

# ONLINE LAND AUCTION

**BIDDING OPENS  
OCTOBER 27TH  
10:00 AM CDT**

AGWEST LAND BROKERS AGENTS WILL  
BE PRESENT TO HELP BUYERS IN  
PERSON ON NOVEMBER 3RD AT 9 AM AT:

DAVENPORT COMMUNITY CENTER  
110 S. LINDEN AVE.  
DAVENPORT, NE 68335

**BIDDING CLOSES  
NOVEMBER 3RD  
10:00 AM CDT**



*Bid online at [Bid.AgWestLand.com](http://Bid.AgWestLand.com)*

## **154.93 +/- ACRE PIVOT IRRIGATED FARM NUCKOLLS COUNTY, NEBRASKA**

AgWest Land Brokers is proud to offer this prime Nuckolls County farm for sale by online auction. This level to nearly level farm has highly productive silt loam soils that have an irrigated corn APH of 250 bushels per acre and an irrigated soybean APH of 76 bushels per acre! This farm is located on Highway 4 and has great access to and is in close proximity to many premium grain markets. Don't miss this rare opportunity to make a great addition to your farming operation!



### **Mark Gustafson**

Farm & Ranch Specialist  
Aurora, Nebraska

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402.461.9118

*Call for more information about this auction.*





**TOTAL ACRES (PER ASSESSOR) - 154.93 +/-**

**PROPERTY TAXES -** \$5,500.86

**LEGAL DESCRIPTION -** SW 1/4 OF SECTION 14-T4N-R5W OF THE 6TH P.M.

**IRRIGATION INFORMATION**

- LOCATED IN THE LITTLE BLUE NATURAL RESOURCE DISTRICT AND HAS CERTIFIED IRRIGATION RIGHTS FOR 146.93 ACRES.

**IRRIGATION EQUIPMENT**

- WELL G-023562 DRILLED 12/18/1964, 1,450 GPM, 88' STATIC LEVEL, 117' PUMPING LEVEL, 234' WELL DEPTH, 75 HP US ELECTRIC MOTOR.
- 7 TOWER 2015 REINKE PIVOT.
- SOUTHEAST CORNER IS CURRENTLY GRAVITY IRRIGATED. IRRIGATION PIPE BELONGS TO CUSTOM FARM OPERATOR.





## **FSA INFORMATION**

IRRIGATED ACRES - 134.48 +/-  
 DRYLAND ACRES - 16.44 +/-  
 TOTAL CROPLAND ACRES: 150.92 +/-  
 CORN - 149.1 BASE ACRES - 190 PLC YIELD  
 GRAIN SORGHUM - 1.4 BASE ACRES - 92 PLC YIELD  
 TOTAL BASE ACRES - 150.5

## **GRAIN BIN INFORMATION**

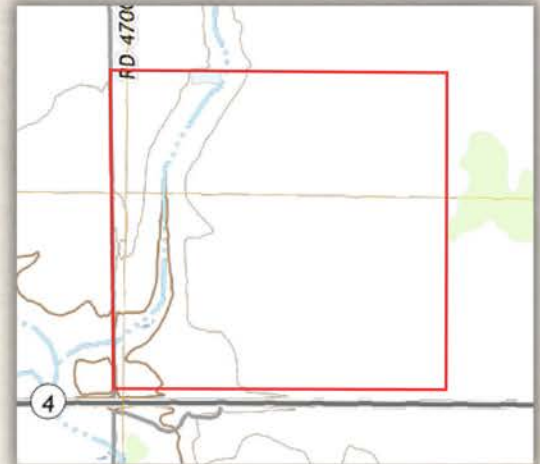
- 5 GRAIN BINS WITH AERATION FLOORS, FANS, AND UNLOADING AUGERS.
- TOTAL CAPACITY OF THE 5 GRAIN BINS IS 49,000 BUSHEL.
- SELLERS RETAIN USAGE OF THE GRAIN BINS UNTIL MARCH 31, 2023.

## **CURRENT LEASES**

- SUBJECT TO 2022 CUSTOM FARMING LEASE.

## **PROPERTY DIRECTIONS**

FROM HIGHWAY 4 AND ROAD 4900 ON THE WEST EDGE OF DAVENPORT, TRAVEL 2 MILES WEST ON HIGHWAY 4 TO ROAD 4700. THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF HIGHWAY 4 AND ROAD 4700.



| SOIL CODE | SOIL DESCRIPTION                                        | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|---------------------------------------------------------|-----------|-------|-----|-------|------|
| 3824      | Crete silt loam, 0 to 1 percent slopes                  | 111.15    | 72.05 | 0   | 64    | 2s   |
| 3870      | Hastings silty clay loam, 3 to 7 percent slopes, eroded | 28.8      | 18.67 | 0   | 59    | 3e   |
| 3820      | Butler silt loam, 0 to 1 percent slopes                 | 10.23     | 6.63  | 0   | 63    | 2w   |
| 3866      | Hastings silt loam, 1 to 3 percent slopes               | 4.0       | 2.59  | 0   | 69    | 2e   |
| 3868      | Hastings silt loam, 3 to 7 percent slopes               | 0.07      | 0.05  | 0   | 69    | 3e   |
| TOTALS    |                                                         | 154.26(*) | 100%  | -   | 63.13 | 2.19 |

(\*) 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.

## ONLINE AUCTION TERMS & CONDITIONS

**PROCEDURE:** This is an Auction for 154.93 more or less acres in Nuckolls County, NE. The 154.93 more or less acres will be offered in one (1) individual tract. Online bidding will take place beginning at 10:00 am CDT Thursday, October 27th, 2022 and will "soft close" at 10:00 CDT Thursday, November 3rd, 2022. At 10:00 CDT on Thursday, November 3rd, 2022, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at the Davenport Community Center in Davenport, NE on November 3rd, 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](http://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:** No survey will be provided by the Seller.

**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



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