

LIVE & ONLINE LAND AUCTION

152.49 +/- ACRES IN MERRICK COUNTY, NE

**FRIDAY, SEPTEMBER 15TH
10:00 A.M. CST**

**CHAPMAN COMMUNITY HALL
203 9TH STREET
CHAPMAN, NE 68827**

Bid online at Bid.AgWestLand.com

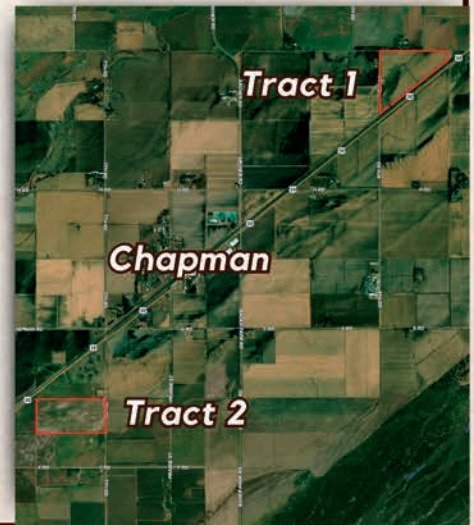


Kraig Urkoski

**Farm & Ranch Specialist
Clarks, Nebraska**

**Kraig.Urkoski@AgWestLand.com
308.548.8431**

Call for more information about this auction.



TRACT 1

74.68 +/- Acres

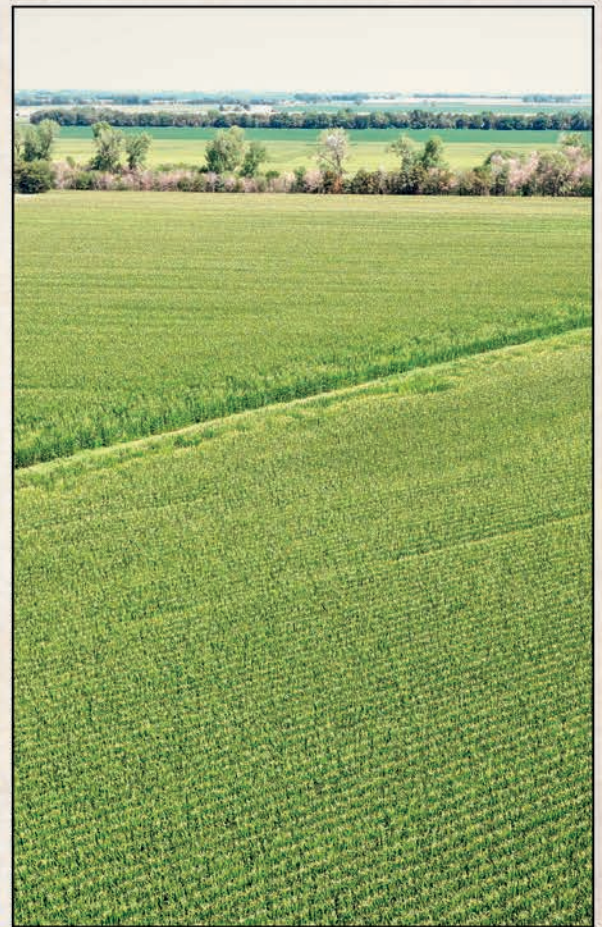
TRACT 2

77.81 +/- Acres

AgWest Land Brokers is proud to offer these productive Merrick County farms for sale near Highway 30. These farms, located close to multiple elevators and ethanol plants, would make a great investment opportunity. These flat and productive parcels are perfect for a first-time buyer or for those looking to expand their existing operations. Don't miss out on this excellent chance to invest in a prime piece of real estate.

AGWESTLAND.COM

TRACT 1



IRRIGATED FARM

TOTAL ACRES (PER ASSESSOR) - 74.68 +/-

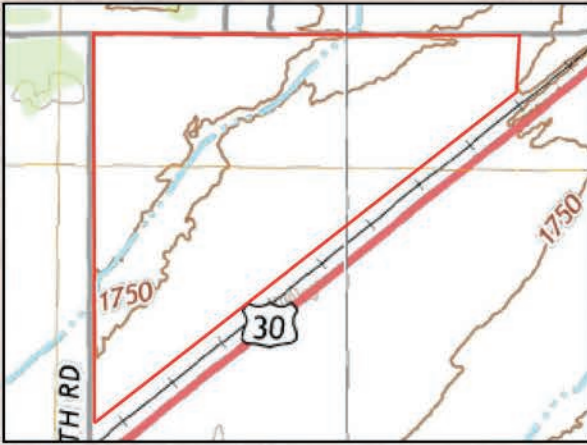
- IRRIGATED ACRES - 70.71 +/-
- OTHER ACRES - 3.97 +/-

ESTIMATED PROPERTY TAXES - \$3,655.78

FSA INFORMATION

CONTACT KRAIG FOR FSA BASE ACRES AND PLC YIELD.

LEGAL DESCRIPTION - PART OF THE NORTHWEST 1/4 NORTH OF RAILROAD SECTION 4, TOWNSHIP 12 NORTH, RANGE 7 WEST



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8503	Lex loam, occasionally flooded	36.57	44.95	0	31	3w
8403	Alda loam, occasionally flooded	23.76	29.2	0	29	3w
6529	Janude sandy loam, very rarely flooded	21.04	25.86	0	55	2e
TOTALS		81.37(*)	100%	-	36.63	2.74

(*) 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.

IRRIGATION INFORMATION

- LOCATED IN THE CENTRAL PLATTE NATURAL RESOURCE DISTRICT AND HAS CERTIFIED IRRIGATION RIGHTS FOR 70.71 +/- ACRES.

ADDITIONAL INFORMATION

WELL G-196961 & WELL G-196962 WERE DRILLED IN JANUARY OF 1950 AND PUMP 450 GPM.

PROPERTY DIRECTIONS

TAKE HIGHWAY 30 EAST FROM THE EDGE OF CHAPMAN, NE TO ARCHER ROAD. TURN NORTH AND TAKE ARCHER ROAD ROUGHLY 1 1/2 MILES TO "I" ROAD. TURN EAST AND GO APPROXIMATELY 1 MILE. THE PROPERTY IS LOCATED TO THE SOUTHEAST OF THIS INTERSECTION.

TRACT 2



DRYLAND FARM

TOTAL ACRES (PER ASSESSOR) - 77.81 +/-

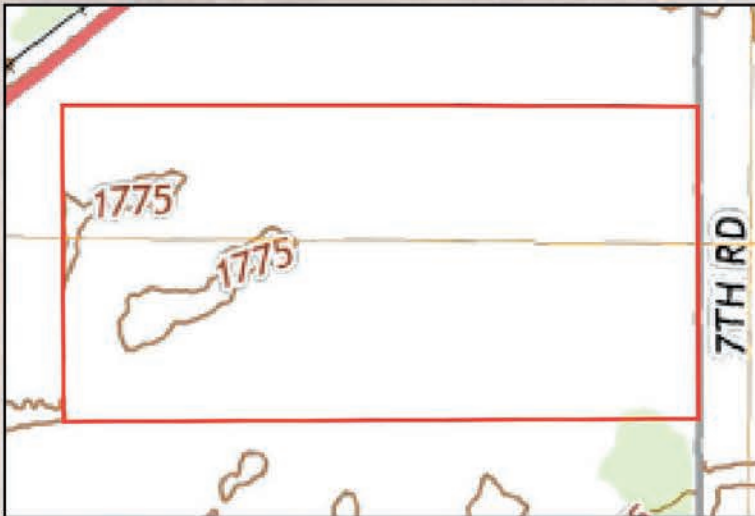
- DRYLAND ACRES - 76.84 +/-
- OTHER ACRES - .97 +/-

ESTIMATED PROPERTY TAXES - \$2,172.54

FSA INFORMATION

CONTACT KRAIG FOR FSA BASE ACRES AND PLC YIELD.

LEGAL DESCRIPTION - NORTH 1/2
SOUTHEAST 1/4 SECTION 13, TOWNSHIP
12 NORTH, RANGE 8 WEST



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8405	Alda sandy loam, occasionally flooded	31.77	40.86	0	33	3w
8403	Alda loam, occasionally flooded	31.06	39.94	0	29	3w
6529	Janude sandy loam, very rarely flooded	14.92	19.19	0	55	2e
TOTALS		77.75(*)	100%	-	35.62	2.81

(*) 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.

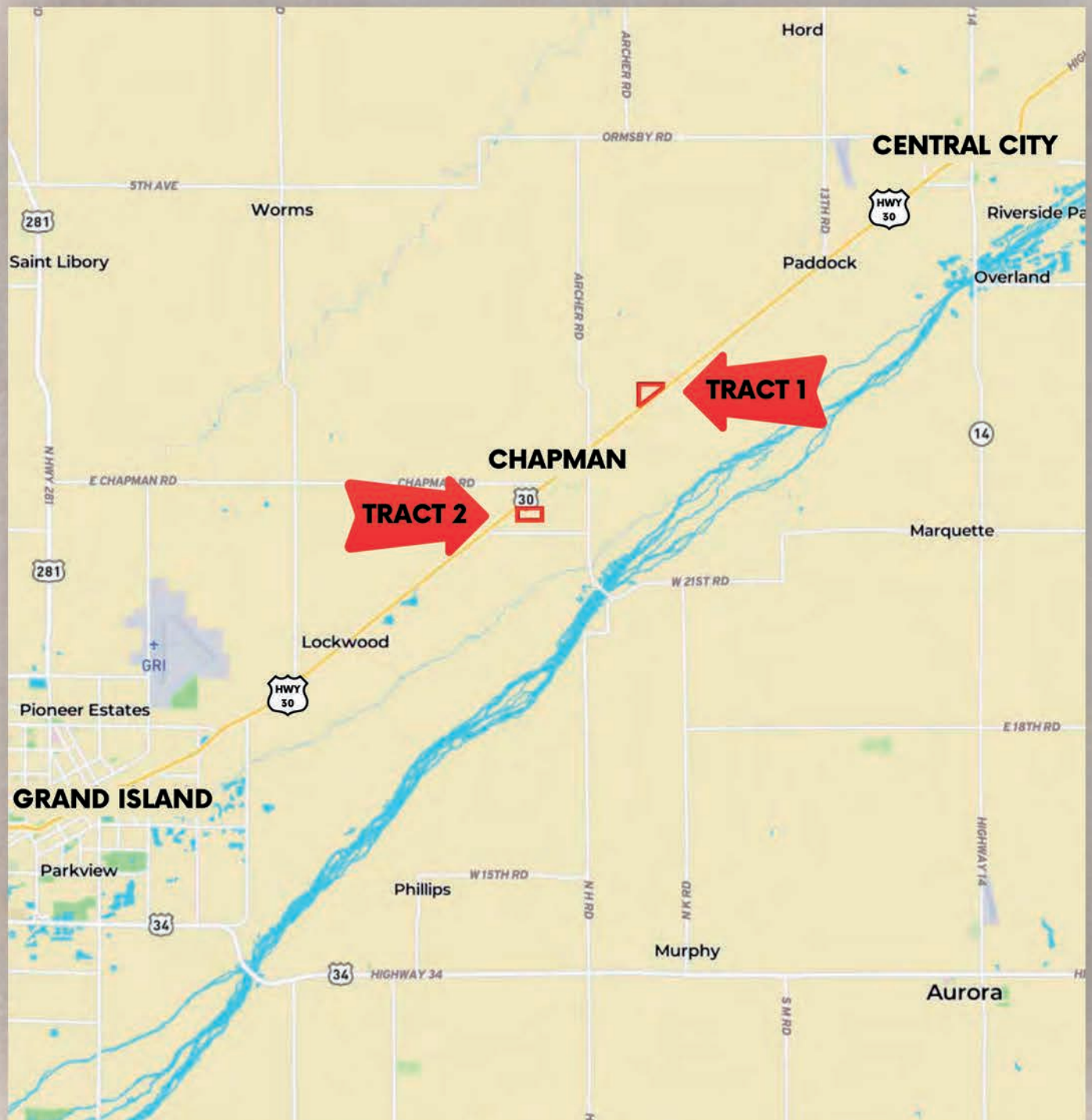
ADDITIONAL INFORMATION

ONE INACTIVE WELL IS LOCATED ON THE PROPERTY.

PROPERTY DIRECTIONS

TAKE HIGHWAY 30 FROM THE WEST EDGE OF CHAPMAN, NE TO 7TH ROAD. TURN SOUTH AND GO ROUGHLY 1/2 MILE. THE PROPERTY IS LOCATED ON THE WEST SIDE OF THE ROAD.

LOCATION MAP



FARM LOCATION

BOTH FARMS ARE LOCATED JUST OFF HIGHWAY 30 ON EITHER SIDE OF CHAPMAN, NE.

ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 152.49 more or less acres in Merrick County, NE. The 152.49 more or less acres will be offered in two (2) 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(s) financing. Buyer(s) 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 October 31st, 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(s) or Buyer(s). 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: 2023 and prior years taxes paid by Seller. All 2024 and 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(s).

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(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. 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: Kathy Yutesler, Karrie Hanrahan, Kim Griger, Shannon M. Barry, Richard Baese, Nancy L. Baese, John Baese, and F. Joanne Wiegel



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.



Jeff Moon, ALC



Cord Hesseltine



Kraig Urkoski



Clayton Esslinger



Ted Baum



Joel Grams



Tommy Wiles



Kory Koch



Mark Gustafson



Mikayla Boge



Barry Geweke



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