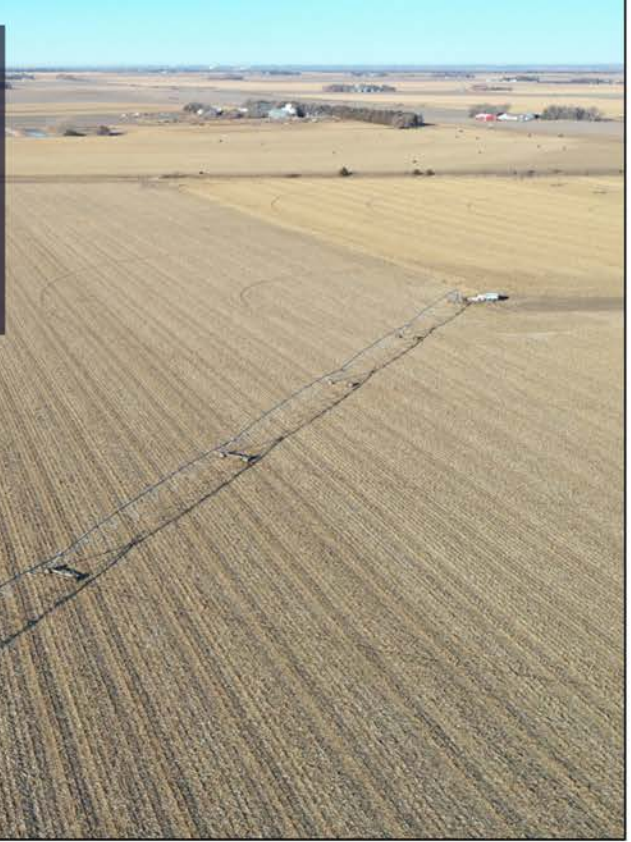


LIVE & ONLINE LAND AUCTION



**111.81 +/- ACRES
IRRIGATED FARM
POLK COUNTY, NE**

AgWest Land Brokers is proud to offer this highly productive, prime farm ground located on the outskirts of Polk, Nebraska. This nice laying farm is situated near multiple elevators and ethanol plants and has ample water supply to run a 3/4 swing pivot. Don't miss your chance to own this highly sought-after property by attending our upcoming auction.



**TUESDAY, JANUARY 30TH
1:00 P.M. CDT**

**NORTH 40 SEED COMPANY
355 LACLEDE STREET
POLK, NE 68654**

PROPERTY DIRECTIONS

Take Highway 66 west through Polk, NE to Laclede Street. Turn and go south about half a mile. The property is located on the west side of the road.

Kraig Urkoski

Farm & Ranch Specialist
Clarks, Nebraska
Kraig.Urkoski@AgWestLand.com
308.548.8431



Bid online at Bid.AgWestLand.com

POLK09



IRRIGATED FARMLAND

PROPERTY TAXES

\$5,604.92



TOTAL ACRES (PER ASSESSOR) - 111.81 ±

Irrigated Acres - 102.37 ±

Dryland Acres - 8.0 ±

Other Acres - 1.44 ±

LEGAL DESCRIPTION

Part of Northeast Quarter of the Northeast Quarter and South Half of the Northeast Quarter Section 29, Township 13 North, Range 4 West

FSA INFORMATION

Total Cropland Acres: 109.53 +/-

Corn - 81.15 Base Acres - 165 PLC Yield

Soybeans - 27.05 Base Acres - 51 PLC Yield

Total Base Acres - 108.2



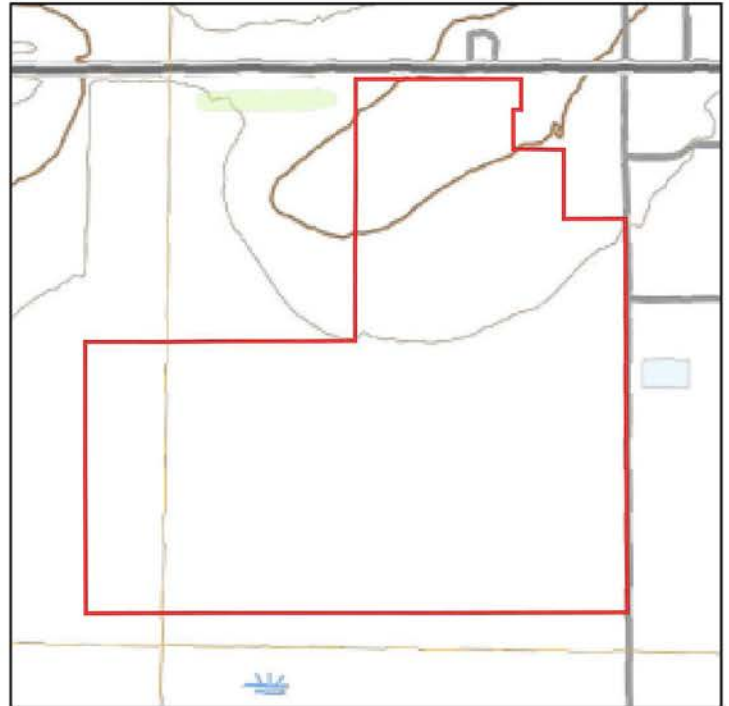
IRRIGATION INFORMATION

Located in the Upper Blue Natural Resource District and has 105.25 certified irrigated acres.

IRRIGATION EQUIPMENT

- Well G-005642, drilled June 2015, 1,200 gpm, 78' static level, 94' pumping level, 160' well depth.
- Irrigation pivot and power unit owned by the tenant.

All mineral rights owned by seller, if any, to convey to buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	50.43	45.45	0	70	1
3952	Fillmore silt loam, frequently ponded	31.52	28.41	0	43	3w
2817	Uly silt loam, 3 to 6 percent slopes	15.46	13.93	0	76	3e
3866	Hastings silt loam, 1 to 3 percent slopes	13.55	12.21	0	69	2e
TOTALS		110.96(*)	100%	-	63.05	1.97

(*) 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.



AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 111.81 more or less acres in Polk County, NE. The 111.81 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 bids are subject to the Seller's 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 February 29th, 2024, or as soon as applicable.

POSSESSION: Possession will be given at closing. Subject to current lease and tenant's 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(s) 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: 2023 and prior years taxes paid by Seller. All 2024 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. Community 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 are 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: Marilyn Peirpont & Natalie Hahn

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.