

ONLINE LAND AUCTION

796.83 +/- ACRES IN KEARNEY COUNTY, NE

BIDDING OPENS
OCTOBER 28TH - 10:00 AM CDT

BIDDING CLOSES
NOVEMBER 4TH - 10:00 AM CDT

AGWEST LAND BROKERS AGENTS WILL BE PRESENT TO HELP BUYERS IN
PERSON ON NOVEMBER 4TH AT 9 AM AT:

WINDMILL STUDIOS
521 N. COLORADO AVE.
MINDEN, NE 68959

Bid online at Bid.AgWestLand.com



Mark Gustafson

Farm & Ranch Specialist

Aurora, Nebraska

Mark.Gustafson@AgWestLand.com

402.461.9118

Call for more information about this auction.



TRACT 1

316.04 +/- Acres

TRACT 2

321.45 +/- Acres

TRACT 3

159.34 +/- Acres

AgWest Land Brokers is proud to offer this prime Kearney County farm for sale by online auction. The farm will be sold as 3 individual tracts and will not be combined. This level to nearly level farm has highly productive silt loam soils and is irrigated by 8 pivots. The farm has great access and is in close proximity to grain elevators, ethanol plants, feedlots, and specialty grain/organic grain markets. Don't miss this rare opportunity to make a great addition to your farming operation!

AGWESTLAND.COM

TRACT 1



TOTAL ACRES (PER ASSESSOR) - 316.04 +/-

- PIVOT IRRIGATED FARM WITH 5 PIVOTS (2-7 TOWER PIVOTS & 3-3 TOWER PIVOTS).
- RECENTLY COMPLETED DRAINAGE IMPROVEMENT PROJECT IN THE SOUTHWEST CORNER.
- RECENTLY COMPLETED INSTALLATION OF WATER METERS PER TRI-BASIN NRD GUIDELINES.

FSA INFORMATION

IRRIGATED ACRES - 297.54 +/-
NON-IRRIGATED ACRES - 10.66 +/-
TOTAL CROPLAND ACRES: 308.2 +/-
CORN - 282.4 BASE ACRES - 186 PLC YIELD
SOYBEANS - 20.0 BASE ACRES - 55 PLC YIELD
TOTAL BASE ACRES - 302.4

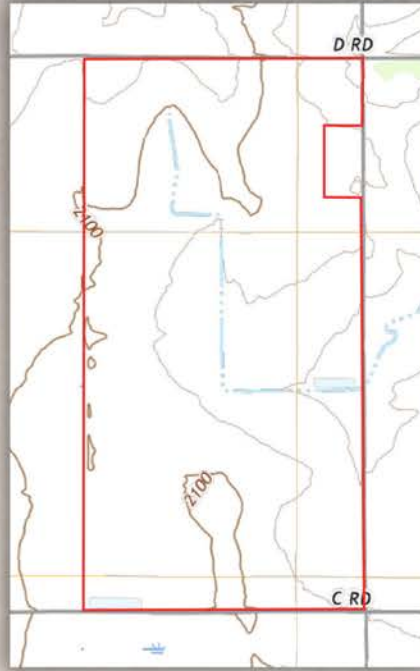
ESTIMATED

PROPERTY TAXES - \$13,100

LEGAL DESCRIPTION - NE 1/4
(LESS BUILDING SITE) & SE 1/4 OF
SECTION 22-T5N-R13W OF THE 6TH
P. M.

ADDITIONAL INFORMATION

- SUBJECT TO 2022 CUSTOM FARMING LEASE.
- 5.80 ACRE BUILDING SITE (HOUSE, MACHINE SHOP, BIN SITE) NOT INCLUDED IN THE SALE.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2668	Holdrege silt loam, 1 to 3 percent slopes	181.48	51.36	0	81	2e
2667	Holdrege silt loam, 0 to 1 percent slopes	77.06	24.51	0	81	2e
8866	Hord silt loam, 0 to 1 percent slopes, warm	55.14	17.54	0	81	2c
3820	Butler silt loam, 0 to 1 percent slopes	16.65	5.3	0	63	2w
9070	Kenesaw-Coly silt loams, 1 to 3 percent slopes	4.05	1.29	0	67	2e
TOTALS		314.38(*)	100%	-	79.87	2.0

(*) 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.

PROPERTY DIRECTIONS

FROM THE TOWN OF NORMAN IN EASTERN KEARNEY COUNTY, TRAVEL 6 MILES SOUTH ON 40 ROAD TO D ROAD. TURN EAST AND GO 2 MILES TO 42 ROAD. TRACT 1 IS LOCATED ON THE SOUTHWEST CORNER OF D ROAD AND 42 ROAD.

WELL INFORMATION

- WELL #1 (SE 1/4) - G-061963 DRILLED IN MAY OF 1979, 2,000 GPM, 147' STATIC LEVEL, 218' PUMPING LEVEL, 233' WELL DEPTH.
 - 2004 CUMMINS DIESEL 6 CYLINDER MOTOR
 - ALL DIESEL TANKS AND CHEMICAL TANKS ARE INCLUDED IN THE SALE OF THIS TRACT
 - NATURAL GAS IS AVAILABLE
 - 10" FAIRBANKS MORSE PUMP
 - 100 HP AMARILLO GEARHEAD
- WELL #2 (NE 1/4) - G-062875 DRILLED IN MAY OF 1996, 2,000 GPM, 134' STATIC LEVEL, 196' PUMPING LEVEL, 232' WELL DEPTH.
 - 2012 CUMMINS DIESEL 4 CYLINDER MOTOR
 - ALL DIESEL TANKS AND CHEMICAL TANKS ARE INCLUDED IN THE SALE OF THIS TRACT
 - NATURAL GAS IS AVAILABLE
 - 10" AMERICAN MARSH PUMP
 - 80 HP AMARILLO GEARHEAD

IRRIGATION INFORMATION

- LOCATED IN THE TRI-BASIN NATURAL RESOURCE DISTRICT AND HAS CERTIFIED IRRIGATION RIGHTS FOR 309.08 +/- ACRES.

PIVOT INFORMATION

- 7 TOWER 2005 ZIMMATIC PIVOT & 2-3 TOWER 2005 ZIMMATIC PIVOTS SERVICED BY WELL #1.
- 7 TOWER 2005 ZIMMATIC PIVOT & 1-3 TOWER 2005 ZIMMATIC PIVOT SERVICED BY WELL #2.
- 3 TOWER PIVOT IN CENTER OF SECTION GOES WITH TRACT 1, PER SURVEY EASEMENT. (AVAILABLE UPON REQUEST)

TRACT 2



TOTAL ACRES (PER ASSESSOR) - 321.45 +/-

- PIVOT IRRIGATED FARM WITH 2 - 7 TOWER PIVOTS.
- RECENTLY COMPLETED DRAINAGE IMPROVEMENT PROJECT IN THE SOUTHEAST CORNER.
- RECENTLY COMPLETED INSTALLATION OF WATER METERS PER TRI-BASIN NRD GUIDELINES.

FSA INFORMATION

IRRIGATED ACRES - 286.09 +/-
NON-IRRIGATED ACRES - 28.43 +/-
TOTAL CROPLAND ACRES: 314.52 +/-
CORN - 282.2 BASE ACRES - 186 PLC YIELD
SOYBEANS - 26.9 BASE ACRES - 55 PLC YIELD
TOTAL BASE ACRES - 309.1

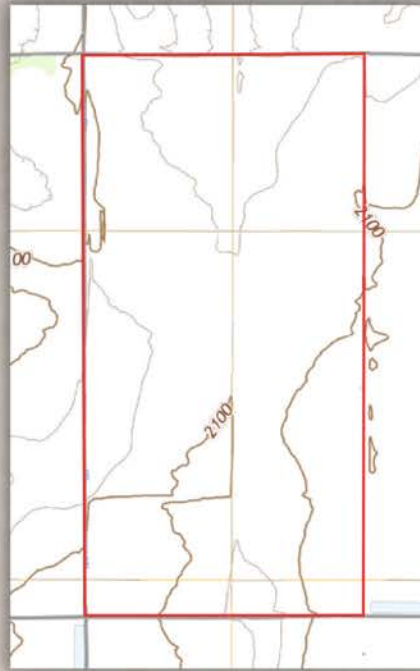
ESTIMATED

PROPERTY TAXES - \$13,500

LEGAL DESCRIPTION - NW 1/4
& SW 1/4 OF SECTION 22-T5N-R13W
OF THE 6TH P.M.

CURRENT LEASES

- SUBJECT TO 2022 CUSTOM FARMING LEASE.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCP1	CAP
2668	Holdrege silt loam, 1 to 3 percent slopes	127.96	40.1	0	81	2e
2667	Holdrege silt loam, 0 to 1 percent slopes	97.81	30.85	0	81	2e
3820	Butler silt loam, 0 to 1 percent slopes	41.43	12.98	0	83	2w
8806	Hord silt loam, 0 to 1 percent slopes, warm	27.84	8.72	0	81	2c
3726	Detroit silt loam, 0 to 1 percent slopes	12.33	3.88	0	66	2c
3952	Fillmore silt loam, frequently ponded	6.2	1.94	0	43	3w
3910	Scott silt loam, frequently ponded	5.56	1.75	0	23	4w
TOTALS		319.13(*)	100%	-	76.34	2.05

(*) 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.

PROPERTY DIRECTIONS

FROM THE TOWN OF NORMAN IN EASTERN KEARNEY COUNTY, TRAVEL 6 MILES SOUTH ON 40 ROAD TO D ROAD. TURN EAST AND GO 1 MILE TO 41 ROAD. TRACT 2 IS LOCATED ON THE SOUTHEAST CORNER OF D ROAD AND 41 ROAD.

WELL INFORMATION

- WELL #1 (NW 1/4) - G-061964 DRILLED IN MAY OF 1979, 2,000 GPM, 147' STATIC LEVEL, 218' PUMPING LEVEL, 233' WELL DEPTH.
 - 2014 ISUZU DIESEL 6 CYLINDER MOTOR
 - ALL DIESEL TANKS AND CHEMICAL TANKS ARE INCLUDED IN THE SALE OF THIS TRACT
 - NATURAL GAS IS AVAILABLE
 - 10" FAIRBANKS MORSE PUMP
 - 100 HP AMARILLO GEARHEAD
- WELL #2 (SW 1/4) - G-125971 DRILLED IN APRIL OF 2004, 700 GPM, 138' STATIC LEVEL, 200' PUMPING LEVEL, 210' WELL DEPTH.
 - 2004 CUMMINS DIESEL 4 CYLINDER MOTOR
 - ALL DIESEL TANKS AND CHEMICAL TANKS ARE INCLUDED IN THE SALE OF THIS TRACT
 - NATURAL GAS IS AVAILABLE
 - 6" PREFERRED PUMP
 - 80 HP AMARILLO GEARHEAD

IRRIGATION INFORMATION

- LOCATED IN THE TRI-BASIN NATURAL RESOURCE DISTRICT AND HAS CERTIFIED IRRIGATION RIGHTS FOR 317.37 +/- ACRES.

PIVOT INFORMATION

- 7 TOWER 2022 ZIMMATIC PIVOT SERVICED BY WELL #1.
- 7 TOWER 2005 ZIMMATIC PIVOT SERVICED BY WELL #2.
- 3 TOWER PIVOT IN CENTER OF SECTION GOES WITH TRACT 1, PER SURVEY EASEMENT. (AVAILABLE UPON REQUEST)

TRACT 3



TOTAL ACRES (PER ASSESSOR) - 159.34 +/-

- PIVOT IRRIGATED FARM WITH 1 - 7 TOWER PIVOT.
 - RECENTLY COMPLETED DRAINAGE IMPROVEMENT PROJECT.
 - RECENTLY COMPLETED INSTALLATION OF WATER METERS PER TRI-BASIN NRD GUIDELINES.
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FSA INFORMATION

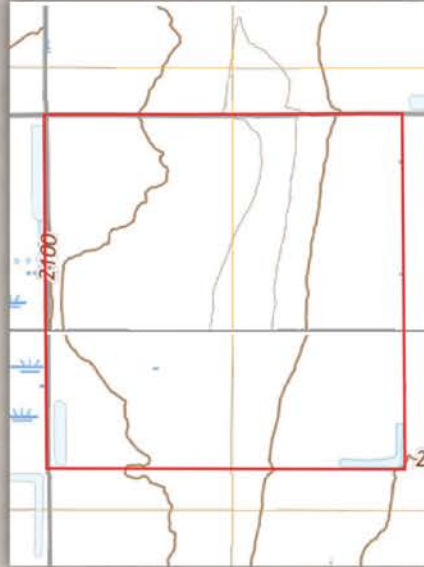
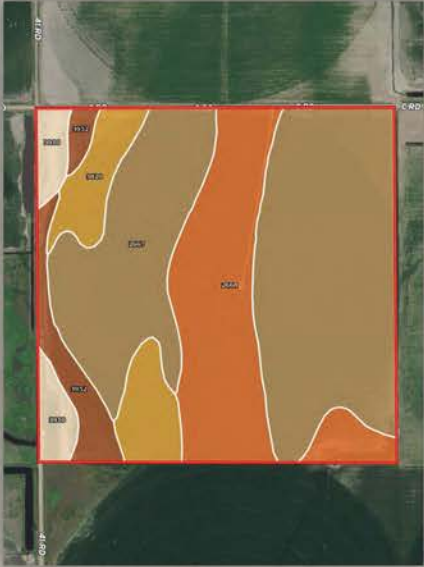
IRRIGATED ACRES - 133.06 +/-
NON-IRRIGATED ACRES - 20.76 +/-
TOTAL CROPLAND ACRES: 153.82 +/-
CORN - 136.6 BASE ACRES - 186 PLC YIELD
SOYBEANS - 14.6 BASE ACRES - 55 PLC YIELD
TOTAL BASE ACRES - 151.2

PROPERTY TAXES - \$6,272.10

LEGAL DESCRIPTION - NW 1/4
OF SECTION 27-T5N-R13W OF THE
6TH P.M.

CURRENT LEASES

- SUBJECT TO 2022 CUSTOM FARMING LEASE.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2667	Holdrege silt loam, 0 to 1 percent slopes	89.01	55.7	0	81	2e
2668	Holdrege silt loam, 1 to 3 percent slopes	38.51	24.1	0	81	2e
3620	Butler silt loam, 0 to 1 percent slopes	15.36	9.61	0	63	2w
3052	Fillmore silt loam, frequently ponded	9.40	5.92	0	43	3w
3910	Scott silt loam, frequently ponded	7.48	4.68	0	23	4w
TOTALS		159.81(*)	100%	-	74.31	2.15

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PROPERTY DIRECTIONS

FROM THE TOWN OF NORMAN IN EASTERN KEARNEY COUNTY, TRAVEL 7 MILES SOUTH ON 40 ROAD TO C ROAD. TURN EAST AND GO 1 MILE TO 41 ROAD. TRACT 3 IS LOCATED ON THE SOUTHEAST CORNER OF C ROAD AND 41 ROAD.

WELL INFORMATION

- WELL #1 - G-036048 DRILLED IN NOVEMBER OF 1971, 700 GPM, 132' STATIC LEVEL, 194' PUMPING LEVEL, 210' WELL DEPTH.
 - 2004 CUMMINS DIESEL 4 CYLINDER MOTOR
 - ALL DIESEL TANKS AND CHEMICAL TANKS AT THE WELL SITES ARE INCLUDED IN THE SALE OF THIS TRACT
 - NATURAL GAS IS AVAILABLE
 - 8" VERTILINE PUMP
 - 60 HP RANDOLPH GEARHEAD

IRRIGATION INFORMATION

- LOCATED IN THE TRI-BASIN NATURAL RESOURCE DISTRICT AND HAS CERTIFIED IRRIGATION RIGHTS FOR 155.37 +/- ACRES.

PIVOT INFORMATION

- 7 TOWER 2014 ZIMMATIC PIVOT SERVICED BY WELL #1.

WELL PHOTOS



Tract 1 - Well #1



Tract 1 - Well #2



Tract 2 - Well #1



Tract 2 - Well #2

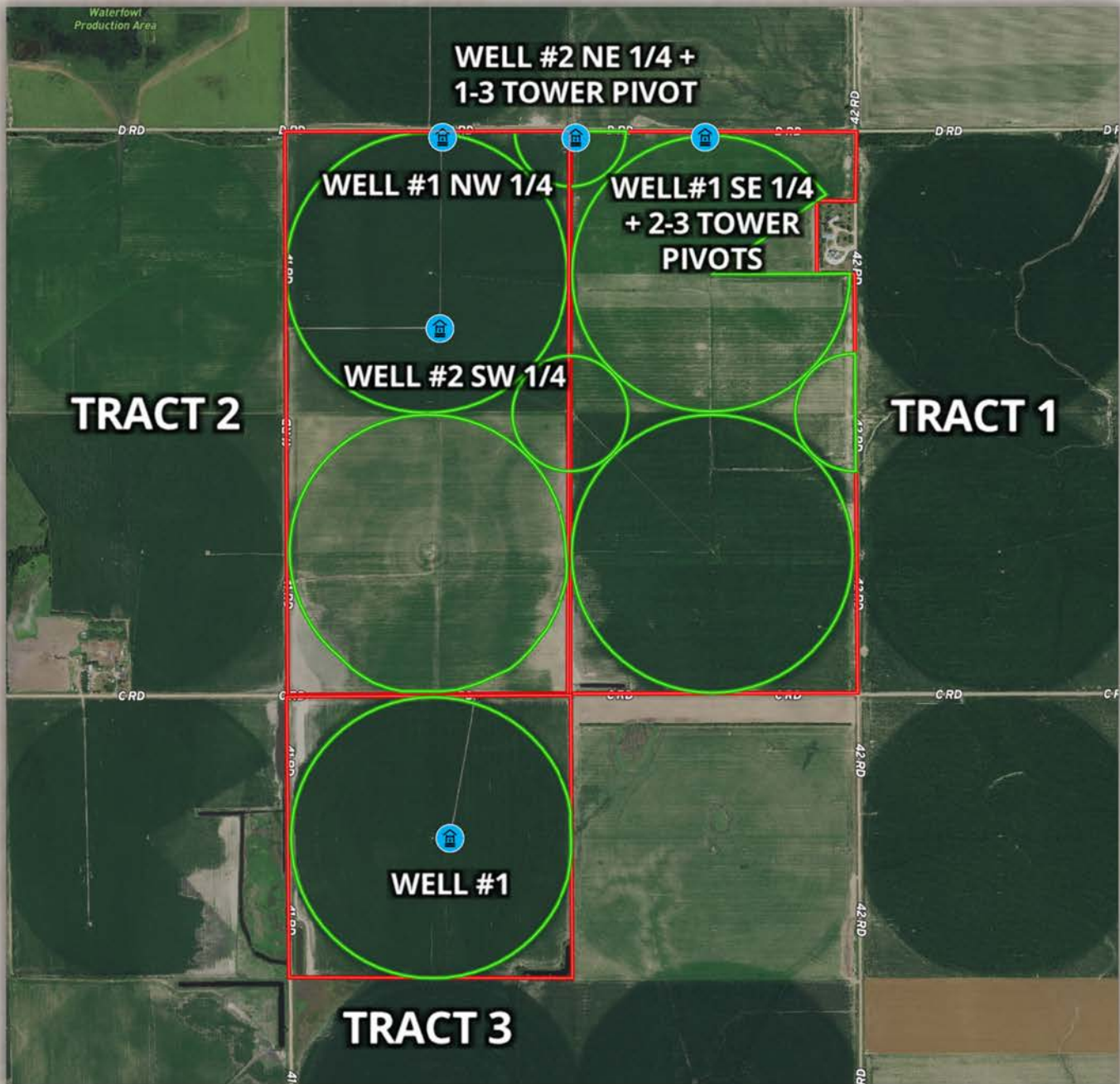


Tract 3 - Well #1



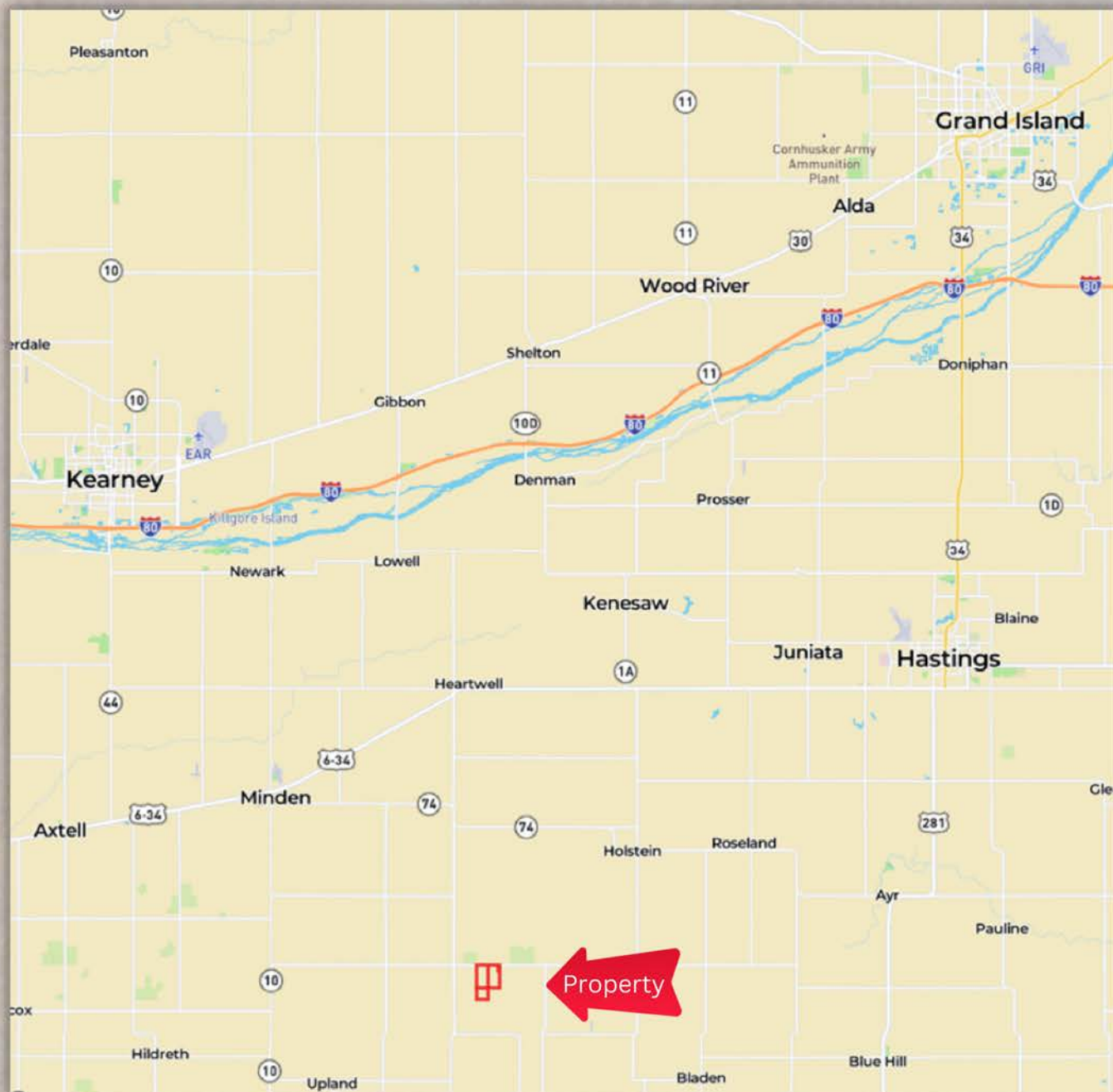
Tract 3 - Well #1

WELL MAP



 Well  Tract 3  Tract 2  Tract 1  Pivot

LOCATION MAP



ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 796.83 more or less acres in Kearney County, NE. The 796.83 more or less acres will be offered in three (3) individual tracts. There will be no combination of tracts. Online bidding will take place beginning at 10:00 am CDT Friday, October 28th, 2022 and will "soft close" at 10:00 CDT Friday, November 4th, 2022. At 10:00 CDT on Friday, November 4th, 2022, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at Windmill Studios in Minden, NE on November 4th, 2022 from 9:00 am until the conclusion of the online auction. Please come during the scheduled time to discuss the property. AgWest Land Brokers will be there to assist buyers with the online bidder registration process. Bidders do not have to be present to bid online, however, you are required to be available by phone.

BIDDER QUALIFICATION: YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. Potential bidders must be approved to bid online. Go to www.bid.agwestland.com and CREATE AN ACCOUNT, if you do not currently have an account. Then ENTER the AUCTION and REQUEST APPROVAL to bid. You must be approved by AgWest Land Brokers, LLC before you can bid. You must agree to the auction terms and conditions during the registration process.

ACCEPTANCE OF BID PRICES: The successful bidder will sign a purchase agreement within two (2) hours of the close of the auction. All final bid prices are subject to the Seller's approval or rejection.

EARNEST PAYMENT: Ten percent (10%) earnest payment upon signing a purchase agreement. The earnest payment may be paid in the form of personal check, business check, cashier's check, or wire transfer. The remainder of the purchase price is payable in cash at closing.

REAL ESTATE TAXES AND ASSESSMENTS: 2022 and prior years taxes paid by Seller. All 2023 and future taxes will be the responsibility of the Buyer.

CLOSING: Will take place on or before January 31st, 2023 or as soon as applicable in 2023.

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. Nebraska Title Company will be the closing agent.

POSSESSION: Possession will be given at closing and funding. Subject to current lease and tenant rights.

CONVEYANCE INSTRUMENT: Seller shall execute a Warranty 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. Buyer will be responsible for all expenses related to acquiring a mortgagee's title policy, if required.

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 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.

SURVEY: Survey is available upon request.

MINERAL RIGHTS: All mineral rights owned by Seller will convey to Buyer.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in the promotion and advertisement of this auction 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 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. Bidders should complete this due diligence prior to bidding on this auction. Increments of bidding are at the direction and discretion of the auction company. 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. All decisions of the auction company are final. Online bidding will be available on our website for this Auction. If you need assistance in registering to bid on our website, please call our office at 866.995.8067. In accepting the terms and conditions for the use of our website, you agree to not hold AgWest Land Brokers, LLC, our affiliates, or our representatives responsible or liable for the functionality of the bidding platform. Problems in placing bids on the online bidding platform could be caused by internet connections, human error, wireless connections, etc. If you have trouble placing your online bid, **immediately call Jeff Moon at (308) 627-2630 for assistance** in placing your bid.

SELLERS: Burdon K. Reinke, Christine A. Schroeder, Craig L. Reinke, Steven L. Reinke



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.



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