

LAND AUCTION

640.61 +/- ACRES OF
HARDLAND PASTURE

OFFERED IN 2 TRACTS OR AS AN ENTIRE PARCEL



CUSTER COUNTY, NEBRASKA



Friday, October 14th at 1:30 p.m.

Custer County Fairgrounds

4-H Building

44100 Memorial Drive

Broken Bow, Nebraska 68822

Bid Online at: *Bid.AgWestLand.com*



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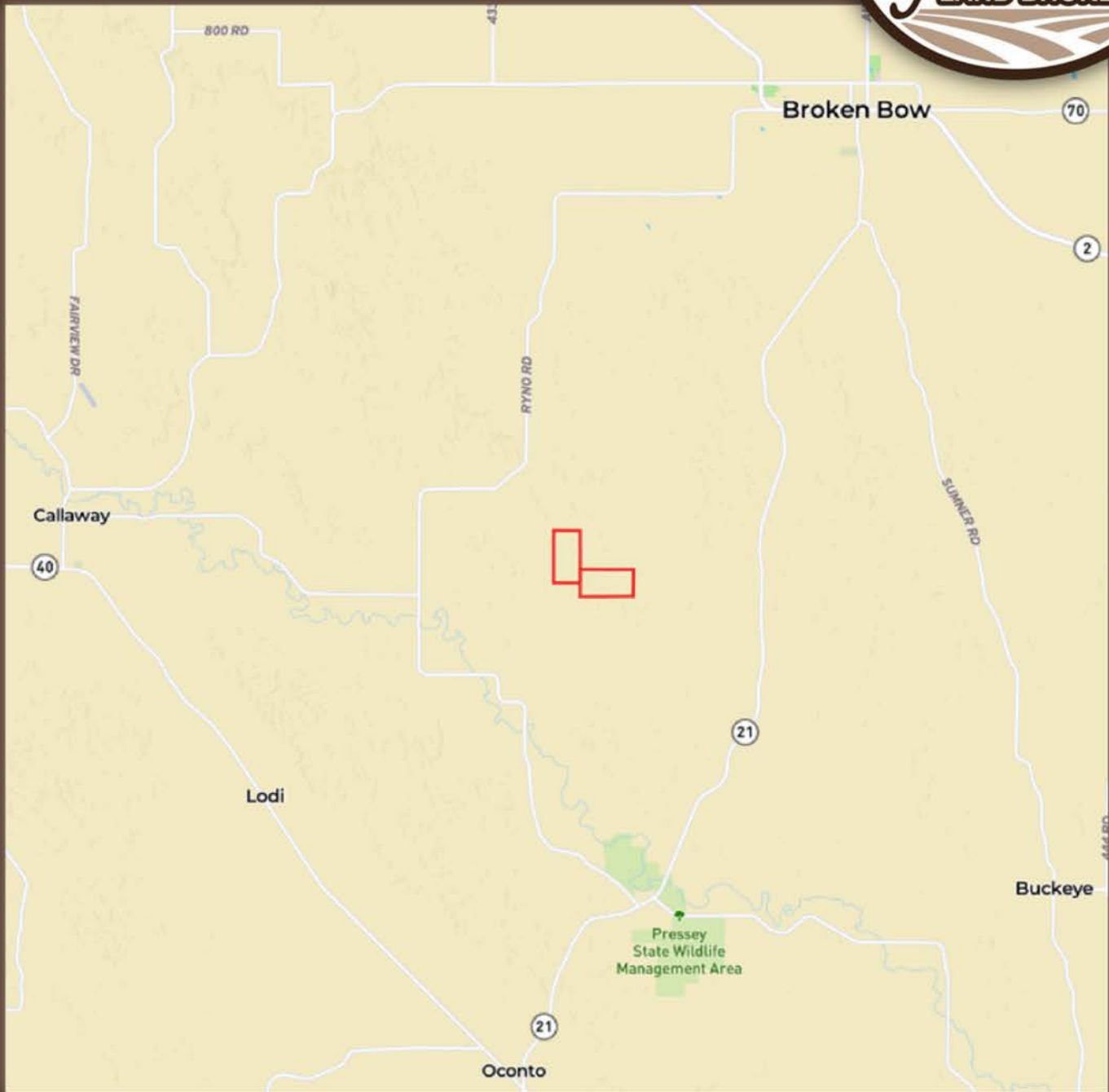
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*CALL FOR MORE INFORMATION OR TO PRE-REGISTER TO BID AT THIS AUCTION.

PROPERTY MAP



Driving Directions: From the west edge of Broken Bow, travel on Ryno Road approximately 11 miles to 432 Drive. Head south 1 mile to 790 Drive. Travel on 790 Drive for approximately 1 mile to the gate of the property.

The information contained herein is as obtained by AgWest Land Brokers LLC—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. Maps are for illustrative purposes only and are not intended to represent actual property lines.

640.61 +/- ACRES OFFERED IN 2 TRACTS OR AS AN ENTIRE PARCEL



Centrally located hardland pasture that would be a great addition to any cattle operation. For the avid outdoorsman, there is outstanding recreational potential. Access to the property is by township road located on the west side. Currently, water is supplied by one windmill and water wells from neighboring properties.



Total Grassland Acres (Per Assessor) - 640.61 +/-
Tract 1 Acres - 319.65 +/- Tract 2 Acres - 320.96 +/-

Real Estate Taxes - \$6,913.76
Tract 1 Taxes - \$3,510.00 Tract 2 Taxes - \$3,403.76

Legal Descriptions - North 1/2 Section 16, Township 15 North, Range 21 West; South 1/2 Northeast 1/4 & Southeast 1/4 Section 8, Township 15 North, Range 21 West; North 1/2 Northeast 1/4 Section 17, Township 15 North, Range 21 West



The topographic map displays the study area with two tracts outlined in red. Tract 1 is located in the upper left, and Tract 2 is in the lower right. Both tracts contain black rectangles. The map features contour lines, a river, and a road. The labels 'TRACT 1' and 'TRACT 2' are placed within their respective red-outlined areas.



Water Wells

Three windmills are located on the property. Two of the three windmills are not working. There are three tanks on the property where water is supplied from the neighbors' wells. All water tanks are owned by the tenant.





AgWest Land Brokers is the real estate arm of AgWest Commodities. AgWest Commodities has been helping producers make profitable decisions and reduce stress in marketing for over 20 years. Committed to our clients' goals, AgWest has expanded across the Midwest serving our clientele one customized plan at a time. It became apparent that creating a real estate branch of the business, which specializes in farm and ranch real estate, would bring even more needed services to our client base.

AgWest Land Brokers was formed to continue serving and building long-term relationships with landowners. AgWest Land Brokers assists landowners in buying and selling land. We provide the same professionalism and customer service you have come to expect from AgWest Commodities. Real estate agents at AgWest Land Brokers have experience in farm and ranch real estate, successfully bringing buyers and sellers together for years.

AgWest Land Brokers has aligned with other land brokers across the Midwest and High Plains to provide the experience and knowledge needed to offer the very best land brokerage services. We understand land. We are the trusted, local land brokers that know the land market. If you are looking to sell or buy land, let us put our experience to work for you in reaching your goals.





AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 640.61 more or less acres in Custer County, NE. The 640.61 more or less acres will be offered in two (2) individual tracts or as an entire tract. There will be open bidding until the close of the auction.

ACCEPTANCE OF BID PRICES: The successful bidder(s) will sign a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' 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 November 11th, 2022, or as soon as applicable.

POSSESSION: Possession will be given at closing. Subject to current leases and tenants' rights.

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 interests owned by the Seller, if any, will be conveyed to the Buyer(s).

TAXES: 2022 and prior years taxes paid by Seller. All 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). Nebraska 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 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.

SELLER(S): JDS Hickenbottom Farms, LLC



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