

Land For Sale by Sealed Bid

160± Acres

Kearney County, Nebraska

Contact Agent for Property Packet

Bid Deadline:

Friday, November 15th by 1:00 pm

AgWest Land Brokers
www.AgWestLand.com

866.995.8067



Joel Grams
Farm & Ranch Specialist



This is a great opportunity to add to your land holdings!

Total Acres: 159.92+/-

Legal Description:

NW1/4 Section 16, Township 8 North,
Range 13 West of the 6th P.M., Kearney
County, Nebraska

Property Description:

Nearly level irrigated farm with two
electric irrigation wells. Center irriga-
tion pivot potential.

Full Possession: March 1, 2020

Farm enrolled in Nebraska Buffer Strip
Program. Acres: 16.6

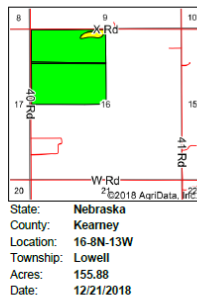
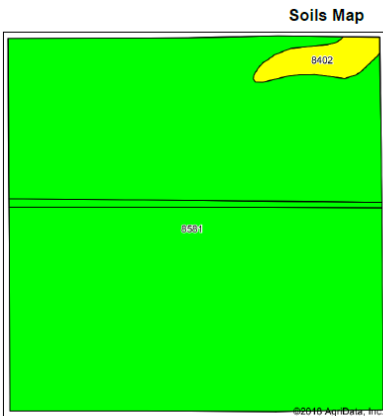
Annual Payment: \$3,735

Expires: April 29, 2025

2018 Taxes: \$11,977.00



FSA Information:		
Cropland Acres	152.34	
Crop	Base Acres	PLC Yield
Corn	150.5	146
Farm is enrolled in the ARC - County program		



State: **Nebraska**
County: **Kearney**
Location: **16-8N-13W**
Township: **Lowell**
Acres: **155.88**
Date: **12/21/2018**

Area Symbol: NE099, Soil Area Version: 20													
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class 'c	Irr Class 'c	SRPG	Alfalfa hay	Alfalfa hay irrigated	Corn	Corn irrigated	Grain sorghum	Grain sorghum irrigated
8581	Warm fine sandy loam, rarely flooded	151.88	97.4%		Illw	Illw	43	4	6	90	166	90	109
8402	Alfalfa loam, rarely flooded	4.00	2.6%		Illw	Illw	35	4	5	77	149	84	109
Weighted Average							42.8	4	6	89.7	165.6	89.8	109

Water Well Information:

(North) #G-046423, drilled in 1975,
65' well depth, pumping 1,000 gpm,
10' static water level, 6' pumping
level, 15 hp electric motor.

(South) #G-016589, drilled in 1946,
84' well depth, pumping 1,000 gpm,
7' static water level, 28' pumping
level, 15 hp motor.





AUCTION TERMS & CONDITIONS

PROCEDURE: This 159.92 ± Acres of land will be offered in one (1) individual tract. Written bids will be received at the office of AgWest Land Brokers, 415 W. 4th Avenue or PO Box 1098, Holdrege, Nebraska 68949 until 1:00 p.m. on November 15, 2019. Bids should be for the total dollar amount and not per acre. AgWest Land Brokers will notify the successful bidder on or after November 15, 2019 of Seller's acceptance of bid. Bidder will then execute a Real Estate Sales Contract that will be signed and accepted by Sellers.

TERMS OF SALE: Terms of the sale are cash. Ten percent (10%) earnest money check will be required with submission of written bid, checks shall be held by AgWest Land Brokers until conclusion of bidding process on or before November 15, 2019. The winning bidder's check will be deposited upon execution of the Real Estate Sales Contract and held by closing agent, until closing with balance due at closing on or before January 10, 2020. Unsuccessful bidders' checks will be returned after November 15, 2019. Sellers reserve the right to reject any and all bids and modify oral bidding requirements. Bidders may raise their bids at any time prior to November 15, 2019 at 1:00 p.m. There will be no second round of bidding unless there are two more or more bids for the exact same amount. Each party then would be asked if they wish to raise their bid until concluded. Buyer(s) shall be responsible for contacting agent prior to submitting their bid(s) for any additional pertinent information or updates.

CLOSING: Will take place on or before January 10, 2020, or as soon as applicable closing documents and surveys (if needed) are completed.

POSSESSION: Possession will be given at closing.

TITLE: Seller shall provide an Owner's Policy of Title Insurance in the amount of the purchase price. Buyer(s) will be responsible for all expenses related to acquiring a mortgagee's title policy, if required. Seller shall execute a Special Warranty Deed conveying the real estate to the Buyer(s). Each party shall pay half (1/2) of the fees of the closing agent.

PROPERTY CONDITION: Property to be sold AS IS—WHERE IS and no warranty or representation, either express or implied, will be given to any bidder or Buyer. Buyer(s) shall release Seller of any and all liability.

EASEMENTS AND LEASES: Sale of the property is subject to any and all easements of record and any and all leases. Subject to tenant rights that expire February 29, 2020.

SURVEY: AT THE SELLER'S OPTION, the seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the seller. The seller will provide a survey at it's own cost, if needed. The type of survey performed shall be at the seller's option and sufficient for providing title insurance. All advertised acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos.

MINERAL RIGHTS: Mineral rights currently owned by Seller will convey to Buyer(s).

REAL ESTATE TAXES AND ASSESSMENTS: The 2019 Property Taxes will be paid by the Sellers. The Buyer(s) will be responsible for the 2020 and future years' Property Taxes.

NEBRASKA BUFFER STRIP PROGRAM: There is one (1) Nebraska Buffer Strip Program contract on this property. The contract expires 4-29-2025. Sellers will receive the 2019 payment paid in 2020. Buyer(s) will assume the contract and receive any future payments. Seller shall relinquish all rights and obligations to Buyer(s) upon closing. Buyer(s) should consult the TRI-BASIN NRD office for the Nebraska Buffer Strip Program compliance details. Payments will not be prorated.

AGENCY: AgWest Land Brokers, LLC and its representatives are exclusive agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the broker, the auction company or any of their respective representatives. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. The seller, broker and auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc.

SELLERS: William F. Nelson and Patricia A. Nelson Revocable Trust & George G. Denkinger and June A. Denkinger Revocable Trust

The information contained herein is as obtained by AgWest Land Brokers—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein.



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RETURN SERVICE REQUESTED

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