



LAND AUCTION

186.90 +/- Acres in York County, NE



Tuesday, June 21st at 10 a.m.

Bradshaw Community Center
455 Lincoln Street
Bradshaw, Nebraska 68319

Kraig Urkoski
Farm & Ranch Specialist
Clarks, Nebraska
308.548.8431
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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 highly productive irrigated farm in York County. With 95% Class I soils and located near multiple elevators and ethanol plants, there's not a better farm in the area!

Legal Description - Pt of NE1/4 South of Railroad & SE1/4 EXC S 37 Rods of W 68 Rods Section 35, Township 11 North, Range 4 West

Total Acres (Per Assesor) - 186.90 +/-

Irrigated Acres - 174.44 +/- **Dryland Acres** - 4.98 +/-

Grassland Acres - 2.24 +/- **Other Acres** - 5.24 +/-

Real Estate Taxes - \$9,788.48

Property Directions - From Bradshaw, take West Street south through town to Bradshaw Road. Turn east and go roughly 1 mile. The property is located east of this intersection.

FSA Information

Cropland Acres: 179.19

Corn: 171.0 base acres

Grain Sorghum: .30 base acres

Total Base Acres: 171.3

*Located in the Upper Blue NRD

*Pivot is owned by the tenant.

Well Information

#G-043474 drilled on 11/12/1974, pump rate 1,300 GPM, pump column 9", total depth 159', static water level 85', pumping water level 109' (this well feeds pivot).

#G-003258 Drilled on 4/20/1956, pump rate 1,000 GPM, pump column 8", total depth 138', static water level 78', pumping water level 98'



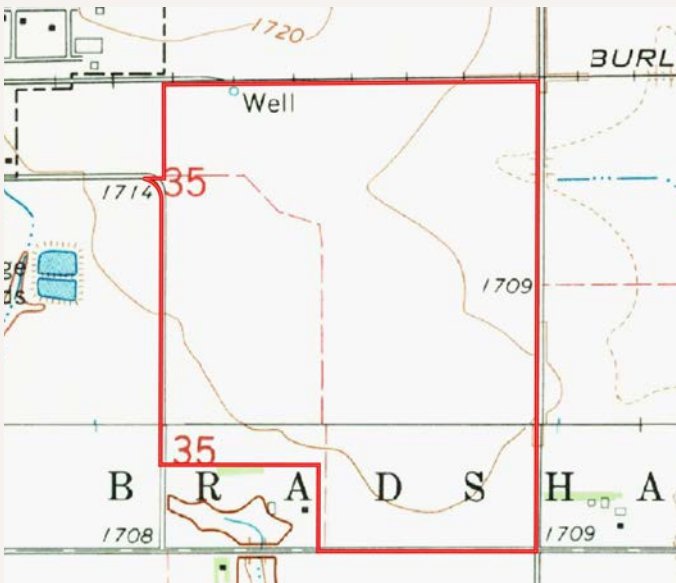
PROPERTY MAPS



AERIAL MAP



ROADS MAP



TOPOGRAPHY MAP



SOILS MAP

Boundary 186.78 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	177.3	94.93	0	70	1
3820	Butler silt loam, 0 to 1 percent slopes	9.18	4.92	0	63	2w
3868	Hastings silt loam, 3 to 7 percent slopes	0.3	0.16	0	69	3e
TOTALS		186.78 (*)	100%	-	69.66	1.05

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 186.90 more or less acres in York County, NE. The 186.90 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. All final bid prices are subject to the Seller's approval.

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 December 15th, 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(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.

MINERAL RIGHTS: All mineral rights owned by Seller(s) will convey to the Buyer(s).

TAXES: 2022 and prior years taxes paid by Seller. All 2023 and future taxes will be the responsibility of the Buyer(s).

CONVEYANCE INSTRUMENT: Seller shall execute a Warranty Deed (and Bill of Sale if personal property is included) transferring and conveying said property to Buyer(s), 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(s) to enable the recording of the Deed(s). Buyer(s) shall be responsible for the other filing fees for purposes of recording the Deed(s). Closing agent fee shall be divided equally between the Seller(s) and Buyer(s). McCook Abstract 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 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: Willard Peterson, Gale Peterson, & Darrell Peterson



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