

LIVE AUCTION WITH ONLINE BIDDING AVAILABLE

LAND AUCTION

Dixon County

NEBRASKA

81.49

ACRES M/L

Wednesday, October 14, 2026 at 10:00 AM
ELKHORN VALLEY BANK | WAYNE, NEBRASKA

Dixon County LAND AUCTION

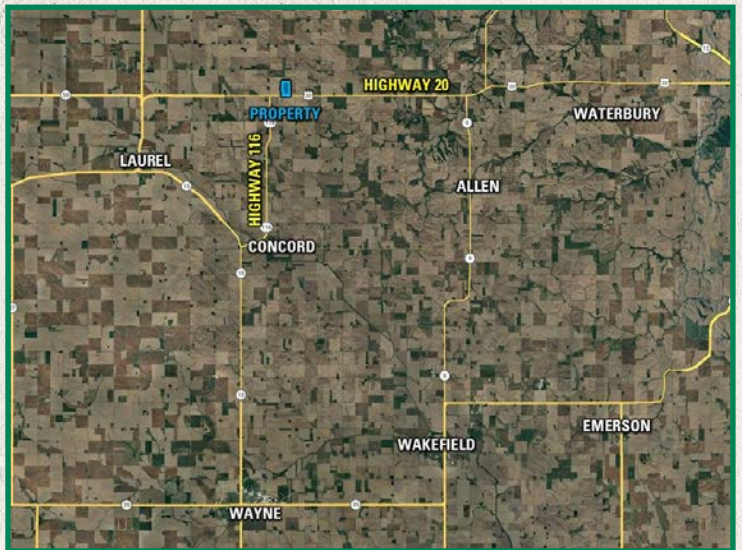
WEDNESDAY, OCTOBER 14 AT 10:00 AM | ELKHORN VALLEY BANK | WAYNE, NEBRASKA

Peoples Company is pleased to present the Boyton Farm, consisting of 81.49 acres m/l located in Dixon County, Nebraska. The farm is situated in Clark Township with direct frontage along U.S. Highway 20, less than 20 minutes from Wayne and approximately 40 minutes from Sioux City. The property will be offered via Live Public Auction with online bidding on Wednesday, October 14, 2026, at 10:00 AM at Elkhorn Valley Bank in Wayne, Nebraska.

The farm includes approximately 78.77 tillable acres, representing nearly 97% of the total acres. The tillable soils carry an average NCCPI rating of 70.8, with the primary soil types including Nora silt loam, Maskell loam, and Aowa silt loam. The farm has historically been utilized in a corn and soybean rotation and offers a high percentage of tillable farmland with convenient access directly from Highway 20.

The property is open for the 2027 farm season. Possession will be granted at closing, subject to tenants' rights, with closing scheduled for December 3, 2026. Estimated annual real estate taxes are \$3,353.

The Boyton Farm provides an opportunity to purchase a nearly all-tillable Dixon County farm along a major highway corridor with convenient access to Wayne, Sioux City, and surrounding grain markets. The property will be sold as one tract through the live public auction with online bidding available.



DIRECTIONS

Wayne, NE: From the intersection Highway 15 and Highway 35, head north on 15 for 10.4 miles. Turn right onto highway 116 for 6.6 miles. Turn right on Highway 20 for 0.6 miles. The farm lies on the north side of the road.

00 HIGHWAY 20 | DIXON, NE 68732

AUCTION TERMS & CONDITIONS

Dixon County, Nebraska Land Auction
81.49 Acres (Offered in One tract)
Wednesday, October 14, 2026 at 10:00 AM

AUCTION LOCATION

Elkhorn Valley Bank
411 E. 7th Street | Wayne, NE 68787

AUCTION METHOD The tract will be offered via Public Auction and will take place at 10:00 AM on October 14, 2026 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 Dixon 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 The balance of the purchase price will be payable at closing in the form of a wire transfer or cashier's check. Closing shall be on or before December 9, 2026.

FARM LEASE The farm lease has been terminated and the farm is available for the 2027 growing season.

81.49

ACRES M/L



PEOPLESCOMPANY.COM
LISTING #19760



CONTACT
GALEN WISER 402.375.0862
Galen.Wiser@PeoplesCompany.com

OFFERED AS ONE TRACT VIA LIVE PUBLIC AUCTION WITH ONLINE BIDDING AVAILABLE



Code	Soil Description	Acres	% of Field	NCCPI	
6756	Nora silt loam	28.40	35.73%	66	
6541	Maskell loam	17.85	22.46%	82	
6300	Aowa silt loam	13.16	16.56%	76	
6750	Nora silt loam	6.47	8.14%	62	
6735	Thurman-Leisy complex	4.62	5.82%	53	
6749	Nora silt loam	3.71	4.67%	73	
6687	Crofton silt loam	2.09	2.63%	66	
6819	Moody-Leisy complex	1.85	2.33%	74	
6813	Moody silty clay loam	0.69	0.87%	73	
6811	Moody silty clay loam	0.45	0.56%	75	
6754	Nora silt loam	0.18	0.23%	68	
Weighted Average:				70.8	

PARCEL NUMBER 0005080.00

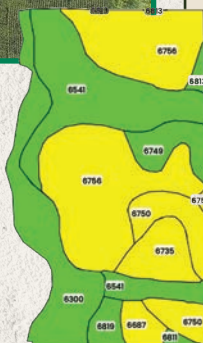
ZONING Agricultural

NET TAXES \$3,353.00

NCCPI 70.8

SCHOOL DISTRICT

Laurel-Concord-Coleridge School District



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.



POSSESSION Possession of the property will be granted to the Buyer at closing subject to tenant's rights. The farm is available for the 2027 growing season.

TAXES All real estate taxes for 2026 will be paid by the Seller and all real estate taxes for 2027 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 RIGHT 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. Buyers should conduct their own independent investigation and due diligence prior to bidding. The marketing material's brief descriptions should not be used in legal documents. Full legal descriptions will be taken from Title Commitment.



206 Main Street, P.O. Box 16
Wayne, NE 68787



PeoplesCompany.com
Listing #19760

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