



LAND AUCTION

140.78 +/- Acres in Kearney County, NE



Kearney13



Friday, April 1st at 10 a.m.

Axtell Community Hall
419 Main Street
Axtell, Nebraska 68924

Joel Grams
Farm & Ranch Specialist
Minden, Nebraska
308-830-0166
Joel.Grams@AgWestLand.com

Bid Online at:
Bid.AgWestLand.com

*Call for more information or to pre-register to bid at this auction.



PROPERTY DETAILS



Up for auction is a very nice farm consisting of 86 +/- acres of pivot irrigated cropland, 41 +/- acres of gravity irrigated cropland, 11 +/- acres of dry cropland, and 2.78 +/- acres of roads and waste. This property is open for the 2022 crop year!

Legal Description - Pt. SW1/4 Section 17, Township 6 North, Range 16 West
(full legal description to come from title commitment)

Total Acres (Per Assesor) - 140.78 +/-

Irrigated Acres - 127.00 +/- **Dryland Acres** - 11.00 +/- **Other Acres** - 2.78 +/-

Real Estate Taxes - \$7,409.66 **Drainage Taxes** - \$19.35

Property Directions - Travel 1.5 miles west of Axtell Nebraska on K Road or travel 1/2 mile north of Highway 6 on 21 Road. Signs will be posted.

Irrigation Equipment

- Deep Well: G-036138 drilled in 1971, 900 gpm, static level 72 ft., pumping level 83 ft., well depth 200 ft., 60 hp electric motor.
- Surface Water: 10 hp electric motor.
- Pivot: 2013 Valley 8000, 8 tower pivot, nozzled at 800 gpm.

Irrigation Information

- Located in the Tri-Basin Natural Resource District and has certified irrigation rights for 137.61 acres.
- There are 35 CNPPID contract acres.

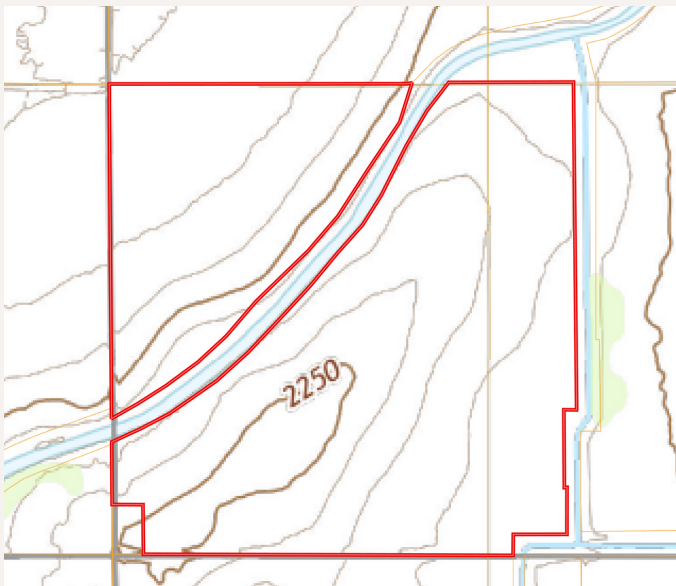




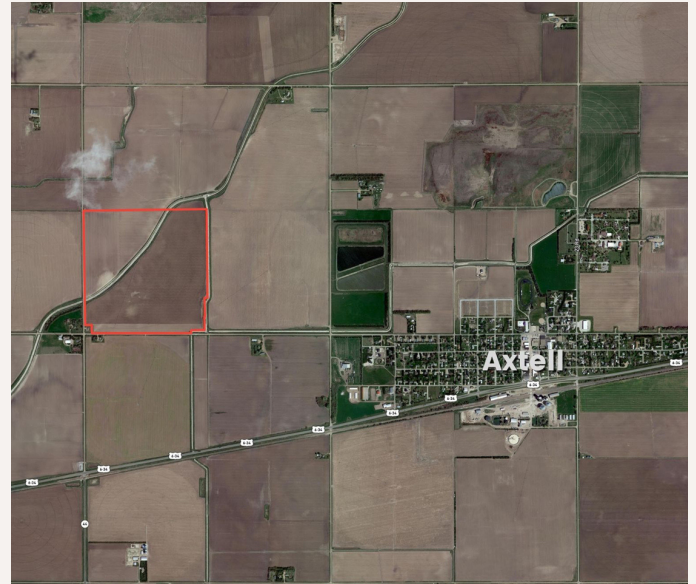
PROPERTY MAPS



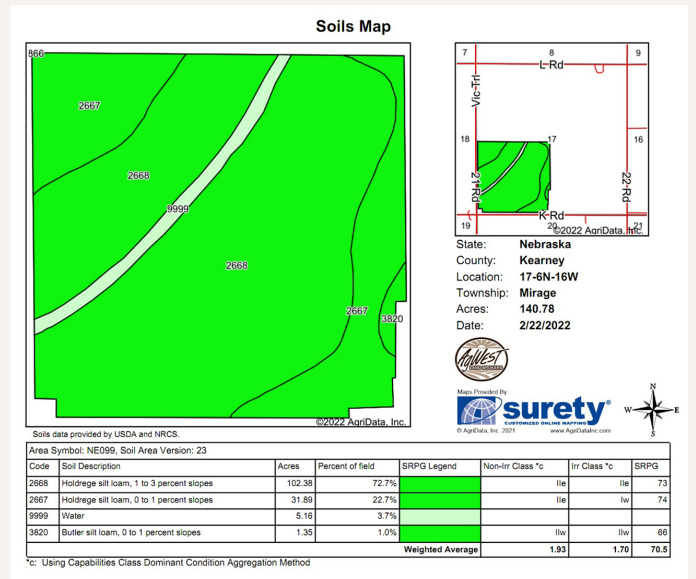
AERIAL MAP



TOPOGRAPHY MAP



ROADS MAP



SOILS MAP

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FARM | RECREATIONAL | RANCH | INVESTMENT

AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 140.78 more or less acres in Kearney County, NE. The 140.78 more or less acres will be offered in one individual tract. There will be open bidding until the close of the auction.

ACCEPTANCE OF BID PRICES: The successful bidder will sign a purchase agreement at the auction site immediately following the close of the auction.

FINANCING: Sale is NOT contingent upon Buyer financing. Buyer should arrange financing, if needed, prior to the auction date.

EARNEST PAYMENT: Ten percent (10%) earnest payment on the day of the auction, upon signing a purchase agreement immediately following the close of bidding. The payment may be paid in the form of personal check, business check, or cashier's check. All funds will be deposited and held by the closing agent. The remainder of the purchase price is payable in guaranteed funds or by wire transfer at closing.

CLOSING: The sale closing will take place on or before April 29th, 2022, or as soon as applicable.

POSSESSION: Possession will be given at closing.

PROPERTY CONDITION: Property and equipment 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 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.

MINERAL RIGHTS: All mineral rights that the Seller owns will convey to the Buyer.

TAXES: 2021 and prior years taxes paid by Seller. All 2022 and future taxes will be the responsibility of the Buyer.

CONVEYANCE INSTRUMENT: Seller shall execute a Trustee's Deed (and Bill of Sale if personal property is included) transferring and conveying said property to Buyer, free and clear of all liens and encumbrances except easements or restrictions visible or of record.

TITLE: Seller shall provide an Owner's Policy of Title Insurance as evidence of marketable title. The cost of the owner's title policy and the escrow fee shall be divided equally between the Seller and Buyer.

CLOSING EXPENSES: Seller shall be responsible for the documentary stamp tax created by virtue of this transaction to enable the recording of the Deed. Buyer shall be responsible for the other filing fees for purposes of recording the Deed. Closing agent fee shall be divided equally between the Seller and Buyer. Miller Abstract & Title Company will be the closing agent.

ONLINE/ABSENTEE BIDS: Bidding via online, cell phone, and/or on someone's behalf is available. Pre-registration and approval required by AgWest Land Brokers, LLC 48 hours prior to the auction.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in all marketing collateral is subject to the terms and conditions outlined in the agreement to purchase. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the asset for sale. The information contained in all marketing collateral is believed to be accurate, but is subject to verification by all parties relying on it. Maps shown are for illustration purposes only and are not intended to represent actual property lines. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Broker, or any of their representatives. Auction Software and AgWest Land Brokers, LLC will not be held liable for any software or software malfunctions. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Broker reserve the right to preclude any person from bidding, if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

NEW DATA, CORRECTIONS, AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the auction information.

NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from AgWest Land Brokers, LLC.

SELLERS: Jennie Palmblade Testamentary Trust, Minden Exchange Bank & Trust Co., Trustee



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