

ONLINE ONLY LAND AUCTION

BIDDING ENDS: THURSDAY, FEB 16TH AT 4:00 PM

SARPY COUNTY, NEBRASKA

LISTING #16570



JIM
HAIN

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19.76
ACRES M/L

19.76 ACRES M/L AVAILABLE

SARPY COUNTY ONLINE ONLY AUCTION

DESCRIPTION

Sarpy County, Nebraska Online Only Auction - Mark your calendar for Thursday, February 16th, 2023! Peoples Company and The Lund Company are pleased to present 19.76 acres m/l located immediately south of Springfield, Nebraska. The individual Springfield, Nebraska tract will be offered through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's BidWrangler bidding application (<http://peoplescompany.bidwrangler.com/>). Bidding is currently LIVE and will remain open until Thursday, February 16th, 2023 at 4:00 PM Central Time Zone (CST) with closing taking place on or before Tuesday, March 23rd, 2023. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by an additional 3 minutes until all the bidding is completed.

The property is just seven miles away from I-80 access and a 5-10 minute drive from the Omaha Metro Area. The property is zoned AR: Agriculture Residential, allowing for the development of large-lot single-family detached residential subdivisions, while encouraging the retention of agriculture as a primary land use. In addition, a portion of the piece is zoned RA: Rural Arts, allowing for any forms of tourism that showcase rural life, art, culture, and heritage at rural locations. The piece is designated for Phase 1A of the sewer expansion. The property consists of 19.76 total acres and its primary soil types include the productive Marshall silty clay loam and Contrary silty clay loam.



DIRECTIONS

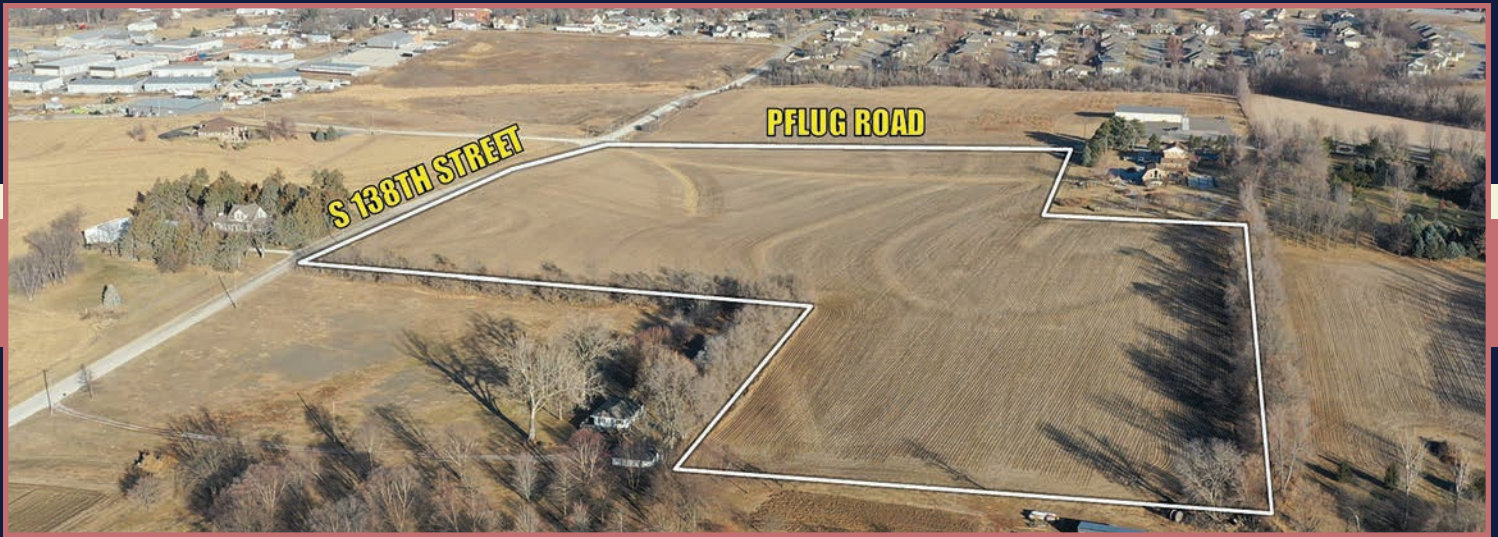
From Springfield, NE: Travel south on Highway 50 for .5 miles before turning left on Pflug Road. Travel east on Pflug Road for .5 miles and the property will be on the south side of the road. Look for signs.

A four percent (4%) Buyer's Premium will be added to the final bid price and included in the total purchase price.



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TILLABLE SOILS MAP

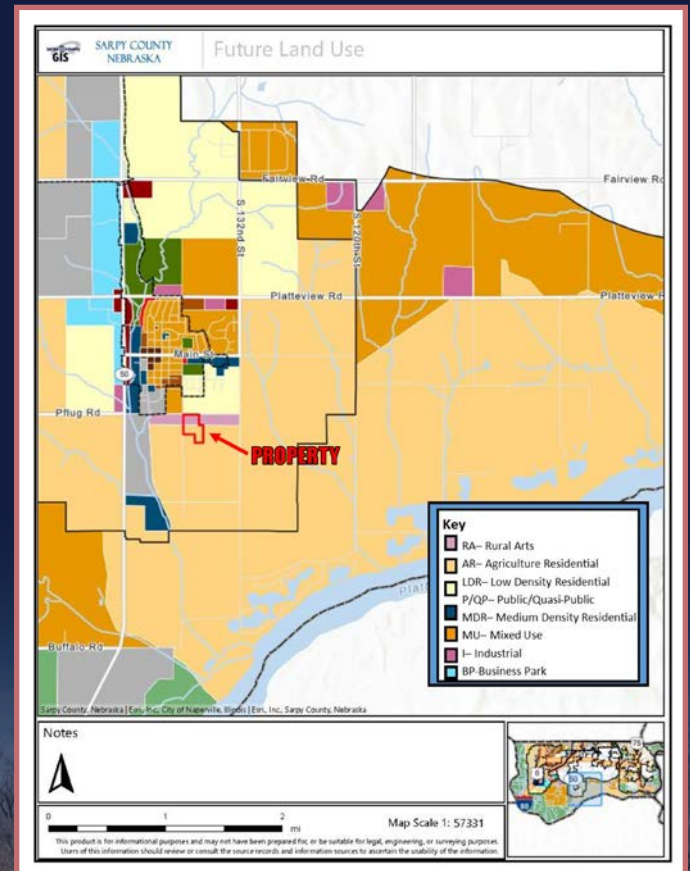
Code	Description	Acres	% of		NCCPI
			Field		
8153	Contrary-Marshall silty clay loams	10.30	51.1%	88	●
8035	Marshall-Contrart silty clay loams	9.58	47.5%	92	●
8157	Contrary-Monona-Ida complex	0.28	1.4%	79	●
Weighted Average			89.8		

TAXES

\$1,063.46



FUTURE LAND USE MAP



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**PC PEOPLES
COMPANY**
INNOVATIVE. REAL ESTATE. SOLUTIONS.



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PEOPLESCOMPANY.COM
LISTING #16570

THE BIDDING IS CURRENTLY LIVE

SARPY COUNTY, NEBRASKA ONLINE ONLY AUCTION

19.76 Acres M/L | Bidding ends: Thursday, February 16th, 2023 @ 4 PM (CST)

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.

Offering Sarpy County, Nebraska farmland through an 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, February 16th, 2023 at 4:00 PM Central Time Zone (CST) with closing taking place on or before Thursday, March 23rd, 2023. 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 prior to close of auction. 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.

BUYER'S PREMIUM: Buyer will be responsible for payment of a premium of 4% of the purchase price, payable at closing.

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

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

CLOSING: Closing will occur on or about Thursday, March 23rd, 2023. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

POSSESSION: Possession of the land will be given at closing.

FARM LEASE: The farm is open for the 2023 crop season.

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

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: 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 total price and not on a per acre basis. Seller reserves the right to accept or reject any and all bids. Peoples Company and its representatives are agents of the Seller. 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 figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to 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.