

LAND AUCTION

IRRIGATED FARMS



MERRICK COUNTY

OFFERED IN 3 TRACTS



Tracts 1 & 2

November 15, 2022 - 10:00 A.M.
VFW - Main Street
Clarks, NE



Kraig Urkoski
Farm & Ranch Specialist



308.548.8431



Kraig.Urkoski@AgWestLand.com



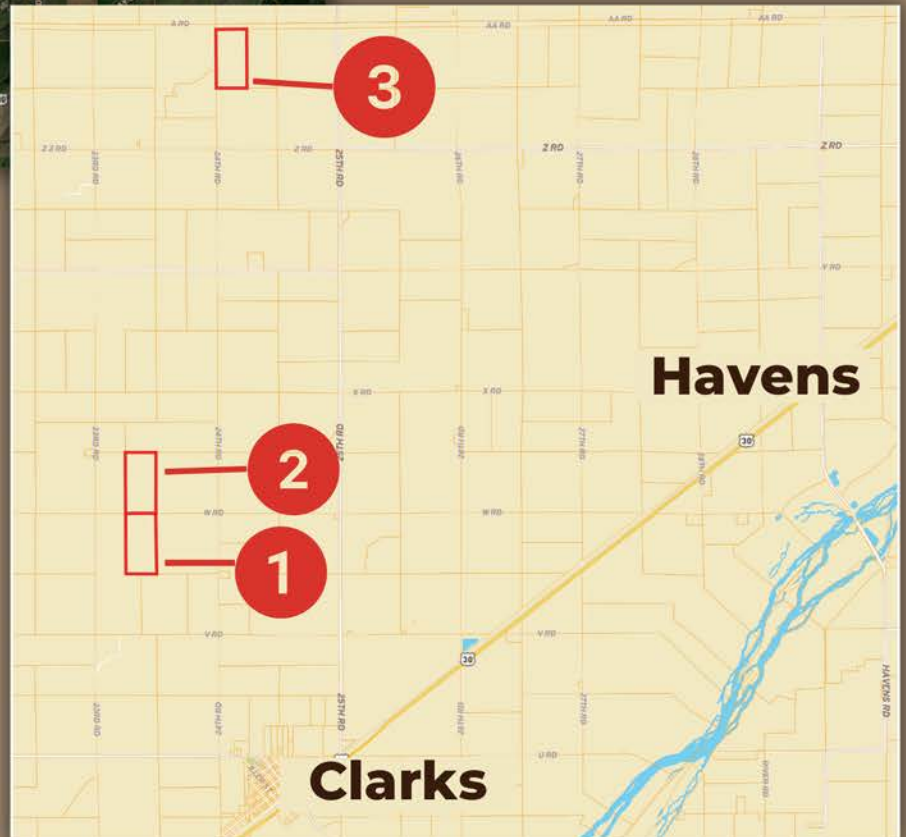
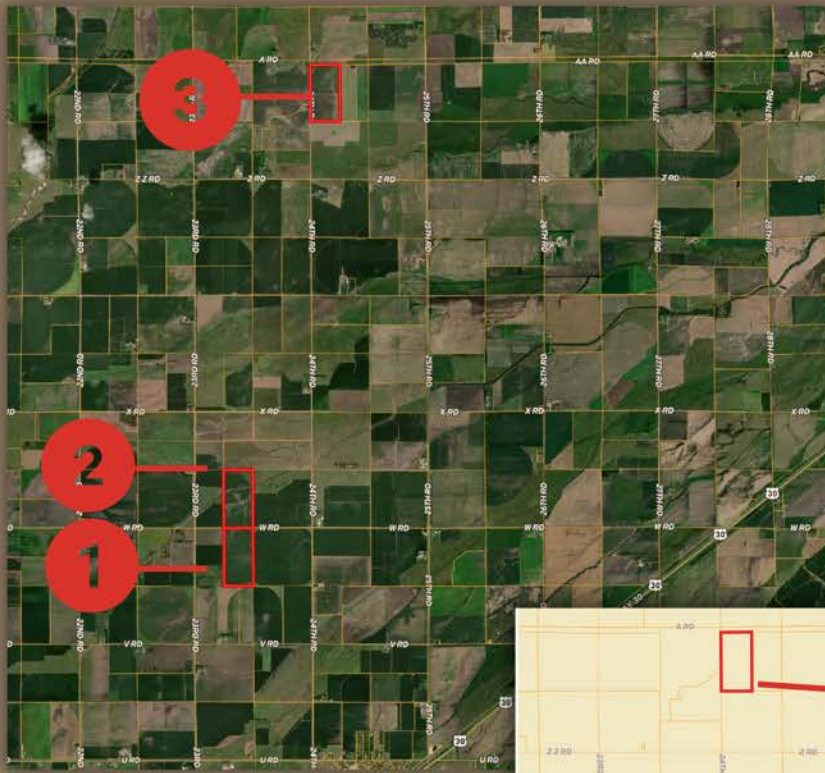
Clarks, NE



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

MERRICK21,22,23

PROPERTY MAP



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.

239.12 +/- ACRES OFFERED IN 3 TRACTS



Up for auction are 3 nice laying flat farms located close to multiple elevators and an ethanol plant.

Tract 1 and Tract 2 are just across the road from each other. Each is set up for a half swing pivot with the ability to water the corners.

Tract 2 has Silver Creek running through the north part of the farm.

Tract 3 is a nice flat pivot-irrigated 80 with the ability to irrigate the corners.

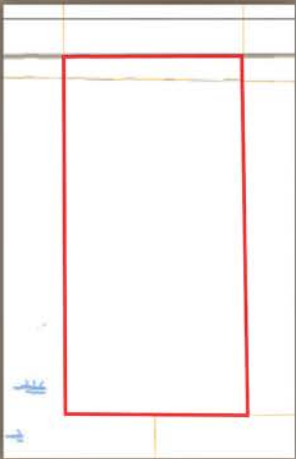
All mineral rights convey on all 3 Tracts.



TRACT 1 - 80.05 +/- ACRES



AERIAL MAP



TOPOGRAPHY MAP



SOILS MAP



Total Acres (Per Assessor) - 80.05 +/-

Irrigated Acres - 77.14 +/-

Dryland Acres - 1.92 +/-

Other Acres - 0.99 +/-

Real Estate Taxes - \$2,882.04

Legal Description - East 1/2 Northwest 1/4 Section 26, Township 15North, Range 5West Merrick County, Nebraska

Driving Directions - Take Hwy 30 west of Clarks to 24 Rd. Turn north and go roughly 3 miles to W Rd. Turn west and go 1/2 mile. Property is located on south side of the road.

Irrigation Information

- Pivot and power unit are owned by tenant and do not convey with the property. Wells to pivot set up at 650GPM.

Irrigation Equipment - 4 Wells

- Well 1: G-045876A drilled in Jan 1950, 1,000 gpm, 7' static level, 26' well depth.
- Well 2: G-045876B drilled in May 1948, 1,000 gpm, 7' static level, 30' well depth
- Well 3: G-045876C drilled in Jan 1982, 400 gpm
- Well 4: G-045876D drilled in Jan 1982, 500 gpm

FSA Information

Total Cropland Acres: 79.53

Wheat - 11.51 Base Acres - 38 PLC Yield

Corn - 31.66 Base Acres - 160 PLC Yield

Soybeans - 6.03 Base Acres - 48 PLC Yield

Total Base Acres - 49.2

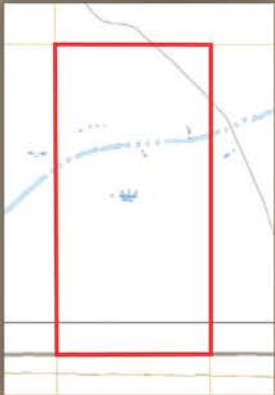
*Estimated division of base acres between Tract 1 and Tract 2



TRACT 2 - 80.62 +/- ACRES



AERIAL MAP



TOPOGRAPHY MAP



SOILS MAP

Total Acres (Per Assessor) - 80.62+/-

Irrigated Acres - 77.73 +/-

Grassland Acres - 1.89 +/-

Other Acres - 1.00 +/-

Real Estate Taxes - \$2,942.72

Legal Description - East 1/2 Southwest 1/4 Section 23, Township 15 North, Range 5 West Merrick County, Nebraska

Driving Directions - Go west of Clarks on Hwy 30 to 24 Rd. Turn north and go roughly 3 miles to W Rd. Turn west and go 1/2 mile. Property is on the north side of the road.

Irrigation Information

- Tenant owns pivot and is not included. Wells feeding into the pivots are 650GPM.
- 77.73 certified irrigated acres, of which 44.61 ac were issued under the Impacts Below Chapman (IBC) program in 2012 & 2013. These acres "could" be subject to needing offsets should the board deem these acres are adversely impacting Platte river stream flows. This is unlikely to happen, but these acres are subject to such rule.

Included with property

- 10,000 bushel grain bin with fan and burner
- Bin is subject to lease ending September 1, 2023

Irrigation Equipment

- Well 1: G-045877 drilled in June 1955, 1,000 gpm, 6' static level, 43' well depth
- Well 2: G-045879 drilled in June 1967, 650 gpm, 6' static level, 30' well depth
- Well 3: G-163741 drilled in April 2012, 725 gpm, 7' static level, 15' pumping level, 30' well depth

FSA Information

Total Cropland Acres: 75.98

Wheat - 10.99 Base Acres, 38 PLC Yield

Corn - 30.24 Base Acres - 160 PLC Yield

Soybeans - 5.77 Base Acres - 48 PLC Yield

Total Base Acres - 47.0

*Estimated division of base acres between Tract 1 and Tract 2



TRACT 3 - 78.45 +/- ACRES



AERIAL MAP



TOPOGRAPHY MAP



SOILS MAP



Tract 3

Total Acres (Per Assessor) - 78.45 +/-
Irrigated Acres - 75.74 +/-
Grassland Acres - 0.77 +/-
Other Acres - 1.94 +/-

Real Estate Taxes - \$2,765.02

Legal Description - West 1/2 Northwest 1/4 Section 1, Township 15N, Range 5W

Driving Directions - Go west of Clarks to 24 Rd. Turn north and go roughly 5 miles to Z Rd. Keep going north 1/2 mile. Property is located on the east side of the road.

Irrigation Information

- 7 tower T&L pivot set up for roughly 250 GPM

Irrigation Equipment

- Well 1: G-050752 drilled in May 1976, 230 gpm, 8' static level, 30' pumping level, 34' well depth.
- Well 2: G-105390 drilled in Jan 1960, 200 gpm, 6' static level, 34' pumping level
- Well 3: G-140750 drilled in June 2006, 250 gpm, 10' static level, 22' pumping level, 33' well depth

FSA Information

Total Cropland Acres: 75.55

Wheat - 5.0 Base Acres 38 PLC Yield

Corn - 52.0 Base Acres - 160 PLC Yield

Total Base Acres - 57.0



AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 239.12 more or less acres in Merrick County, NE. The 239.12 more or less acres will be offered in three (3) individual tracts. 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 Seller's approval or rejection.

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 15, 2022, or as soon as applicable.

POSSESSION: Possession will be given at closing. Subject to current leases and tenant rights. Current lease on land ends March 1, 2023. Grain bin lease ends September 1, 2023.

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 and Buyer(s). Community Title 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): Michael and Connie Ziemba, Margaret Church, Leo and Lynn Ziemba



YOUR LOCAL LAND PROFESSIONALS



Tract 3



866.995.8067
415 W. 4th Ave. PO Box 1098
Holdrege, NE 68949
AgWestLand.com

