



LAND AUCTION

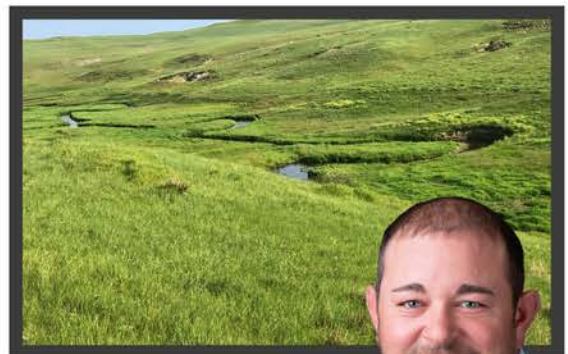
**1,787.87 +/- GRASSLAND ACRES
SHERIDAN COUNTY, NE**

**MONDAY, JUNE 26TH
10 AM MST (11 AM CST)**

**HENRY DAVIS AMERICAN LEGION POST 161
206 SPRAGUE ST
RUSHVILLE, NE 69360**

BID ONLINE: BID.AGWESTLAND.COM

**CONTIGUOUS
SANDHILLS PASTURE**



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

Tommy Wiles

**Farm & Ranch Specialist
Gordon, Nebraska**

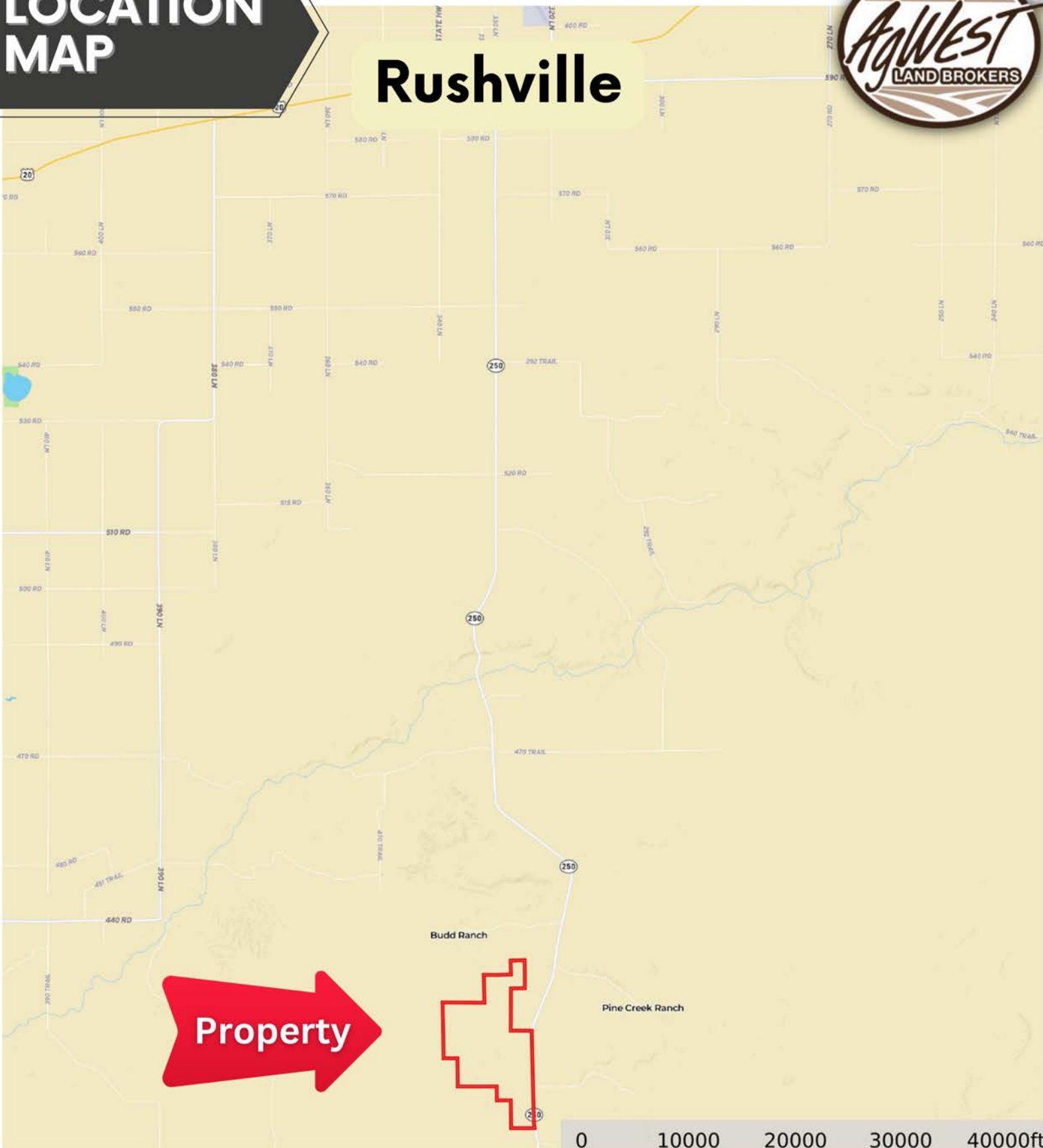
**Tommy.Wiles@AgWestLand.com
308.360.2030**



LOCATION MAP



Rushville

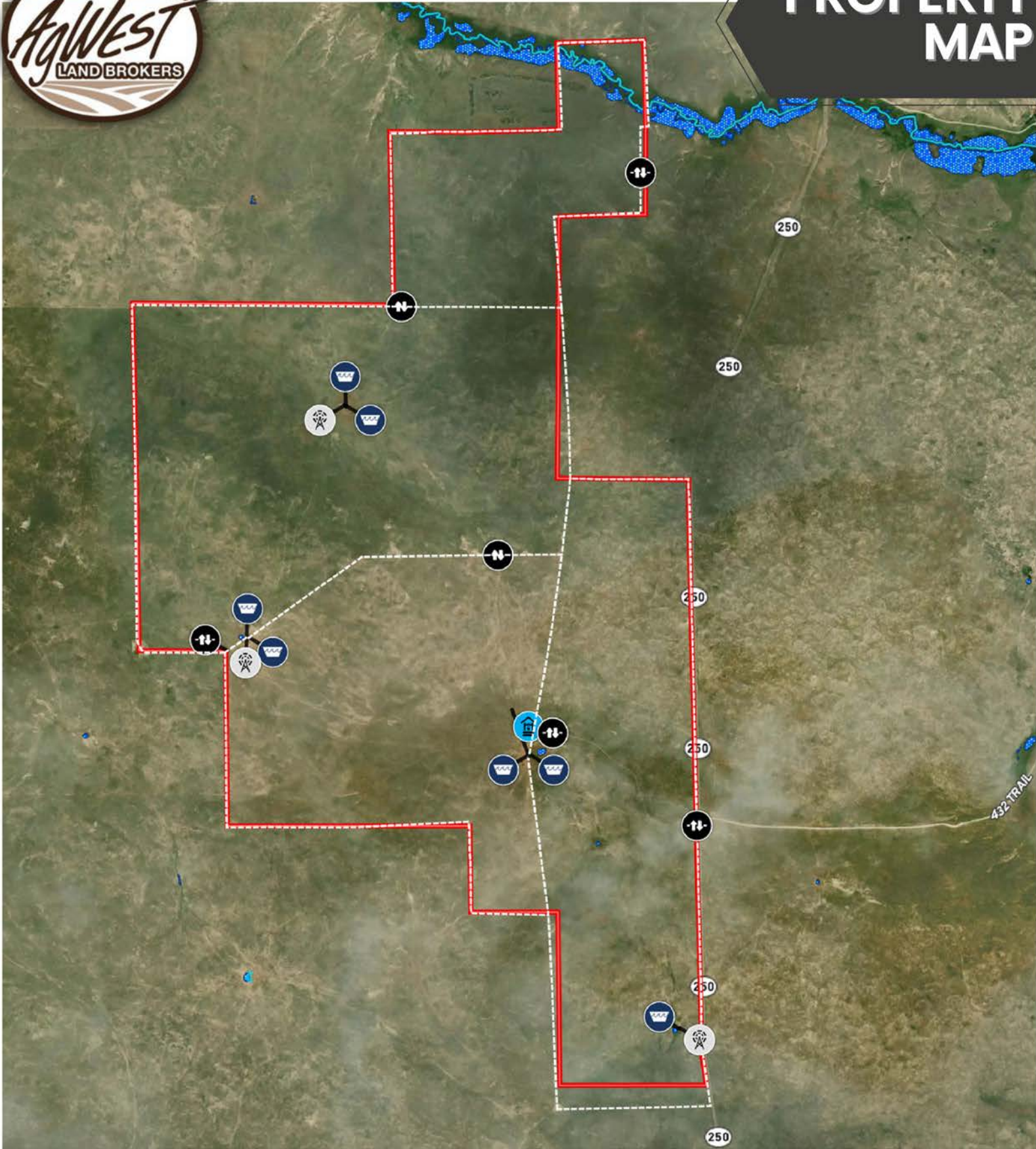


Access is key and access doesn't get much better with the majority of this 1,787.87 +/- acres sitting right along Hwy NE-250 between Rushville and Lakeside, NE.

DRIVING DIRECTIONS - From Rushville, head south on to NE-250 S/Chamberlain Ave for 18 miles. Property is on the west side of NE-250.



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.

PROPERTY DETAILS

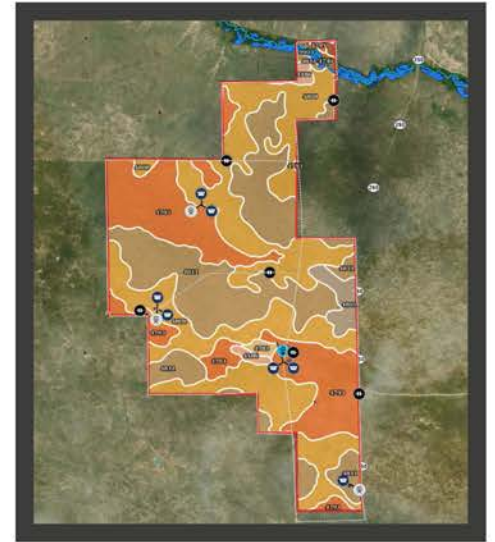
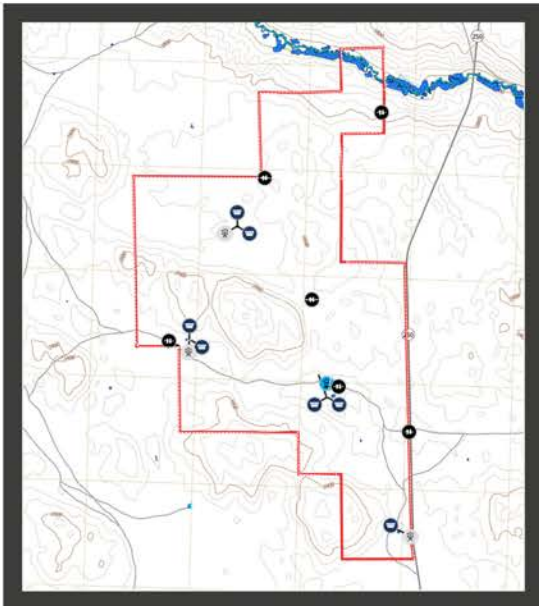
**TOTAL ACRES
(PER ASSESSOR) -** 1,787.87 +/-

REAL ESTATE TAXES - \$ 10,751.10

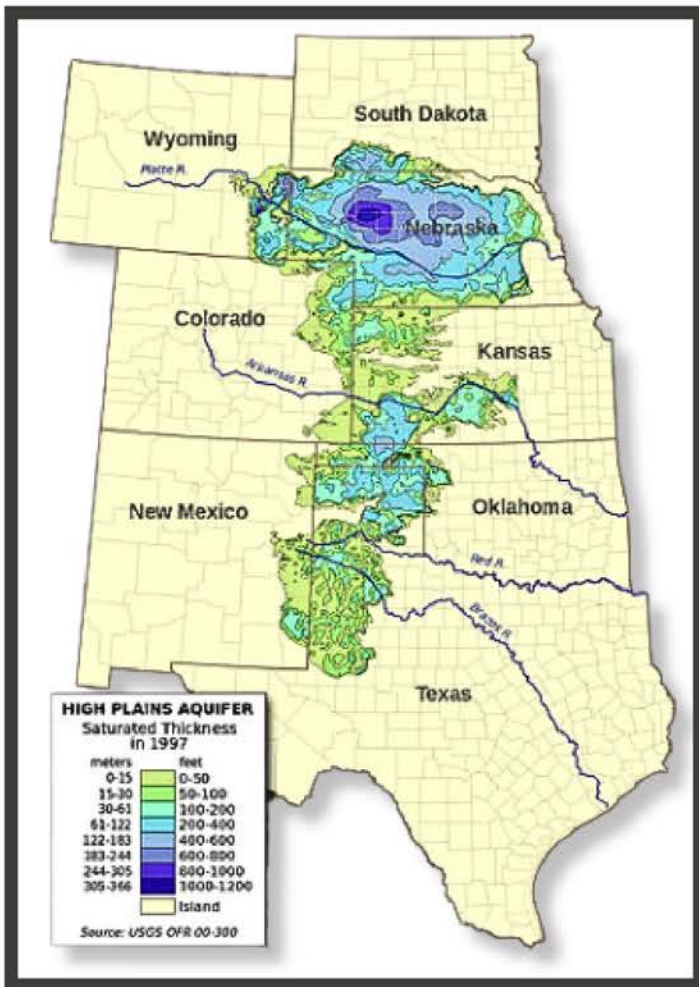
LEGAL DESCRIPTION - Township 29 North – Range 44 West of the 6th P.M., Sheridan County, Nebraska Section 14: SE1/4 SW1/4 (39.59 +/- Acres)
Section 23: W1/2 W1/2 & NE1/4 NW1/4 (198.65 +/- Acres)
Section 22: E1/2 NE1/4 & S1/2 (396.86 +/- Acres)
Section 26: NW1/4 & NE1/4, W OF HWY ROW (197.4 +/- Acres) Section 26: S1/2, W OF HWY 250 (198.83 +/- Acres)
Section 27: E1/2 SW1/4 & SE1/4 (232.33 +/- Acres)
Section 27: N1/2 (308.67 +/- Acres)
Section 35: N1/2 NW1/4, SE1/4 NW1/4, NE1/4 SW1/4, NE1/4 & N1/2 SE1/4, W OF HWY 250 (215.54 +/- Acres)

WELL INFORMATION - G-217962, Drilled 2012,
1,000 gpm, 112' well depth

G-266624, Drilled 2021,
63' static level, 145' well depth



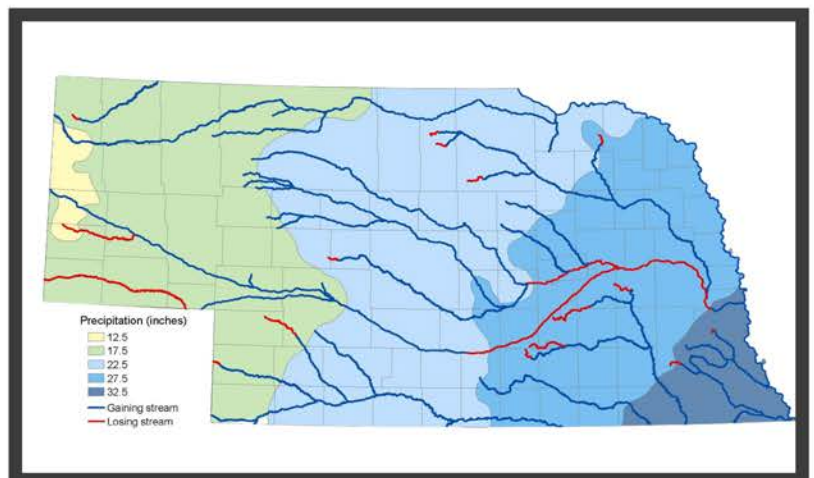
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4808	Valentine fine sand, rolling, 9 to 24 percent slopes, dry	705.16	39.25	0	13	6e
4811	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes, dry	538.73	29.99	0	10	6e
4793	Valentine fine sand, 3 to 9 percent slopes, dry	460.06	25.61	0	16	6e
4801	Valentine fine sand, hilly, 24 to 60 percent slopes, dry	43.46	2.42	0	3	7e
4486	Dunday loamy fine sand, 0 to 3 percent slopes, dry	20.22	1.13	0	18	4e
4740	Tryon fine sandy loam, 0 to 3 percent slopes	11.12	0.62	29	17	5w
4783	Valentine fine sand, 0 to 3 percent slopes, dry	10.43	0.58	0	16	6e
4718	Orpha-Rock outcrop complex, 30 to 60 percent slopes	3.95	0.22	0	2	7e
9903	Fluvaquents, sandy, frequently flooded	3.19	0.18	6	2	8w
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	0.32	0.02	11	16	6e
TOTALS		1796.64(*)	100%	0.19	12.68	6.0



This property features beautiful sunrises and sunsets with a variety of wildlife including whitetail deer, mule deer, bobcats, and antelope traveling through! The rolling Sandhills, with occasional pockets, make for an excellent spot and stock deer hunting haven! On top of that, just 6.5 miles south is home to Smith Lake known for fishing in the summer and excellent ice fishing in the winter.

With highway access directly off Highway NE-250 and powerlines running through it, this land makes for a great getaway spot for a home or a hunting cabin to be built along the .7 miles of Pine Creek.

The soils are mostly Valentine fine sandy loam rolling and hilly offering grasses that may include Little Bluestem, Sand Bluestem, Switchgrass & Sand Lovegrass. The pasture is cross fenced to offer four separate pastures for rotational grazing with excellent water sources in each, with three windmills, a solar well, and just over .7 miles on Pine Creek winding through the north end of the north pasture for water. Fences have been well maintained by the owners year-round, along with excellent noxious weed control throughout the ground.



SMITH LAKE



Smith Lake Wildlife Management Area offers a 222-acre lake, surrounding marshy and grasslands, and some wooded habitats. Offering a concrete boat ramp and dock, a primitive campground, and picnic area. Smith Lake is known for fishing in the summer and a great ice fishing lake in the winter. You can expect to catch yellow perch, bluegill, black bullhead, and sunfish.



It's a no-wake zone, with boat speeds restricted to 5 mph. The 222-acre lake is surrounded by a wildlife management area where hunting is allowed for deer, dove, grouse, pheasant, rabbits, turkeys, and waterfowl. It's a popular destination for birding. Avid observers report seeing grebes, terns, woodpeckers, phoebes, bluebirds, bobolinks, red-winged blackbirds, long-eared owls, black-necked stilts, piping plover, and marbled godwit.



AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 1,787.87 more or less acres in Sheridan County, NE. The 1,787.87 more or less acres will be offered in one (1) individual tract. There will be open bidding until the close of the auction.

ACCEPTANCE OF BID PRICES: The successful bidder 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 July 26th, 2023, or as soon as applicable.

POSSESSION: Possession will be given at closing.

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 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.

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

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.

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 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. If you have trouble placing your online bid, immediately call Jeff Moon at (308) 627-2630 for assistance in placing your bid.

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.

SELLERS: Tenda R. & Jonathan M. Nielson



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AgWestLand.com

