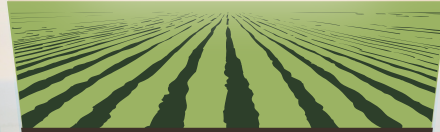


142.58 ACRES M/L OF FARMLAND WITH DEVELOPMENT POTENTIAL

Otoe County

NEBRASKA



142.58 Acres M/L

LISTING #18281

ONLINE-ONLY FARMLAND AUCTION

BIDDING IS LIVE AND ENDS THURSDAY, JUNE 12TH, 2025 AT 2:00 PM CST



ANDREW ZELLMER, ALC
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NIC SMITH
NE LIC 20180388 | 402.334.0256
Nic@PeoplesCompany.com





AUCTION TERMS & CONDITIONS

OTOE COUNTY, NEBRASKA FARMLAND AUCTION
Listing #18281 | 142.58 ACRES M/L | Palmyra, NE

BIDDING IS CURRENTLY LIVE AND WILL REMAIN OPEN UNTIL THURSDAY, JUNE 12TH, 2025, AT 2:00 PM (CST).

Offering Otoe County, Nebraska farmland through a TIMED ONLINE-ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Thursday, June 12th, 2025, at 2:00 PM Central Time Zone (CST), with closing taking place on or before Friday, July 18th. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing Agent. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

ONLINE BIDDING: Register to bid online by going to peoplescompany.bidwrangler.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. *ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Otoe 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 Otoe County FSA and NRCS offices.

EARNEST MONEY PAYMENT & POSSESSION: A 10% earnest money payment is required upon the conclusion of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held with First American Title Insurance Company.

CLOSING: Closing will occur on or about Friday, July 18th, 2025, with First American Title Insurance Company. 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 the Tenant's Rights.

Peoples Company proudly presents the Nash Farm, a 142.58-acre property near Palmyra, NE, in Section 31 of the North Palmyra Plat. Featuring 133.50 FSA cropland acres of primarily Class 3 soils, Wymore silty loam, and Pawnee clay loam, this farm is primed for strong agricultural productivity. Located along State Highway 2 in Otoe County, just southeast of Lincoln, Nebraska, it sits in a strong farming region with potential for future development. The property is currently zoned F1 (Flex District), which allows a wide range of commercial, residential, and industrial uses. There is one water Benefit Unit tap/hookup available onsite and active, which is supplied by Lancaster County Rural Water District 1. This is a valuable property asset as this rural water district has had a moratorium on new customers since 2021, and finding a large property with an active water tap in this location is a rarity.

This property combines reliable agricultural returns with long-term investment potential. Don't miss your chance to own a versatile asset with proven farming capabilities and future growth prospects in a prime location.

All future zoning and development information should be verified independently with the Otoe County Planning & Zoning Department prior to bidding.

LEGAL DESCRIPTION: The Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township Nine (9) North, Range Nine (9) East of the 5th P.M. less the 10.01 AC parcel, in Otoe County, Nebraska. Exact legal description to be taken from Title Commitment.

FARM LEASE: The farm is currently leased for the 2025 cropping season; however, that lease will be terminated, and the farm will be open for the 2026 cropping season. The current crop is owned by the sellers.

CONTRACT & TITLE: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with First American Title Insurance Company the required earnest money payment. The sale is not contingent upon Buyer financing.

FINANCING: The 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 2025 will be pro-rated between the Seller and Buyer to the date of closing.

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 all tracts. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

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: Buyer will fully acknowledge that they have performed their due diligence before bidding on this tract, and 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 and not the total dollar. 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.

DISCLAIMER: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics 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 Title Commitment.

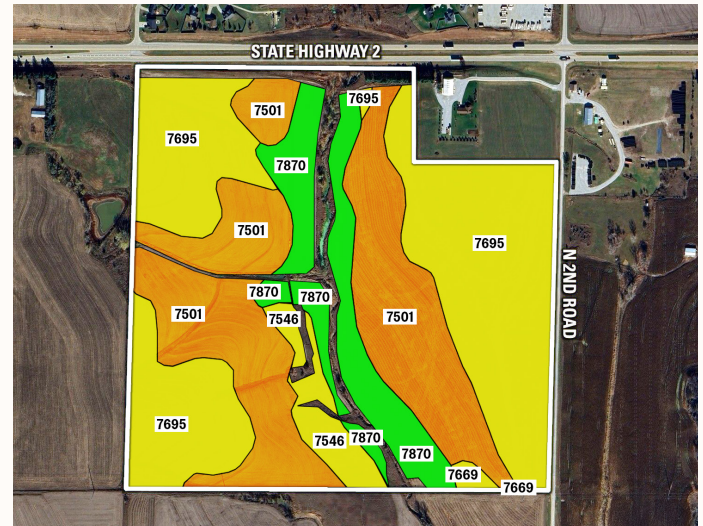
**BIDDING WILL END ON
Thursday, June 12th, 2025 at 2:00 PM CST.**



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	%	NCCPI
7695	Wymore silty clay	59.36	44.47	56
7501	Pawnee Clay loam	49.00	36.71	46
7870	Nodaway-Colo complex	18.63	13.69	89
7546	Shelby/Burchard clay loams	5.70	4.27	56
7669	Mayberry clay loam	0.80	0.60	61

WEIGHTED AVERAGE: 57.0



FARMLAND DETAILS

FSA Farmland Acres: 133.50 | FSA Cropland Acres: 133.50

Corn: 35.28 Base Acres with PLC Yield of 141
Soybeans: 36.39 Base Acres with PLC Yield of 49
Wheat: 20.73 Base Acres with PLC Yield of 54
Total: 92.40 Base Acres



12119 Stratford Drive
Clive, IA 50325

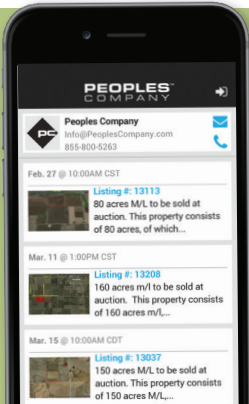


PeoplesCompany.com
Listing #18281

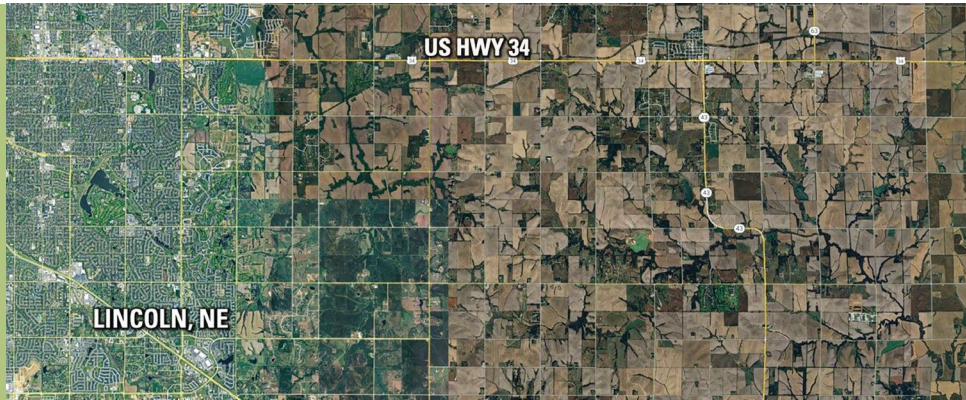


SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

Bidding is currently LIVE and ends THURSDAY, JUNE 12TH, 2025 at 2:00 PM CST!



On PeoplesCompany.com, click the BID NOW icon for any auction to be taken to our online bidding platform (powered by BidWrangler)! You can access the app online... but it works even better when downloaded.



Directions from Palmyra, NE: Travel west on State Highway 2 for 2.75 miles. Farm is located on the south side of State Highway 2 with access from North 2nd Road.