possession is available for the 2026 crop year.

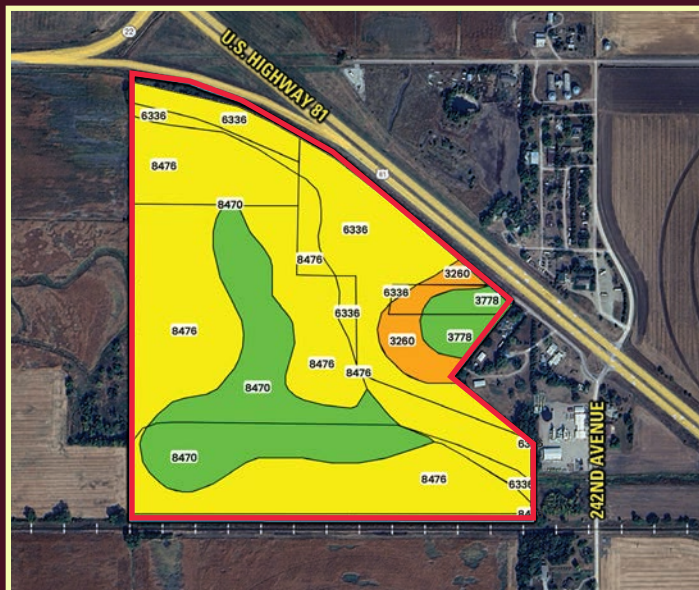
The FSA lists 81.37 acres of certified cropland. The corn base is 54.26 acres with a 119 PLC yield. The soybean base is 12.44 acres with a 62 PLC yield. The additional 11+/- acres are in hayland production.

The irrigation well, completed on February 20, 1959, has a capacity of 1,100 GPM, a depth of 70 feet, a static water level of 7 feet, and a pumping level of 28 feet. It is constructed with a 6-inch column.

Additionally, there is 2500+ feet of Highway 81 frontage. The area is experiencing rapid growth, highlighted by the new casino and upcoming Bosselman's Fuel Center. This property is ideal for both operators and investors.

The 1.5-story home offers 1,320 square feet of living space with a 780 square foot basement and a detached 576 square foot garage. The dwelling was constructed around 1947 and features wood siding. The home features propane heating supplied by two, 500-gallon tanks. A central cooling system was installed in 2024 for year-round comfort. There are multiple outbuildings.

Disclaimers: A survey was recently completed confirming 101.41 acres, slightly less than the 103 acres listed by the assessor. There are two billboard signs located along the highway that offer minimal additional income. The lease can be continued or terminated upon possession.



TILLABLE SOILS

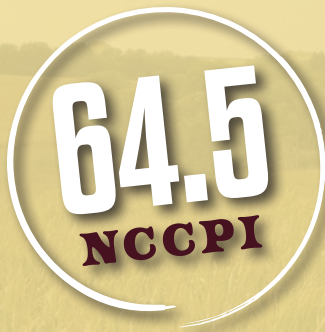
CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	NCCPI
8476	Gibbon-Gayville silty clay loams	49.14	48.73%		61
6336	Lawet silt loam	23.19	23.00%		63
8470	Gibbon silt loam	20.82	20.65%		78
3260	Oneill fine sandy loam	4.26	4.22%		43
3778	Muir silt loam	3.43	3.40%		71
Weighted Average					64.5

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DIRECTIONS

From Columbus, Nebraska: Travel 3 miles west on Highway 81. Turn south onto 242nd Avenue. Turn almost immediately west onto private drive. Situs address: 23903 242nd Ave, Columbus, Nebraska.

AUCTION TERMS & CONDITIONS

Seller: Bernt Family

Auction Location: Prime 10 Steakhouse and; 4174 63rd Ave; Columbus, NE 68601

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://peoplescompany.bidwangler.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.

Auction Method: The land will be offered via Public Auction and will take place on Tuesday, December 16 at 10:00 AM at Prime 10 Steakhouse and Venue. The farmland will be sold as one individual tract on a price per acre basis to the High Bidder via the traditional auction method. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Reserve: Auction is without reserve.

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

Farm Program Information: Farm Program Information is provided by the Platte 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 Platte County 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 check or wire transfer. All funds will be held in the Designated Escrow Closing Company's Trust Account.

Closing: Closing will occur approximately 30 days post sale date. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

Possession: Possession of the farm will be given At Closing, Subject to Tenant's Rights.

Easement: No known easements.

Farm Lease: the farm lease has been terminated and will be open for the 2026 cropping season.

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.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with the Escrow Closing Company the required earnest money payment. The Seller will provide a current abstract at their expense. 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: Seller makes no warranties or representations regarding the physical condition, structure, systems, or suitability for any intended use. Buyer acknowledges responsibility for conducting all desired inspections and due diligence prior to closing. No repairs, replacements, or modifications will be undertaken by the Seller. Information provided is on a best effort basis from Platte County Assessor tax statement and is not guaranteed by the Seller.



12119 Stratford Drive
Clive, IA 50325



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