



ONLINE LAND AUCTION

**664.07 +/- ACRES
NORTON COUNTY, KS
OFFERED IN 3 TRACTS**

BIDDING OPENS

WEDNESDAY, APRIL 3RD
10 A.M. CDT

BIDDING BEGINS TO CLOSE

WEDNESDAY, APRIL 10TH
10 A.M. CDT

BID ONLINE: BID.AGWESTLAND.COM

AGENTS WILL BE AVAILABLE APRIL 10TH AT 9:00 AT:
THE LOFT (SECOND FLOOR)
101 S. STATE STREET
NORTON, KANSAS 67654



CLAYTON ESSLINGER

FARM & RANCH SPECIALIST

NORTON, KANSAS

(785) 202-2066

CLAYTON.ESSLINGER@AGWESTLAND.COM



Tract 1



Tract 2



Tract 3





PROPERTY DETAILS

Here is your chance to add serious acres to your farm or investment portfolio, with highway frontage! Located 7 miles north of Norton, Kansas and only 3 miles from the Kansas/Nebraska State line along US Highway 283, the Vandewalker RLT is selling 664 +/- acres of tillable dryland with several thicket pockets and waterways spread throughout the tracts. Consisting of 646.12 +/- tillable acres, these tracts offer a great opportunity to purchase an investment property with minimal waste on each farm. The soil structure offers prime Holdrege and Uly silt loam soils known for raising great yields in the area. There is a lease in place for the 2024 crop season. Tracts 1 and 2 are currently drilled to wheat. Tract 3 is wheat stubble and is to be planted to corn.

TOTAL ACRES FOR ALL 3 TRACTS (PER ASSESSOR) - 664.07 +/-

TOTAL REAL ESTATE TAXES FOR ALL 3 TRACTS - \$ 6,158.40

LEGAL DESCRIPTIONS

Tract 1 - E2 Section 22 Township 01 Range 23
Tract 2 - W2 Section 22 Township 01 Range 23
Tract 3 - S2 SW4 Section 23 Township 01 Range 23

FSA INFORMATION

Total Cropland Acres: 641.08
Wheat - 163.99 Base Acres - 43 PLC Yield
Grain Sorghum - 160.11 Base Acres - 69 PLC Yield
Total Base Acres: 324.1

LEASE INFORMATION

There is a lease in place for the 2024 crop season on all 3 tracts.

\$50/acre
646.12 total tillable acres
= \$32,306.00

Payments paid bi-annually on March 1 and September 1, 2024. Buyer will receive the March 1st payment at closing.

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

TRACT 1

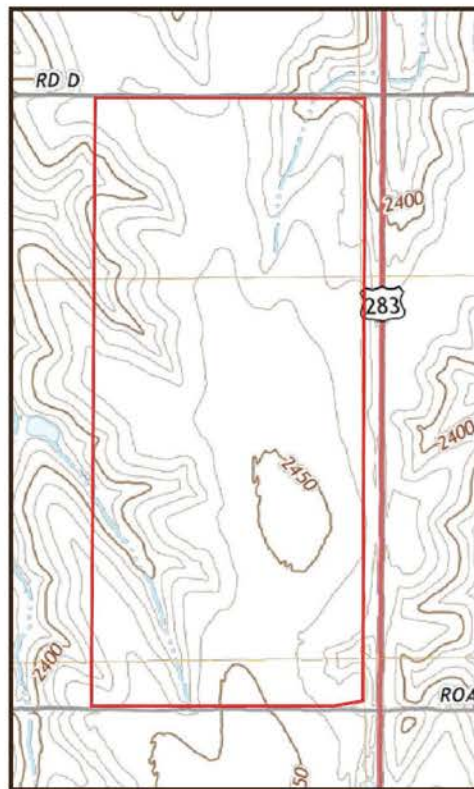
REAL ESTATE TAXES (TRACTS 1 & 2) - \$ 5,524.44

2024 LEASE PAYMENT - \$ 13,451.00

TOTAL ACRES - 277.76 +/-

Dryland Acres - 269.02 +/-

Other Acres - 8.74 +/-



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	173.73	62.6	0	78	2e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	38.34	13.81	0	65	4e
2819	Uly silt loam, 6 to 11 percent slopes	34.06	12.27	0	76	4e
2812	Uly silt loam, 10 to 20 percent slopes	31.42	11.32	0	68	6e
TOTALS		277.55(*)	100%	-	74.83	2.97

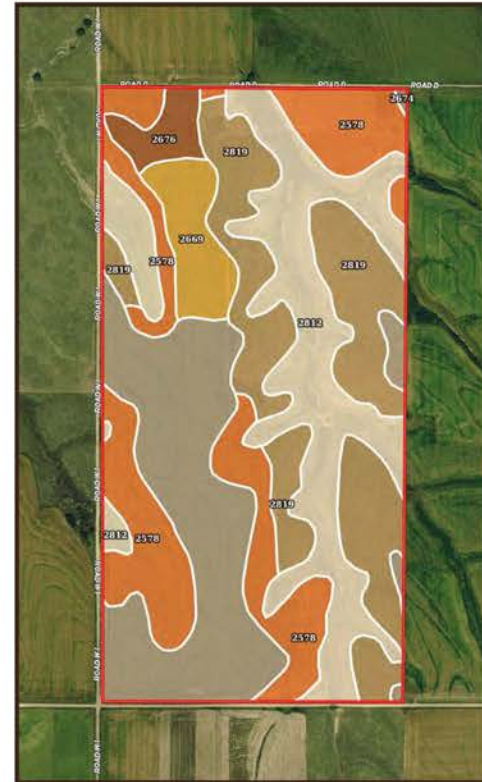
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

TRACT 2

TOTAL ACRES - 310.18 +/-
Dryland Acres - 300.97 +/-
Other Acres - 9.21 +/-

REAL ESTATE TAXES (TRACTS 1 & 2) - \$ 5,524.44

2024 LEASE PAYMENT - \$ 15,048.50



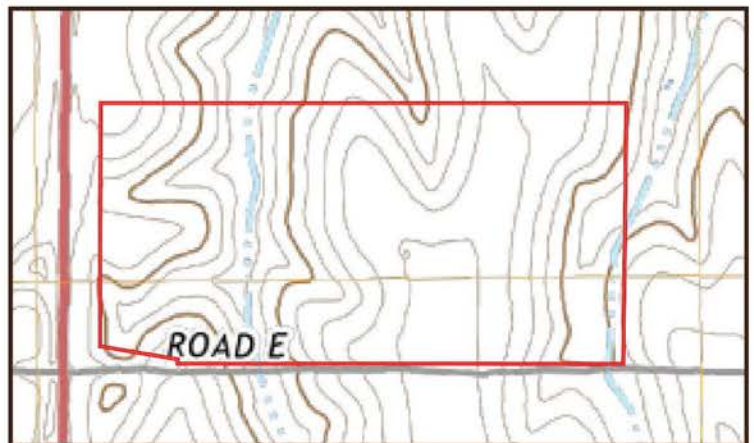
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2812	Uly silt loam, 10 to 20 percent slopes	74.09	24.08	0	68	6e
2819	Uly silt loam, 6 to 11 percent slopes	72.64	23.61	0	76	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	71.47	23.23	0	78	2e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	66.64	21.66	0	65	4e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	14.94	4.86	0	70	2e
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	7.84	2.55	0	70	3e
TOTALS		307.6 2(*)	100%	-	71.71	3.89

(*) 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.

TRACT 3



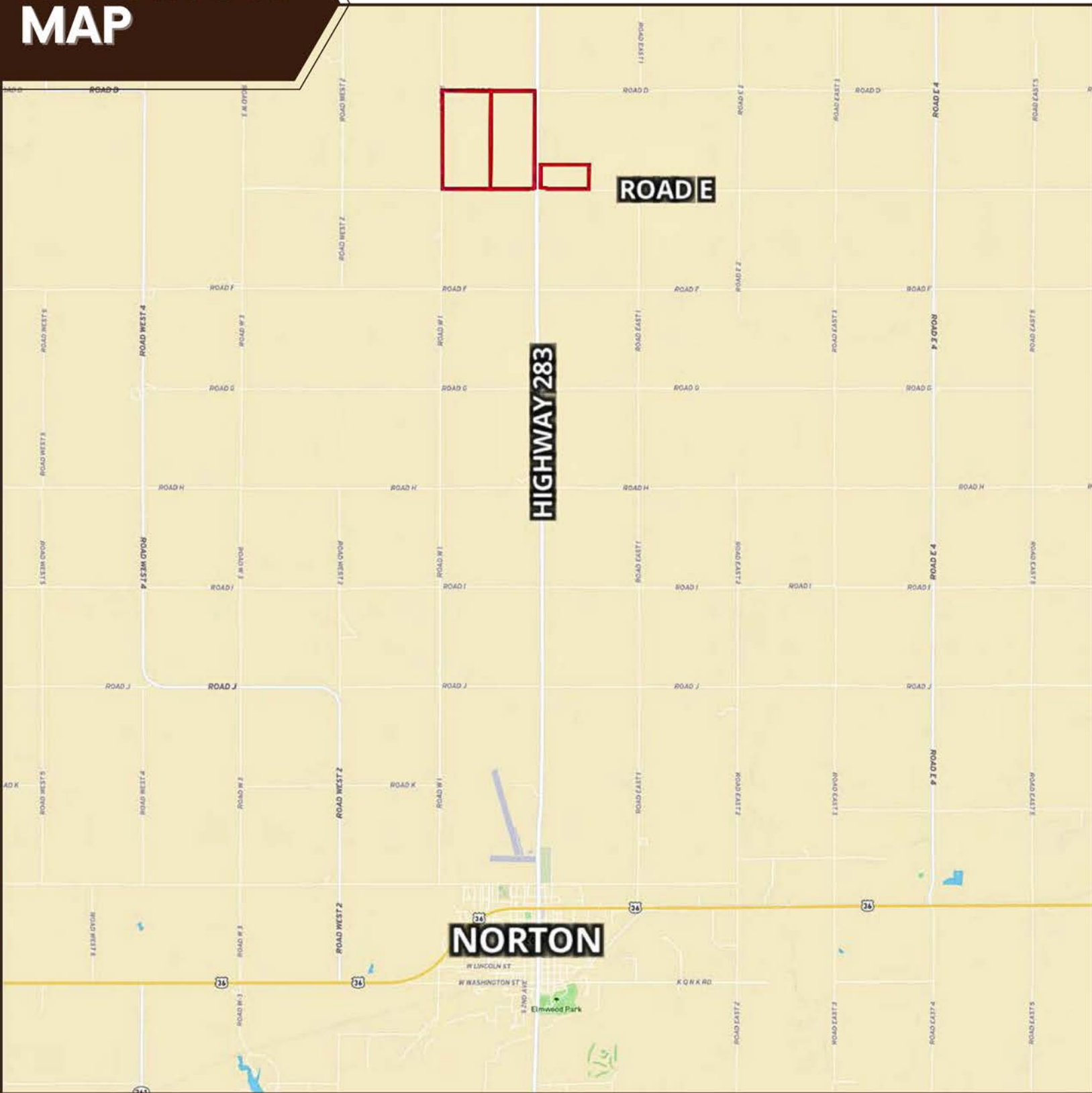
TOTAL DRYLAND ACRES - 76.13 +/-
REAL ESTATE TAXES - \$ 633.96
2024 LEASE PAYMENT - \$ 3,806.50



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2812	Uly silt loam, 10 to 20 percent slopes	37.03	48.69	0	68	6e
2819	Uly silt loam, 6 to 11 percent slopes	19.74	25.96	0	76	4e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	9.08	11.94	0	70	2e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	5.67	7.46	0	65	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	4.54	5.97	0	78	2e
TOTALS		76.06(*)	100%	-	70.7	4.62

(*) 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.

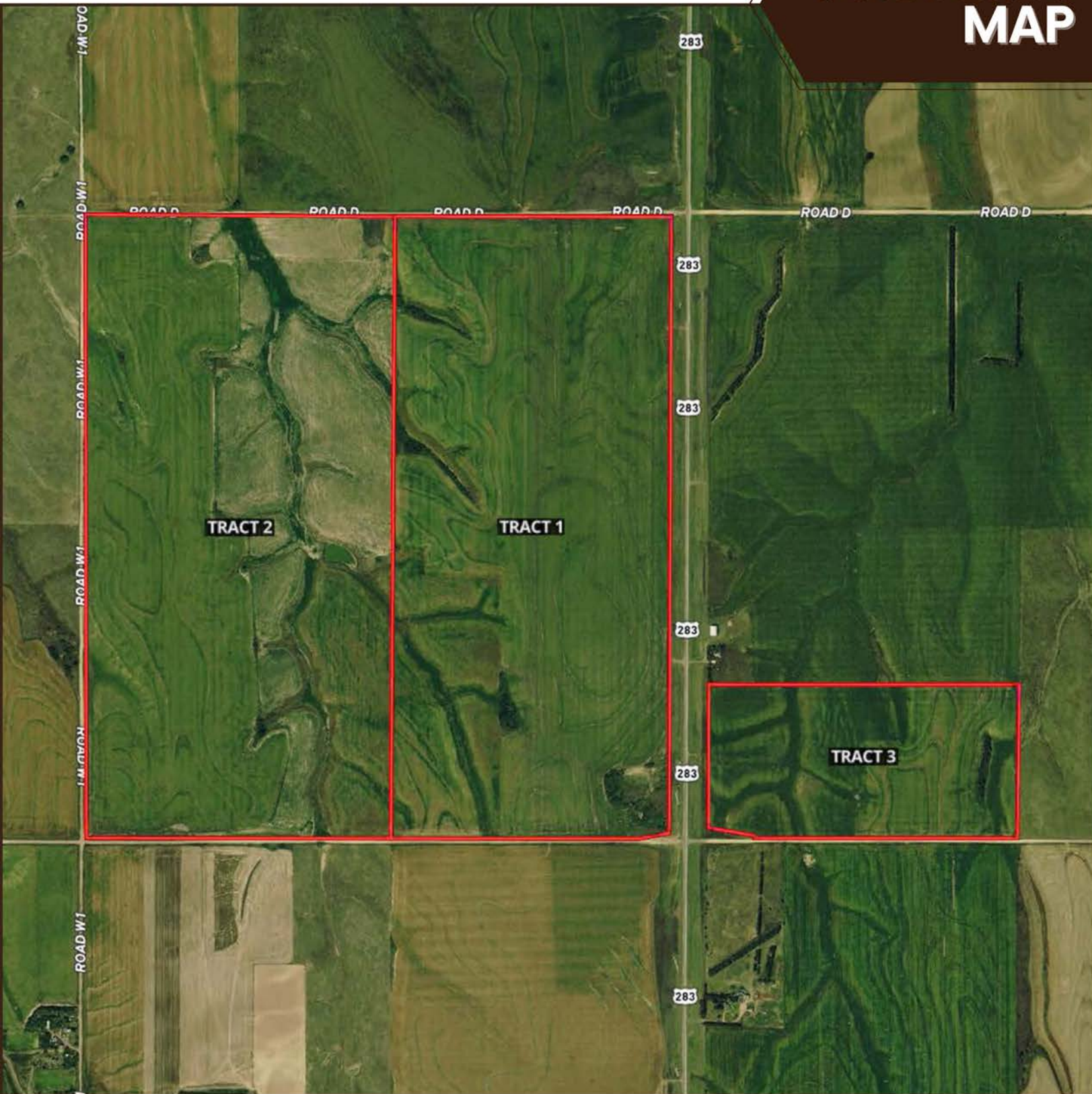
LOCATION MAP



PROPERTY DIRECTIONS

Traveling from Norton, Kansas, drive north on US Highway 283 for approximately 7 miles. The south edge of the property will begin at the intersection of County Road E and US Highway 283. Tracts 1 & 2 will be located on the west side of US Highway 283 and Tract 3 will be located on the east side of the Highway. Signs will be posted.

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.



ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Online Only Auction for 664.07 more or less acres in Norton County, KS. The 664.07 more or less acres will be offered in three (3) individual tracts. Online bidding will take place beginning at 10:00 am CDT Wednesday, April 3rd, 2024, and will "soft close" at 10:00 CDT Wednesday, April 10th, 2024. At 10:00 CDT on Wednesday, April 10th, 2024, 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(s) 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(s).

CLOSING: Will take place on or before May 10th, 2024 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(s) 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). 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: There is a lease in place for the 2024 crop season on all 3 tracts. Payments will be paid bi-annually on March 1st and September 1st, 2024. Buyer(s) will receive the March 1st payment at closing. The full lease payment for each tract is as follows. Tract 1- \$13,451.00, Tract 2- \$15,048.50, Tract 3- \$3,806.50

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). Buyer(s) 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(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.

SURVEY: No survey will be provided by the Seller.

MINERAL RIGHTS: All mineral rights owned by Seller, if any, will convey to Buyer(s).

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: Don E. & Bernadette A. Vandewalker