

Listing #18124



Wayne County

NEBRASKA

160 ACRES M/L
FARMLAND AUCTION

Thursday, March 27th, 2025 at 10:00 AM

Elkhorn Valley Bank | 411 East 7th Street, Wayne, Nebraska 68787

Galen Wiser | 402.375.0862 | Galen.Wiser@PeoplesCompany.com | NE LIC 0760149

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Peoples Company is honored to represent the Ames family in selling 160 acres m/l of prime Wayne County farmland. The farm consists of 152.19 tillable acres carrying an NCCPI of 73.4, with productive soils including Moody silty clay loam, McPaul silt loam, and Kennebec silt loam.

Located just outside of Winside, Nebraska, this farm is ideally positioned between Wayne and Norfolk with convenient access to Highway 35. 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 March 27th, 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 2 of Hancock Precinct in Wayne County, Nebraska. The farm is open for the 2025 farming season and early possession of the farm may be granted immediately after the auction upon signed purchase agreement, earnest money deposit, and proof of liability insurance. Please contact agents for more details.

Wayne County



Directions

From Wayne: At the intersection of Highway 35 and Main Street, travel West on Highway 35 for 8 miles. Turn left (south) to stay on Highway 35 for another 5 miles. Turn left (east) onto 851st Road. Continue east for another 1 mile and the farm will be on the northeast corner of 851st Road and 568th Avenue. Look for the Peoples Company signs.

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Auction Terms & Conditions

Auction Method: The tracts will be offered via Public Auction and will take place at 10:00 AM on March 27th, 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 Peoples Company and receive a bidder number to bid at the auction. 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 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.

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 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 Thursday, May 8th, 2025. 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 unless early possession of the farm is granted. Early possession of the farm may be granted upon signed purchase agreement, earnest money deposit, and proof of liability insurance.

Farm Lease: The farm lease has been terminated and the farm is available for the 2025 growing season.

Taxes: All real estate taxes for 2024 will be paid by the Seller and all real estate taxes for 2025 and beyond will be paid for by the Buyer.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit with the First Source Title & Escrow trust account the required earnest money payment. The cost of the Title Policy will be split 50/50 between Buyer and Seller.

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, 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(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 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.



568th Avenue | Winside, Nebraska 68790



Tillable Soils Map

Code	Soil Description	Acres	% of Field	NCCPI
6756	Nora silt loam	61.90	50.01%	66
6811	Moody silty clay loam	37.23	30.08%	75
6628	Belfore silty clay loam	21.82	17.63%	81
6603	Alcester silty clay loam	2.84	2.29%	75
Average: 71.6				



206 Main Street
Wayne, NE 68787



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SCAN TO VIEW
THIS LISTING ONLINE!



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