

# FARMLAND AUCTION

*Thurston County*

**NEBRASKA**



160 ACRES M/L

LISTING 18206

THURSDAY, APRIL 24TH | 10:00 AM

*Auction Location*

**Lyons Community Center**

335 Main Street  
Lyons, NE 68038

PC

*Andrew Zellmer*

**712.898.5913** | NE LIC 20190418  
AndrewZ@PeoplesCompany.com

*Nic Smith*

**402.334.0256** | NE LIC 20180388  
Nic@PeoplesCompany.com

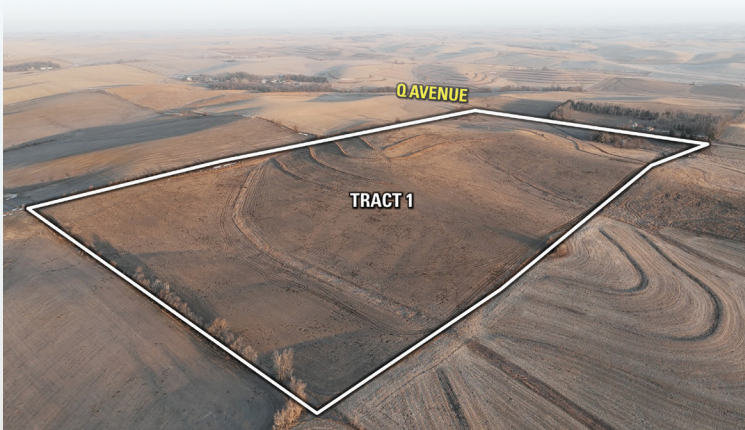
# THURSTON COUNTY, NE FARMLAND AUCTION

## Tract 01

**Q Avenue**  
Rosalie, NE 68055  
**80 Acres M/L**  
**Net Taxes: \$3,769**

**Tract 1** presents as 80.00 gross acres m/l located in Section 22 of Dawes Township in Thurston County, Nebraska. The tract has 80.93 FSA cropland acres m/l carrying an average NCCPI rating of 79.2.

Tract 1 includes multiple agricultural storage buildings, in varying conditions. Buildings on Tract 1 will be offered in "As-is/ Where-Is" basis and no warranties or guarantees should be implied in the sale of such. Please contact the listing agents if you'd like to request a showing.



## Tract 02

**Q Avenue**  
Rosalie, NE 68055  
**80 Acres M/L**  
**Net Taxes: \$4,133**

**Tract 2** presents as 80.00 gross acres m/l located in Section 15 of Dawes Township in Thurston County, Nebraska. The tract has 69.11 FSA cropland acres m/l carrying an average NCCPI rating of 77.6.

Tract 2 includes an early 1920s, two-story home and multiple agricultural storage buildings, in varying conditions. Dwelling and buildings on Tract 2 will be offered in "As-is/ Where-Is" basis and no warranties or guarantees should be implied in the sale of such. Please contact the listing agents if you'd like to request a showing.



These tracts carry primary soil types of Monona silt loam and Ida silt loam with the cropland acres classified as HEL (Highly Erodible Land). The lease is open for the 2025 crop year. The Seller may grant early possession of the Property to the Buyer(s) after proof of earnest money deposit and execution of the Early Possession Lease Agreement.

**CONTACT** **Andrew Zellmer** | 712.898.5913 | NE LIC 20190418 | AndrewZ@PeoplesCompany.com  
**Nic Smith** | 402.334.0256 | NE LIC 20180388 | Nic@PeoplesCompany.com

## Auction Terms & Conditions

**Seller:** Jack Copple Estate

**Representing Attorney:** Robert Stewart - Crary Huff Law Firm

**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.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.

**Auction Method:** The two tracts will be offered via Public Auction and will take place at 10:00 AM at the Lyons Community Center. The two farmland tracts will be sold on a per-acre basis and offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one or both of tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through a Virtual Online Auction option with online bidding available.

**Farm Program Information:** Farm Program Information is provided by the Thurston 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 Thurston 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 cash or check. All funds will be held with First American Title Company.

# Lyons Community Center

335 Main Street, Lyons, NE 68038

LISTING 18206

160 ACRES M/L



## TRACT 1 *Tillable Soils Map*

Code	Description	Acres	% of Field	NCCPI	Soil Class
● 8078	Monona silt loam	33.43	42.54%	86	3
● 8079	Monona silt loam	25.30	31.26%	78	3
● 8071	Monona silt loam	10.19	12.59%	73	6
● 8006	Ida silt loam	7.53	9.30%	63	4
● 6603	Alcester silty clay loam	2.53	3.13%	75	2
● 8010	Ida silt loam	0.95	1.17%	68	3
<b>Average: 79.2</b>					

## TRACT 2 *Tillable Soils Map*

Code	Description	Acres	% of Field	NCCPI	Soil Class
● 8078	Monona silt loam	23.58	34.12%	86	3
● 8010	Ida silt loam	12.02	17.39%	68	3
● 8070	Monona silt loam	10.33	14.95%	81	4
● 6603	Alcester silty clay loam	9.12	13.20%	75	2
● 8006	Ida silt loam	6.33	9.16%	63	4
● 8079	Monona silt loam	5.70	8.25%	78	3
● 8071	Monona silt loam	2.03	2.94%	74	6
<b>Average: 77.6</b>					



## Directions

**From Rosalie, Nebraska** travel East on County Road 878/ P Avenue for 5.5 miles. Turn right (South) on 33rd Road and travel South for 1 mile. Turn left (East) at Q Avenue and travel East for 0.5 miles. Tract 1 will be located on the South side of Q Avenue and Tract 2 will be located on the North side on Q Avenue. Look for the Peoples Company signage.

**Closing:** Closing will occur on or before Friday, June 6th. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

**Possession:** Possession of the farm will be given at closing.

**Farm Lease:** The lease is open for the 2025 crop year. The Seller may grant early possession of the Property to the Buyer after proof of earnest money deposit and execution of the Early Possession Lease Agreement.

**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 American Title Company trust account the required earnest money payment. The cost of the Title Policy will be split 50/50 between Buyer and Seller. The 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:** 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 brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Title Abstract.



SCAN TO  
BID ONLINE!





12119 Stratford Drive  
Clive, IA 50325



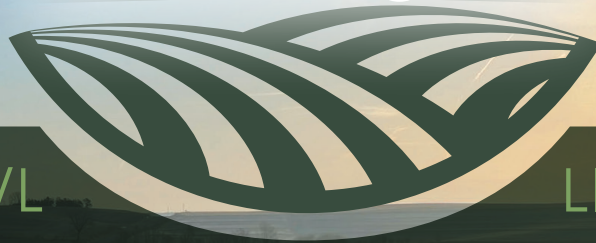
PeoplesCompany.com  
Listing #18206



SCAN TO VIEW THIS LISTING ONLINE!

# Thurston County

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Not able to make it to the live auction but still want to bid? **No problem!**

Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.

