

ONLINE ONLY LAND AUCTION

**BIDDING OPENS
NOVEMBER 22ND
10:00 AM CDT**

**BIDDING CLOSES
NOVEMBER 29TH
10:00 AM CDT**



80.13 +/- ACRE

DRYLAND FARM

NORTON COUNTY, KANSAS

LOCATED NEAR THE KANSAS/NEBRASKA STATE LINE, THIS BEAUTIFUL 80 +/- ACRE DRYLAND TRACT SITS JUST OFF HIGHWAY 283 ALONG COUNTY ROAD E. WITH 78 +/- TILLABLE ACRES DIVIDED BETWEEN GREEN WHEAT AND CORN, THIS GENTLY ROLLING LANDSCAPE SPANS MOST OF THE FARM OFFERING PRIME CLASS II HOLDREGE SILT LOAM SOILS. POSSESSION IS IMMEDIATE UPON THE HARVEST OF CROPS. DON'T MISS OUT ON THIS GREAT OPPORTUNITY TO OWN A QUALITY INVESTMENT PROPERTY OR ADD ACRES TO YOUR FARM PORTFOLIO.

AGWEST LAND BROKERS AGENTS WILL BE PRESENT TO HELP BUYERS IN PERSON ON NOVEMBER 29TH AT 9 AM AT:

THE LOFT
101 S. STATE STREET
NORTON, KS 67654
(SECOND FLOOR)

BID ONLINE AT BID.AGWESTLAND.COM

CLAYTON ESSLINGER

Farm & Ranch Specialist
Norton, Kansas

☎ 785-202-2066

✉ Clayton.Esslinger@AgWestLand.com

**Call for more information about this auction.*





TOTAL ACRES (PER APPRAISER) - 80.13 +/-

DRYLAND ACRES - 78.00 +/-

RECREATIONAL ACRES - 2.13 +/-

PROPERTY TAXES - \$779.00

LEGAL DESCRIPTION - E2 SW4 LESS RD R/W,
SECTION 24, TOWNSHIP 01, RANGE 23

CURRENT LEASES

THE CURRENT TENANT HAS BEEN GIVEN PROPER
NOTIFICATION FOR THE LEASE TO BE TERMINATED.
BUYER WILL ASSUME SELLER'S 1/3 INTEREST IN
WHEAT CROP AND EXPENSES.

FSA INFORMATION

TOTAL CROPLAND ACRES: 76.15 +/-

WHEAT - 32.02 BASE ACRES - 55 PLC YIELD

CORN - 32.08 BASE ACRES - 92 PLC YIELD

TOTAL BASE ACRES - 64.10

MINERALS - ALL OWNED CONVEY.





PROPERTY DIRECTIONS

FROM NORTON, KANSAS, TRAVEL NORTH ON US HIGHWAY 283 FOR APPROXIMATELY 7 MILES. TURN EAST ON COUNTY ROAD E AND CONTINUE FOR 1.25 MILES. THE PROPERTY WILL BE LOCATED ON THE NORTH SIDE OF THE ROAD. SIGNS WILL BE POSTED.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	47.97	59.94	0	78	2e
2812	Uly silt loam, 10 to 20 percent slopes	16.65	20.8	0	68	6e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	14.75	18.43	0	65	4e
2819	Uly silt loam, 6 to 11 percent slopes	0.66	0.82	0	76	4e
TOTALS		80.03(*)	100%	-	73.51	3.22

(*) 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.

ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Online Only Auction for 80.13 more or less acres in Norton County, KS. The 80.13 more or less acres will be offered in one (1) individual tract. Online bidding will take place beginning at 10:00 am CDT Wednesday, November 22nd, 2023, and will "soft close" at 10:00 CDT Wednesday, November 29th, 2023. At 10:00 CDT on Wednesday, November 29th, 2023, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at The Loft in Norton, KS from 9:00 a.m. 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 Sellers' 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: 2023 and prior years taxes paid by Seller. All future taxes will be the responsibility of the Buyer.

CLOSING: Will take place on or before December 28th, 2023 or as soon as applicable.

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. Norton County Title Company, LLC will be the closing agent.

POSSESSION: Possession will be given at closing and funding. Subject to current lease and tenant rights.

CURRENT LEASES: The current tenant has been given proper notification for the lease to be terminated. Buyer will assume Seller's 1/3 interest in growing wheat crop and expenses.

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 will be provided by the Seller.

MINERAL RIGHTS: All mineral rights owned by Seller 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: Mongelli Family Trust



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