



LAND AUCTION

**528 +/- ACRES
HARLAN COUNTY, NE
OFFERED IN 3 TRACTS**

THURSDAY, DECEMBER 1ST AT 10 A.M.

**PHELPS COUNTY AG CENTER
1308 2ND STREET
HOLDREGE, NE 68949**

BID ONLINE: BID.AGWESTLAND.COM

**PRODUCTIVE IRRIGATED
FARMS LOCATED IN A STRONG
FARMING COMMUNITY**



Tract 1



Tract 2



Tract 3

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



JEFF MOON, ALC

FARM & RANCH SPECIALIST

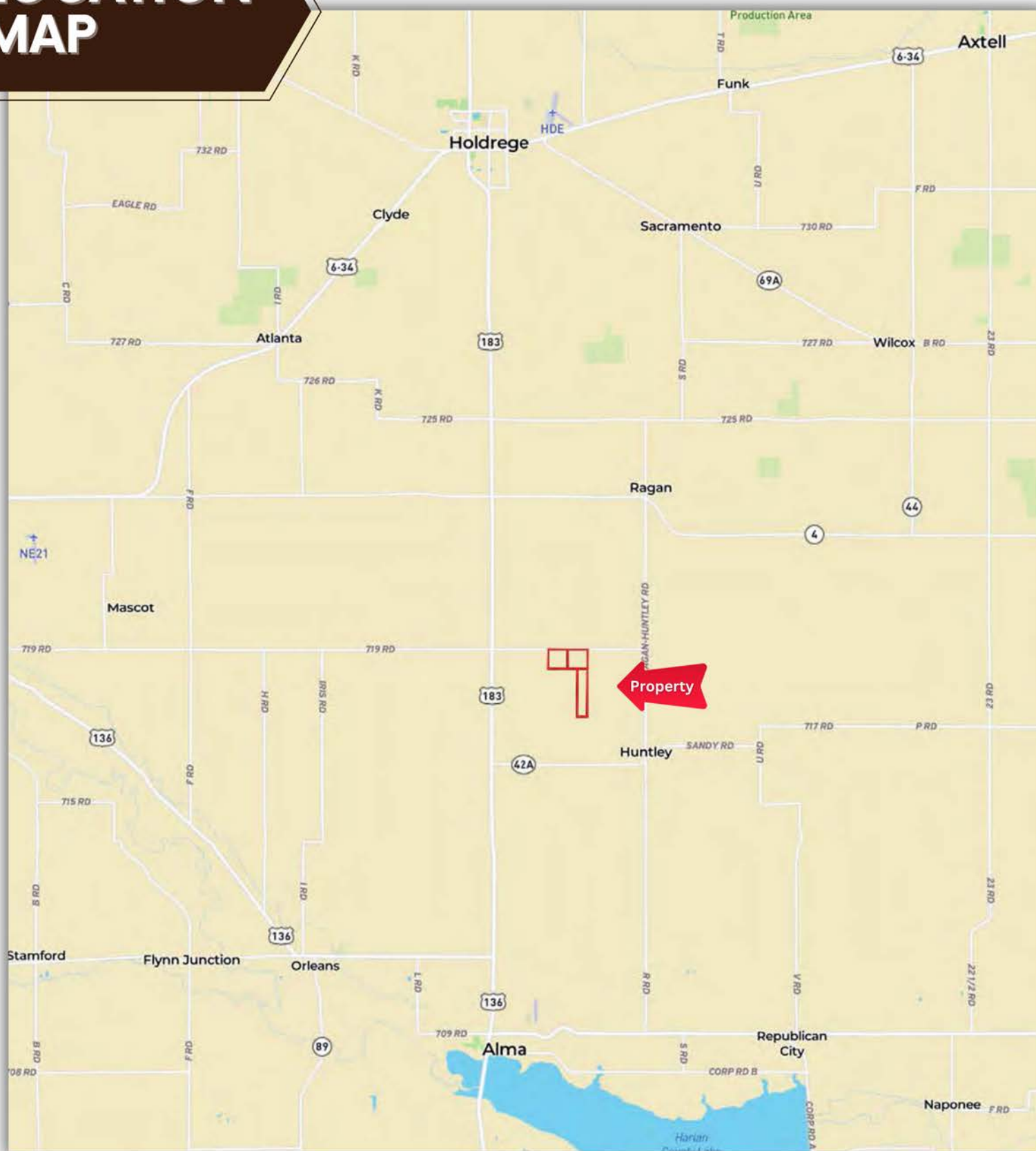
HOLDREGE, NEBRASKA

(308) 627-2630

JEFF.MOON@AGWESTLAND.COM

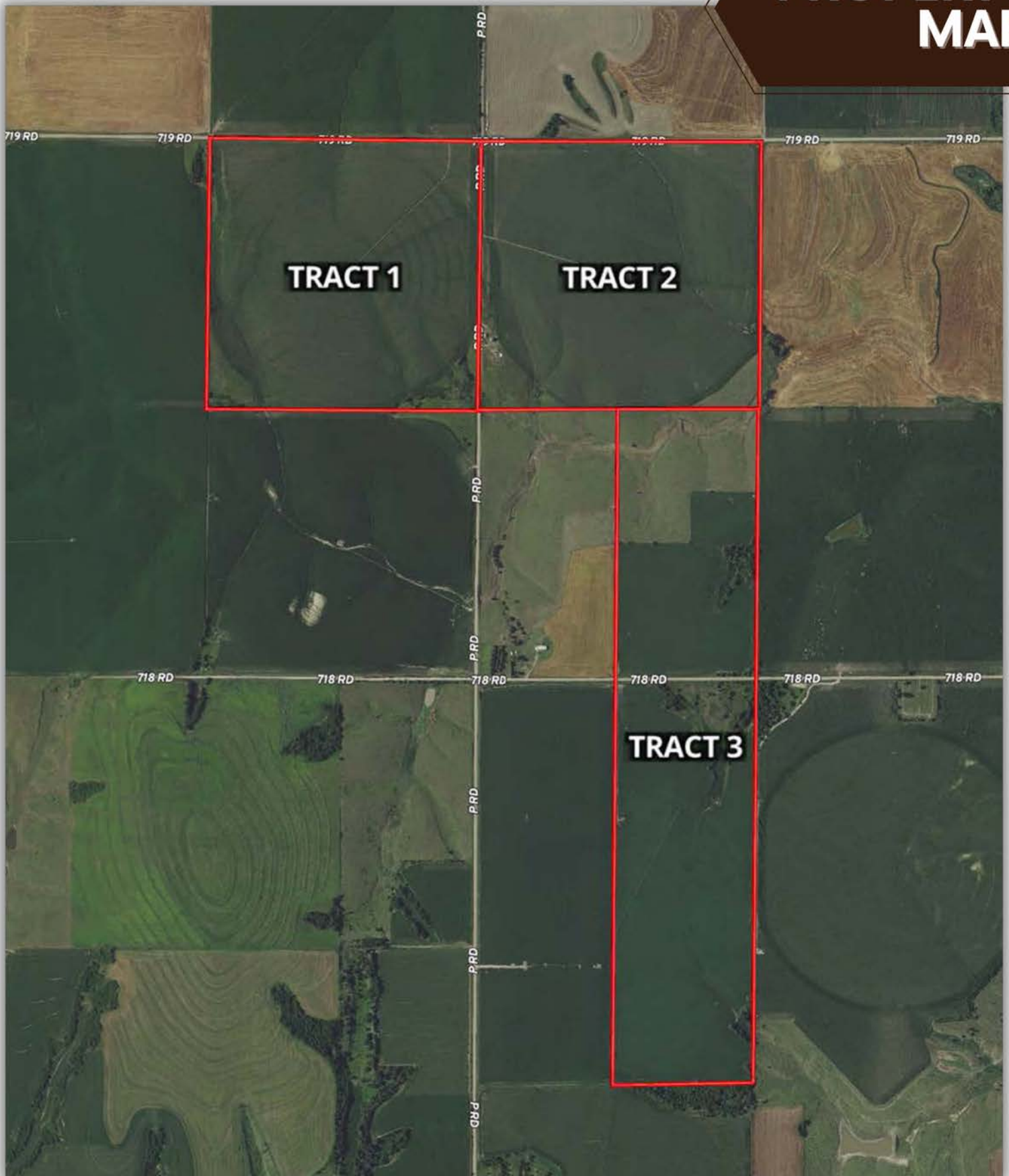


LOCATION MAP



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.

PROPERTY MAP





TRACT 1

TOTAL ACRES (PER ASSESSOR) - 161.00 +/-

Irrigated Acres - 133.00 +/-

Dryland Acres - 12.00 +/-

Grass Acres - 12.00 +/-

Other Acres - 4.00 +/-

REAL ESTATE TAXES - \$ 5,291.88

LEGAL DESCRIPTION - Northeast 1/4 Section 10, Township 3 North, Range 18 West

DRIVING DIRECTIONS - From Holdrege, NE travel south on Highway 183 for 13 miles and head east on 719 Road for 2 miles. The farm will be on the southwest corner of 719 Road and P Road.

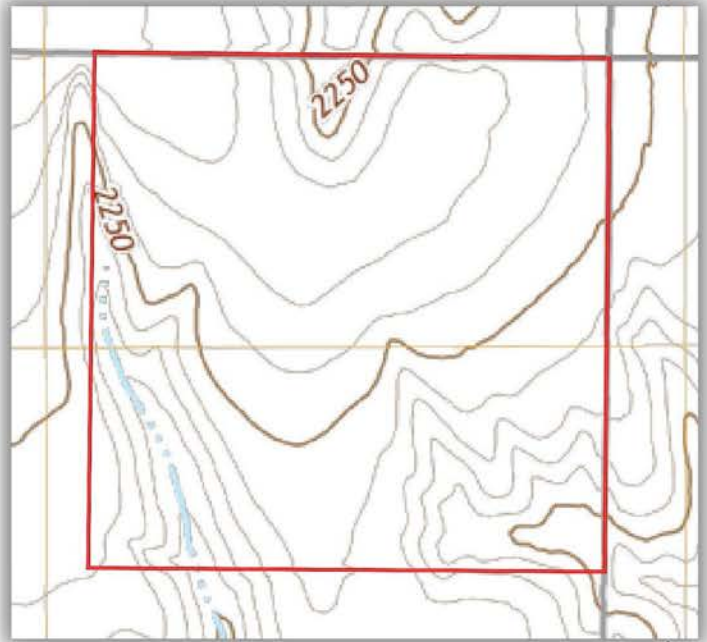
WELL INFORMATION - G-068080, drilled March 1982, 1,400 gpm, 191' static level, 221' pumping level, 320' well depth.

IRRIGATION INFORMATION - 10-tower Zimmatic pivot, Caterpillar power unit, diesel tanks, gearhead, well shed, and generator included.

FSA INFORMATION - Total Cropland Acres: 468.3
Wheat - 70.8 Base Acres - 48 PLC Yield
Corn - 356.1 Base Acres - 187 PLC Yield
Grain Sorghum - 35.1 Base Acres - 79 PLC Yield
Total Base Acres: 462

**Base acres from all tracts are combined. Base acres to be prorated across all acres after closing.





Located in the Lower Republican NRD and has certified irrigation rights for 131.2 acres.

Water use in the area is regulated and the 2023 allocation for the next five years is 45".

In addition, the farm has 9" of carryover from the previous allocation.

For more information, please contact the Lower Republican Natural Resources District, (308) 928-2182.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	96.35	60.01	0	70	2e
2810	Uly and Coly silt loams, 11 to 30 percent slopes	24.55	15.29	0	65	6e
2526	Coly and Nuckolls silt loams, 11 to 30 percent slopes, eroded	13.66	8.51	0	56	6e
2574	Nuckolls and Uly silt loams, 11 to 17 percent slopes	11.26	7.01	0	63	6e
4123	Holdrege and Uly soils, 3 to 7 percent slopes, eroded	8.55	5.33	0	68	3e
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	6.18	3.85	0	66	4e
TOTALS		160.55(*)	100%	-	67.29	3.36

(*) 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.



TRACT 2

TOTAL ACRES (PER ASSESSOR) - 161.00 +/-

Irrigated Acres - 132.00 +/-

Dryland Acres - 16.00 +/-

Grass Acres - 8.00 +/-

Other Acres - 5.00 +/-

REAL ESTATE TAXES - \$ 5,398.29

LEGAL DESCRIPTION - Northwest 1/4 Section 11, Township 3 North, Range 18 West

DRIVING DIRECTIONS - From Holdrege, NE travel south on Highway 183 for 13 miles and head east on 719 Road for 2 miles. The farm will be on the southeast corner of 719 Road and P Road.

WELL INFORMATION - G-068081, drilled April 1982, 1,640 gpm, 147' static level, 167' pumping level, 280' well depth.

IRRIGATION INFORMATION - 10-tower Zimmatic pivot, Caterpillar power unit, diesel tanks, gearhead, well shed, and generator included.

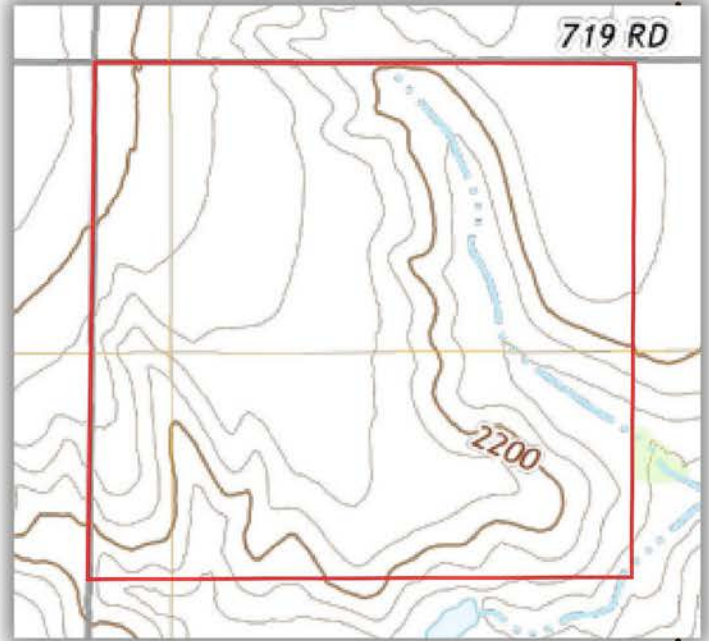
FSA INFORMATION - Total Cropland Acres: 468.3
Wheat - 70.8 Base Acres - 48 PLC Yield
Corn - 356.1 Base Acres - 187 PLC Yield
Grain Sorghum - 35.1 Base Acres - 79 PLC Yield
Total Base Acres: 462

**Base acres from all tracts are combined. Base acres to be prorated across all acres after closing.

ADDITIONAL INFORMATION -

20,000 +/- bushel grain bin included in the sale.





Located in the Lower Republican NRD and has certified irrigation rights for 132 acres.

Water use in the area is regulated and the 2023 allocation for the next five years is 45".

In addition, the farm has 9" of carryover from the previous allocation.

For more information, please contact the Lower Republican Natural Resources District, (308) 928-2182.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	60.93	36.89	0	70	2e
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	53.27	32.26	0	66	4e
2810	Uly and Coly silt loams, 11 to 30 percent slopes	24.96	15.11	0	65	6e
4123	Holdrege and Uly soils, 3 to 7 percent slopes, eroded	21.45	12.99	0	68	3e
3553	Hobbs silt loam, frequently flooded	3.89	2.36	0	54	6w
2574	Nuckolls and Uly silt loams, 11 to 17 percent slopes	0.64	0.39	0	63	6e
2526	Coly and Nuckolls silt loams, 11 to 30 percent slopes, eroded	0.01	0.01	0	56	6e
TOTALS		165.15(*)	100%	-	67.29	3.49

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TRACT 3

TOTAL ACRES (PER ASSESSOR) - 206.00 +/-

Irrigated Acres - 149.00 +/-

Grass Acres - 55.00 +/-

Other Acres - 2.00 +/-

REAL ESTATE TAXES - \$ 7,077.03

LEGAL DESCRIPTION - East 1/2 Southwest 1/4 Section 11, East 1/2 Northwest 1/4 & Northeast 1/4 Southwest 1/4 Section 14, all in Township 3 North, Range 18 West

DRIVING DIRECTIONS - From Holdrege, NE travel south on Hwy 183 for 13 miles and head east on 719 Road for 2 miles, travel south 1 mile to 718 Road and head east a 1/4 mile. The farm will be on the north and south side of 718 Road.

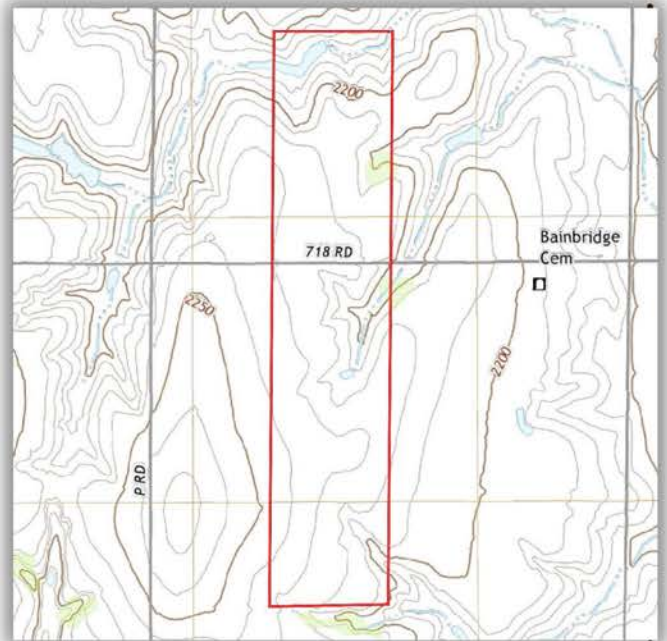
WELL INFORMATION - A-005435, Drilled July 1953, 1,000 gpm

IRRIGATION INFORMATION - 8-tower Valley pivot, Caterpillar power unit, diesel tanks, gearhead, well shed, and generator included.

FSA INFORMATION - Total Cropland Acres: 468.3
Wheat - 70.8 Base Acres - 48 PLC Yield
Corn - 356.1 Base Acres - 187 PLC Yield
Grain Sorghum - 35.1 Base Acres - 79 PLC Yield
Total Base Acres: 462

**Base acres from all tracts are combined. Base acres to be prorated across all acres after closing.





Located in the Lower Republican NRD and has certified irrigation rights for 149.1 acres.

Water use in the area is regulated and the 2023 allocation for the next five years is 45".

In addition, the farm has 9" of carryover from the previous allocation.

For more information, please contact the Lower Republican Natural Resources District, (308) 928-2182.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	116.42	56.02	0	70	2e
2574	Nuckolls and Uly silt loams, 11 to 17 percent slopes	54.37	26.16	0	63	6e
2526	Coly and Nuckolls silt loams, 11 to 30 percent slopes, eroded	10.71	5.15	0	56	6e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	8.65	4.16	0	78	2e
2819	Uly silt loam, 3 to 11 percent slopes	7.63	3.67	0	76	4e
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	4.73	2.28	0	66	4e
2810	Uly and Coly silt loams, 11 to 30 percent slopes	3.09	1.49	0	65	6e
9999	Water	2.2	1.06	0	-	-
TOTALS		207.82(*)	100%	-	67.09	3.45

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AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 528 more or less acres in Harlan County, NE. The 528 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 Sellers' 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 28th, 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 and Buyer(s). Phelps County 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.



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.





Tract 1



Tract 2



Tract 3



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