



EDGEWATER

Insurance + Real Estate

LAND AUCTION

160 ± ACRES IN HAMILTON COUNTY, NEBRASKA

**November 12th , 2025
11:00 A.M.**

**Giltner Community Center
4021 Commercial Ave | Giltner, NE**

Located 6 miles west of Stockham, NE. The farm is at the intersection of West 2nd road and South M Road.

TWO 80± PARCELS TO BE SOLD AS ONE 160± TRACT

Simultaneous Live and Online Land Auction

To Register and Bid on this auction, go to www.greensells.hibid.com

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

**CURTIS MORRICAL | 712.355.3180 | CMORRICAL@EDGEWATERFM.BIZ
www.Edgewaterfm.com**

PROPERTY OVERVIEW

ACRES:	160± Acres
LEGAL DESCRIPTION:	The SW ¼ of Section 25, Township 9 North, & 7 West, all in Hamilton County, Nebraska Containing 160± Acres.
POSSESSION:	Free and clear for the 2026 growing season.
LOCATION:	Located 10 South of Aurora, Nebraska, 4 miles southwest of Giltner, Ne and 6 miles west of Stockham, NE. The farm is at the intersection of West 2 nd road and South M Road.
DESCRIPTION:	A prime agricultural property located in Hamilton County, Nebraska, offering 160± acres of mostly fertile Class I and Class II soils, predominantly Hastings silt loam. The farm is pivot irrigated, with the two southern corners of the farm being irrigated by gravity irrigation. Located in one of Nebraska's most productive agricultural regions, this farm represents a rare opportunity for investors or producers seeking top-quality farmland with proven yield potential.
PERSONAL PROPERTY:	The sale will include all related irrigation equipment located on the property, consisting of the 8-tower Valley center pivot, power unit, and flood irrigation pipe, which will transfer to the Buyer at closing.
SELLERS:	Kevin J Peters owner of 80± acre parcel: 410007161 Michael L Peters owner of 80± acre parcel: 410007153
AUCTIONEER:	Ross Ronne
ONLINE BIDDING:	Bidding will be simultaneous with the live auction on Wednesday November 12 th 2025, with bidding concluding at the end of the live auction.

To Register to bid go to:

www.greensells.hibid.com

PROPERTY OVERVIEW

CONDITIONS :

This sale is subject to all easements, covenants, restrictions of record, and leases. All Property and improvements sell in as-is condition with no warranties or guarantees, either expressed or implied, by the Seller, Edgewater Insurance, LLC and their agents and affiliates.

The property offered at this auction consists of **two distinct 80± acre parcels**, each owned by a different seller. Both parcels will be sold together as a **single 160-acre tract**. Bidding will reflect this combined sale, and the highest bidder will be deemed the winner of that collective tract. Upon conclusion of the auction, the successful bidder shall execute two separate Purchase Agreements, one with each owner, for their respective 80± acre parcel, and shall provide the required earnest money deposit in accordance with the auction terms. While the sale is conducted as a unified transaction, each agreement will stand on its own with regard to obligations, closing procedures, and legal requirements.

TAXES :

Real estate taxes for 2025 payable in 2026 will be paid by the Seller. Real estate taxes for 2026 and all future taxes will be the responsibility of the Buyer.

POSSESSION :

Purchaser will have possession for 2026 crop season.

EARNEST DEPOSIT :

A 10% down earnest deposit is required on the day of the sale. This payment may be in the form of cashier's check, personal check, company check, or wired funds. The funds will be deposited and held by the closing agent.

TITLE :

The sellers will provide marketable title to the buyer's evidenced by title insurance. Title insurance and closing costs will be paid equally by the buyer's and sellers. The Buyer is responsible to have all financial arrangements in place prior to sale. This sale is not contingent to Buyer's financing.

CLOSING :

The closing is on December 12th, 2025 or such other date agreed upon by the parties. The balance of the purchase price will be payable at closing by certified funds.

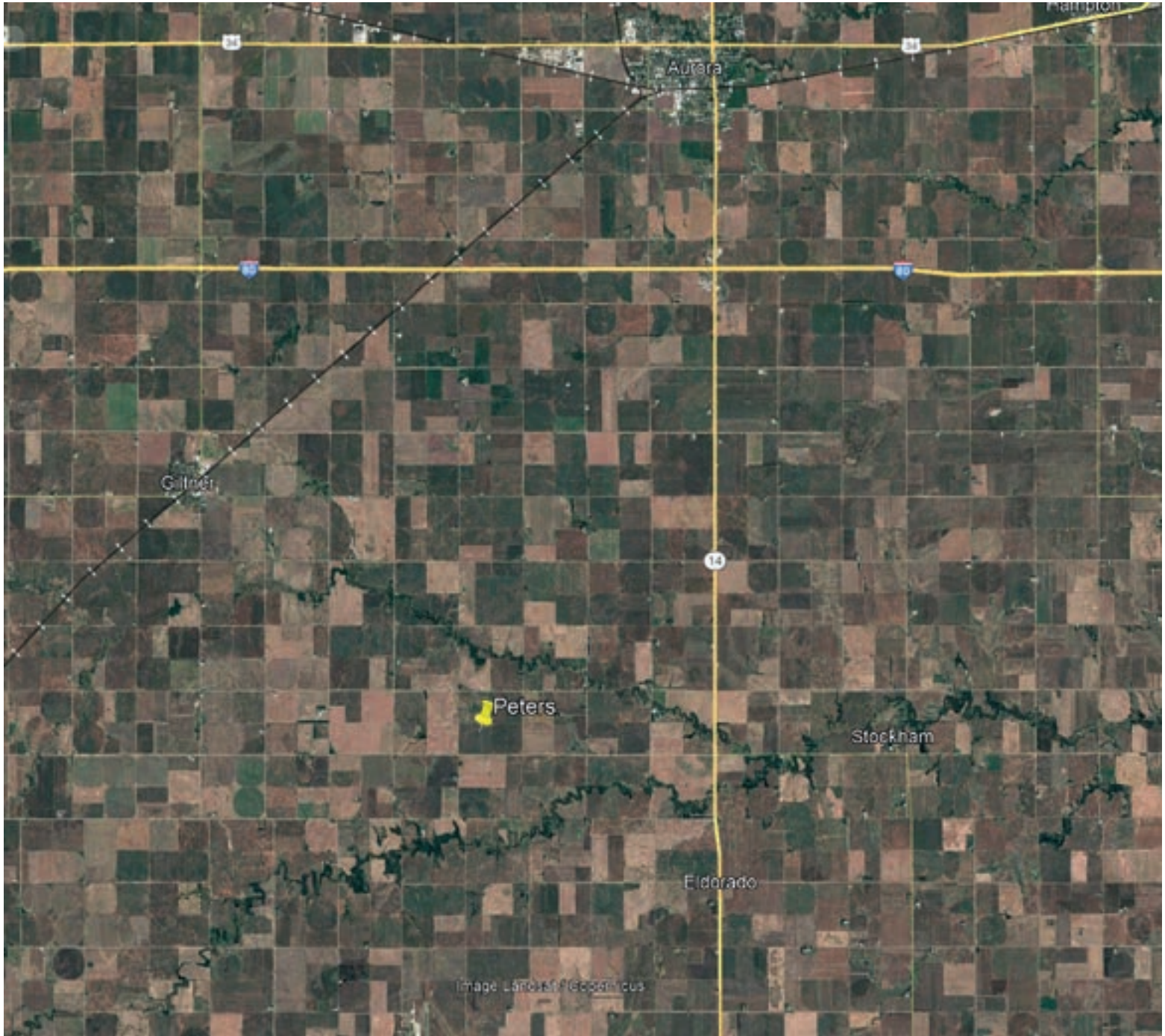
SALE METHOD :

The real estate will be offered as 1 Tract. All bids are open for advancements until the Auctioneer announces that the real estate is sold or bidding is closed. The real estate will sell in the result of the highest total price. No absentee bids will be accepted without prior approval of Edgewater Insurance, LLC and Sellers. The final sale is subject to the seller's approval or rejection.

ANNOUNCEMENTS :

Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. Edgewater Insurance, LLC and its representatives are acting as agents for the seller. Any terms and conditions announced the day of the sale by Edgewater Insurance, LLC will take precedence over any printed material or statements.

AERIAL MAP

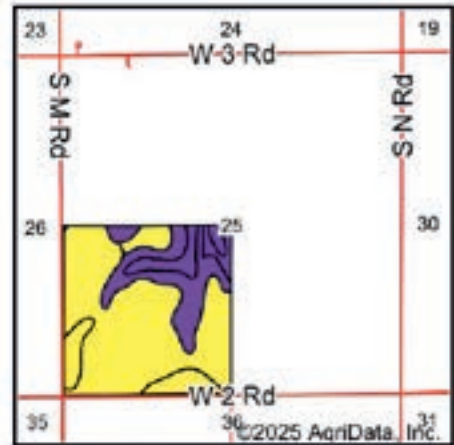
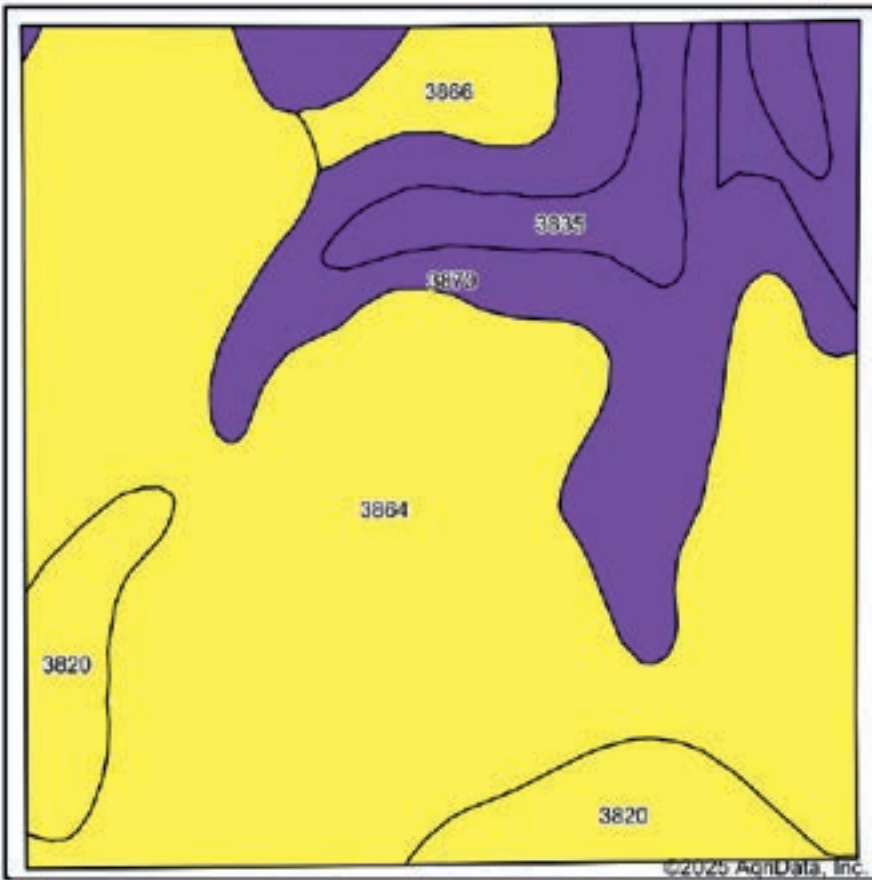


COUNTY ASSESSOR'S MAP



SOIL MAP

Soils Map



State: **Nebraska**
 County: **Hamilton**
 Location: **25-9N-7W**
 Township: **Precinct 2**
 Acres: **155.32**
 Date: **2/19/2025**



Soils data provided by USDA and NRCS.

Area Symbol: NE081, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Overall
3864	Hastings silt loam, 0 to 1 percent slopes	94.68	60.9%	Yellow	lw	lw	74	68
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	33.19	21.4%	Purple	llie	llie	65	58
3820	Butler silt loam, 0 to 1 percent slopes	13.48	8.7%	Yellow	llw	llw	65	68
3835	Geary silt loam, 11 to 30 percent slopes	8.71	5.6%	Purple	vlie		40	54
3866	Hastings silt loam, 1 to 3 percent slopes	5.28	3.4%	Yellow	lie	lie	72	67
Weighted Average					1.83	*-	69.3	*n 65

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

AERIAL MAP

Aerial Map



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 **EDGEWATER**
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Boundary Center: 40° 42' 59.57", -98° 4' 6.12"

0ft 478ft 957ft

Maps Provided By:
 **surety**
CUSTOMER-ORIENTED ONLINE MAPPING
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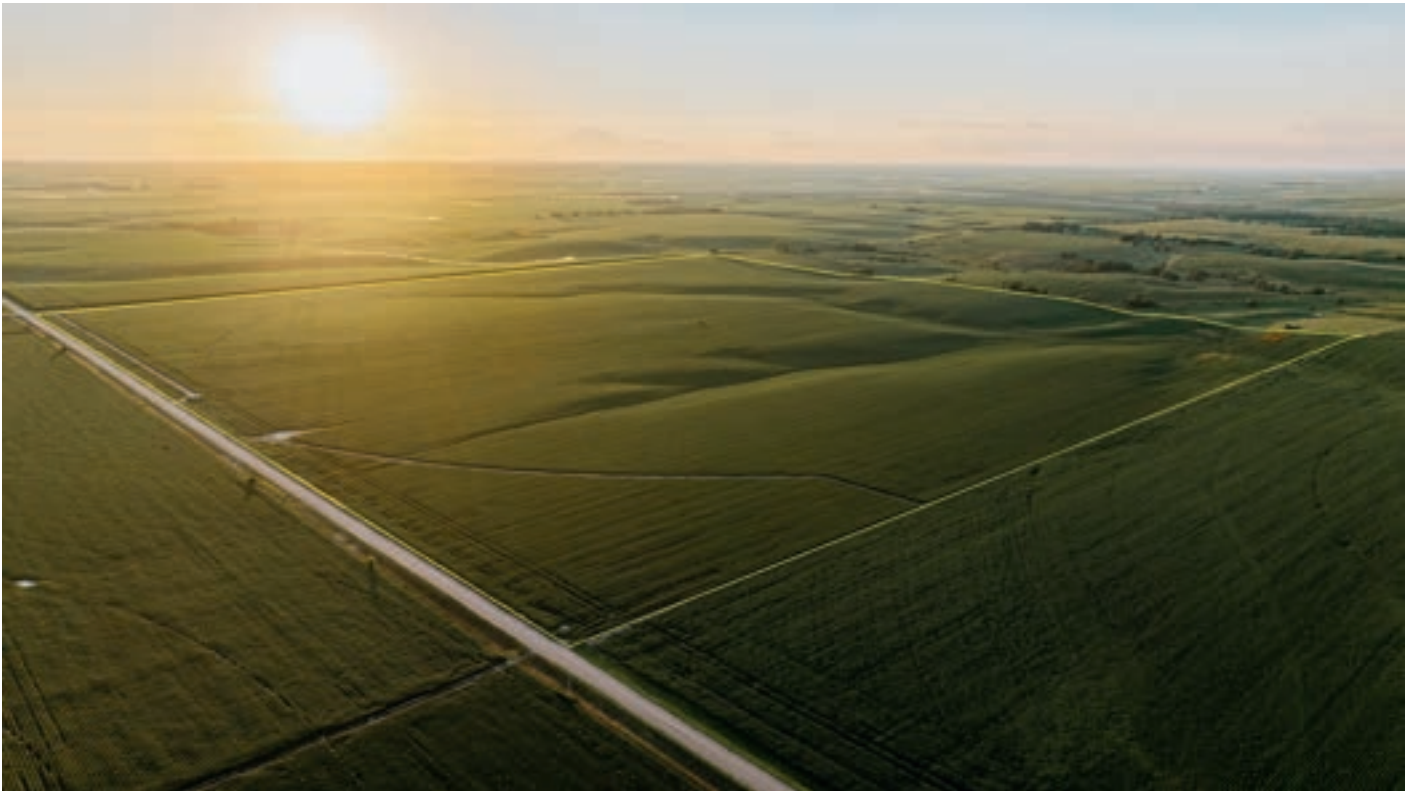
25-9N-7W
Hamilton County
Nebraska



2/19/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

PROPERTY IMAGES



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