



ONLINE LAND AUCTION

110.39 +/- ACRES OF GRASSLAND LINCOLN COUNTY, NEBRASKA

BIDDING OPENS
MAY 29TH
1:30 PM CDT

AGWEST LAND BROKERS AGENTS WILL
BE PRESENT TO HELP BUYERS IN
PERSON ON JUNE 2ND AT 12:30 PM AT:

STAPLETON COMMUNITY CTR
236 MAIN STREET
STAPLETON NE 69163

BIDDING CLOSES
JUNE 2ND
1:30 PM CDT

Bid online at Bid.AgWestLand.com

Cord Hesseltine
Farm & Ranch Specialist
Valentine, Nebraska
Cord.Hesseltine@AgWestLand.com
308.539.2192

Call for more information about this auction.





PROPERTY

DESCRIPTION



Located in northeastern Lincoln County, NE sits 110.39 +/- acres of well-managed grassland with scenic views and building potential. The property has been cross fenced into two separate pastures with all newer interior and exterior fences.

The property has ease of access from East Garfield Table Road, which is a blacktop road that connects to US Hwy 83 to the west. Electricity and fiberoptic is located all along the north boundary line for anyone who is looking to build their dream country home. There are no current leases in place, so the property is open for the current grazing season. Water has been provided from the neighbors well in the past, as there is a livestock tank located along the east boundary line.

LEGAL DESCRIPTION

PART OF THE NORTH HALF (1/2) SECTION SIXTEEN (16)
TOWNSHIP SIXTEEN (16) NORTH RANGE TWENTY-SEVEN (27)
WEST OF THE 6TH P.M. LINCOLN COUNTY NEBRASKA

PROPERTY TAXES

TO BE DETERMINED



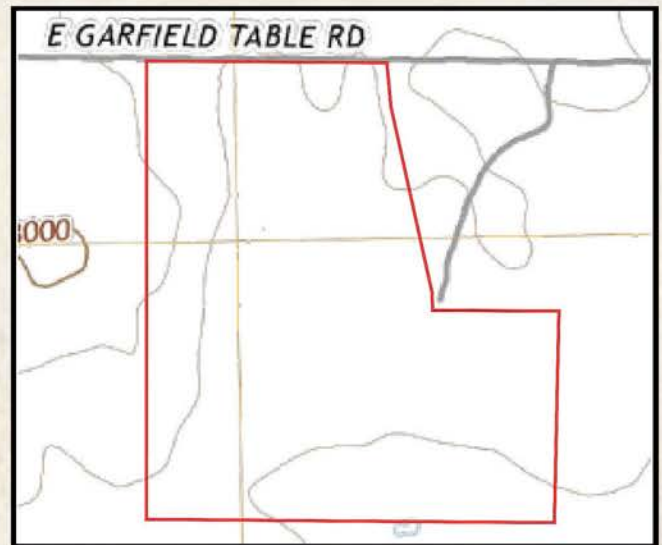
****PLEASE NOTE:** Agent is also an owner of the property.



PROPERTY DIRECTIONS

FROM SINCLAIR IN STAPLETON NE-
TRAVEL SOUTH ON US HIGHWAY 83 FOR 9
MILES. TURN LEFT ON TO EAST GARFIELD
TABLE ROAD AND TRAVEL 7.5 MILES.
PROPERTY IS ON THE SOUTH SIDE OF THE
ROAD.

- 25 MILES FROM NORTH PLATTE, NE
- 16.5 MILES FROM STAPLETON, NE
- 16 MILES FROM ARNOLD, NE



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	84.5	80.28	11	16	6e
2591	Hersh and Anselmo soils, 11 to 30 percent slopes	17.95	17.05	0	35	6e
2832	Uly-Coly silt loams, 6 to 11 percent slopes	2.17	2.06	0	71	4e
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	0.46	0.44	0	49	3e
9002	Anselmo fine sandy loam, 1 to 3 percent slopes	0.19	0.18	0	40	2e
TOTALS		105.2 7(*)	100%	8.83	20.56	5.94

ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 110.39 more or less acres in Lincoln County, NE. The 110.39 more or less acres will be offered in one (1) individual tract. Online bidding will take place beginning at 1:30 pm CDT Monday, May 29, 2023 and will "soft close" at 1:30 pm CDT Friday, June 2, 2023. At 1:30 pm CDT on Friday, June 2, 2023, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at Stapleton Community Center in Stapleton, NE on June 2, 2023 from 12:30 pm 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 July 5, 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. Title Services of the Plains in North Platte, Nebraska will be the closing agent.

POSSESSION: Possession will be given at closing and funding.

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 of the Property shall be required and the purchase price set forth herein is not based upon actual surveyed acres.

MINERAL RIGHTS: All mineral rights owned by Seller, if any, 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: Cord & Kylee Hesseltine



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