

LIVE & ONLINE



LAND AUCTION

787.27 +/- ACRES
OFFERED IN 5 TRACTS
NANCE COUNTY, NE

TUESDAY, APRIL 9TH
10:00 AM

EAGLES CLUB
327 BROADWAY STREET
FULLERTON, NE 68638



Tract 1



Tract 2



Tract 3



Tract 4



Tract 5



AgWest Land Brokers is proud to offer 5 tracts of highly productive farm ground in Nance County, Nebraska. These farms would make a great addition to any farming operation and are open for the 2024 growing season.

ONLINE BIDDING IS AVAILABLE AT: [BID.AGWESTLAND.COM](https://bid.agwestland.com)

KRAIG URKOSKI

FARM & RANCH SPECIALIST

CLARKS, NEBRASKA

[KRAIG.URKOSKI@AGWESTLAND.COM](mailto:kraig.urboski@agwestland.com)

308.548.8431



TRACT 1

**TOTAL ACRES - 69.94 +/-
(PER ASSESSOR)**

Grass Acres - 68.0 +/-

Other Acres - 1.94 +/-

LEGAL DESCRIPTION

Pt. of the N1/2 of SW1/4 Section 35,
Township 16 North, Range 6 West,
West Newman 144

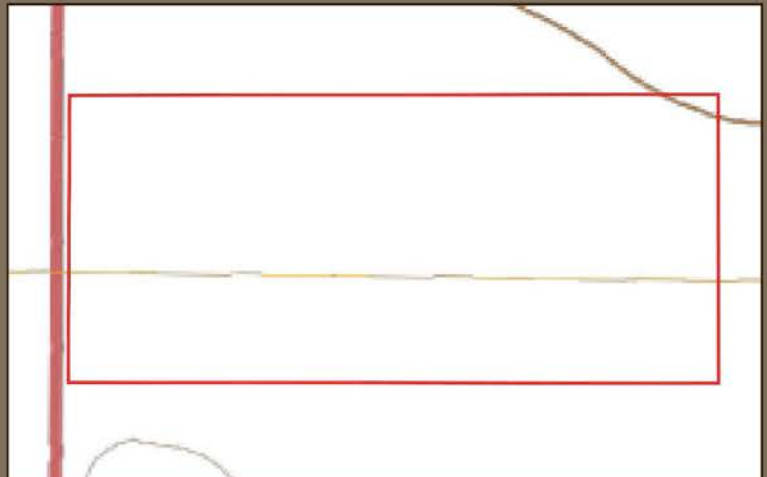
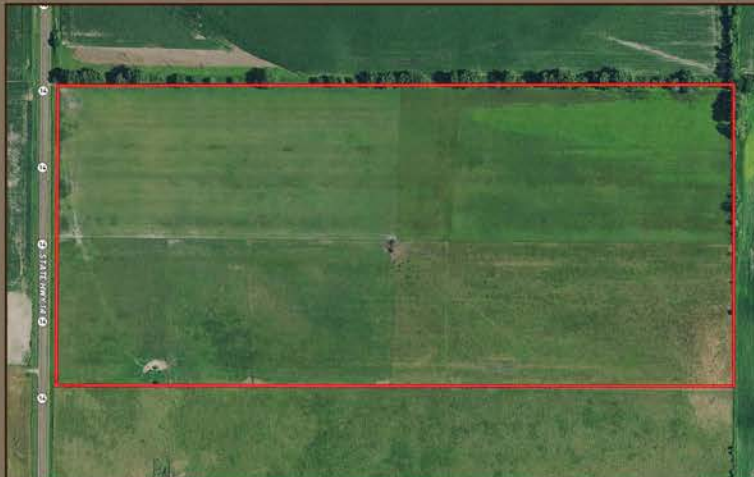
PROPERTY TAXES

\$ 1,349.18

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



Located conveniently off the main highway, this hard-to-find pasture boasts excellent grass and a solar pump for water supply. With great fencing and availability for the 2024 grass season, this property is perfect for expanding your cattle herd.



IRRIGATION EQUIPMENT

- Solar-powered cattle pump
- 1 - Certified well

OTHER INFORMATION

- Fences are in great shape

FSA INFORMATION

Total Cropland Acres: 69.47 +/-

Corn - 53.4 Base Acres - 109 PLC Yield

Soybeans - 5.1 Base Acres - 33 PLC Yield

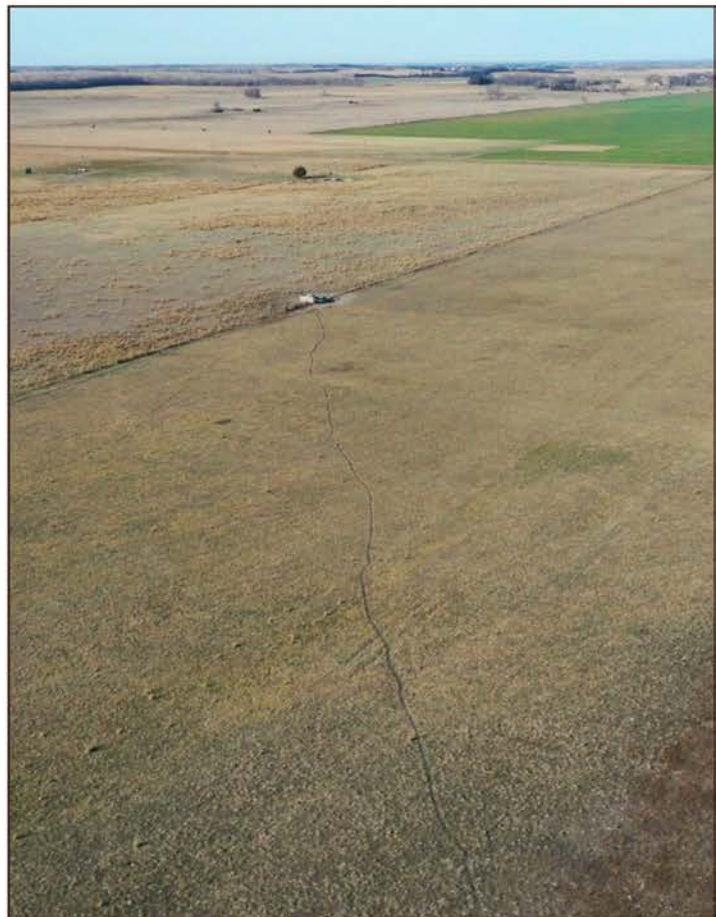
Wheat - 0.9 Base Acres - 35 PLC Yield

Grain Sorghum - 0.1 Base Acres - 64 PLC Yield

Total Base Acres - 59.5

PROPERTY DIRECTIONS

Take Highway 14 south of Fullerton roughly 2 1/2 miles. The property is located on the east side of Highway 14.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4239	Ord variant very fine sandy loam, 0 to 1 percent slopes	35.91	52.32	0	48	2w
8881	Hord very fine sandy loam, imperfectly drained, 0 to 1 percent slopes	31.91	46.5	0	84	2w
6844	Ortello fine sandy loam, 1 to 3 percent slopes, eroded	0.82	1.19	0	44	2e
TOTALS		68.64(*)	100%	-	64.7	2.0

(*) 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 ESTIMATED ACRES - 205 +/-

Irrigated Acres - 135.96 +/-

Dryland Acres - 39.04 +/-

Grass Acres - 15 +/-

Recreational Acres - 13 +/-

Other Acres - 2 +/-

LEGAL DESCRIPTIONS

Pt. of the SE1/4 of Section 31, Township 16 North, Range 5 West, East Newman 137

NE1/4 of Section 31, Township 16 North, Range 5 West, East Newman 137

ESTIMATED PROPERTY TAXES

\$ 8,801.82

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



This is a productive, pivot irrigated tract of land, with most of the farm having certified irrigated acres. This is a certified organic tract of land that is conveniently located near elevators and ethanol plants. The pivot system is well-maintained. The northwest corner of the property is an ideal spot for deer hunting. A survey will be conducted to determine exact acres and boundaries.



IRRIGATION INFORMATION

Located in the Central Platte NRD and has certified irrigation rights for 135.96 acres.

IRRIGATION EQUIPMENT

- Reinke center pivot
- 12 - Certified wells

ESTIMATED FSA INFORMATION

Total Cropland Acres: 172.12 +/-
Corn - 132.12 Base Acres - 125 PLC Yield
Soybeans - 11.94 Base Acres - 33 PLC Yield
Wheat - 2.12 Base Acres - 35 PLC Yield
Grain Sorghum - .14 Base Acres - 65 PLC Yield
Total Base Acres - 146.32

PROPERTY DIRECTIONS

Go south of Fullerton on Highway 14 to 555th Road. Turn and go east approximately 2 miles to 290th Avenue. Turn and go south roughly 2 1/2 miles. The property is on the west side of the road.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6843	Ortello fine sandy loam, 1 to 3 percent slopes	97.14	48.67	0	47	2e
3529	Gibbon loam, occasionally flooded	57.3	28.71	0	68	2w
8589	Wann silt loam, moderately saline, occasionally flooded	14.49	7.26	0	44	4s
8881	Hord very fine sandy loam, imperfectly drained, 0 to 1 percent slopes	12.32	6.17	0	83	2w
6844	Ortello fine sandy loam, 1 to 3 percent slopes, eroded	10.64	5.33	0	43	2e
8850	Hall-Gayville variant silt loams, 0 to 1 percent slopes	7.21	3.61	0	57	1
4267	Loup silt loam, occasionally flooded	0.49	0.25	0	12	5w
TOTALS		199.59(*)	100%	-	55.09	2.12

(*) 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 ESTIMATED ACRES - 115 +/-

Dryland Acres - 57.28 +/-

Grass Acres - 51.85 +/-

Other Acres - 5.87 +/-

LEGAL DESCRIPTION

Pt. of the SE1/4 of Section 31, Township 16
North, Range 5 West, East Newman 137

ESTIMATED PROPERTY TAXES

\$ 2,008.00

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



This is a certified organic tract of land that would be a perfect fit for the first-time organic farmer looking for grass for livestock and farm ground. The property has an old building site that can be renovated to accommodate both livestock and crops. A survey will be conducted to determine exact acres and boundaries.



OTHER INFORMATION

- Grain bins in good condition.
- Good fence around the pasture.
- Outbuildings in rough condition.
- 1 Cattle well.

ESTIMATED FSA INFORMATION

Total Cropland Acres: 61.96 +/-

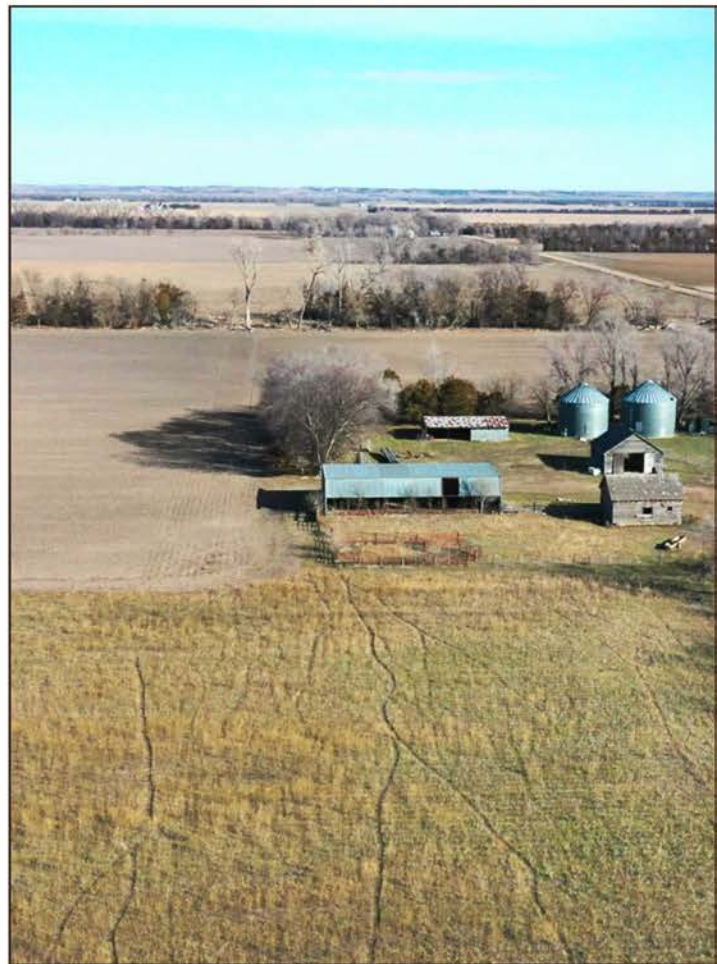
Corn - 47.88 Base Acres - 125 PLC Yield

Soybeans - 4.56 Base Acres - 33 PLC Yield

Wheat - 0.78 Base Acres - 35 PLC Yield

Grain Sorghum - 0.6 Base Acres - 65 PLC Yield

Total Base Acres - 53.82



PROPERTY DIRECTIONS

Go south of Fullerton on Highway 14 to 555th Road. Turn and go east approximately 2 miles to 290th Avenue. Turn and go south roughly 3 miles. The property is on the west side of the road.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8589	Wann silt loam, moderately saline, occasionally flooded	42.44	35.87	0	44	4s
8580	Wann fine sandy loam, occasionally flooded	25.61	21.65	0	42	2w
6843	Ortello fine sandy loam, 1 to 3 percent slopes	17.67	14.94	0	47	2e
8881	Hord very fine sandy loam, imperfectly drained, 0 to 1 percent slopes	12.88	10.89	0	83	2w
4239	Ord variant very fine sandy loam, 0 to 1 percent slopes	12.1	10.23	0	47	2w
3529	Gibbon loam, occasionally flooded	7.48	6.32	0	68	2w
4267	Loup silt loam, occasionally flooded	0.12	0.1	0	12	5w
TOTALS		118.3(*)	100%	-	50.05	2.72

(*) 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 4

**TOTAL ACRES - 157.33 +/-
(PER ASSESSOR)**

Irrigated Acres - 141.3 +/-

Dryland Acres - 6.33 +/-

Grass Acres - 1.78 +/-

Other Acres - 7.92 +/-

LEGAL DESCRIPTION

Pt. of the SE1/4 of Section 15, Township 16
North, Range 5 West, East Newman 133

PROPERTY TAXES

\$ 7,528.76

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



This is a highly productive, pivot-irrigated quarter with a machine shed, outbuilding, and 3 silos. If expanding your operation is in your plans, come take a look at this farm.



IRRIGATION INFORMATION

Located in the Central Platte NRD and has certified irrigation rights for 141.3 acres.

IRRIGATION EQUIPMENT

- T&L irrigation pivot
- 12 - Certified wells

FSA INFORMATION

Total Cropland Acres: 152.03 +/-

Corn - 112.9 Base Acres - 125 PLC Yield

Soybeans - 10.2 Base Acres - 42 PLC Yield

Wheat - 1.8 Base Acres - 35 PLC Yield

Grain Sorghum - 0.1 Base Acres - 64 PLC Yield

Total Base Acres - 125

ADDITIONAL INFORMATION

The acreage next to tract 4 is not included in the auction but has an irrigation well for tract 4. A credit will be given to the buyer in the amount of \$26,150 (per a bid from Grosch Irrigation) for the drilling of a new well and pump on tract 4. There currently is a drill permit, but the irrigation company could not get the work done prior to the auction. The buyer will have access to the existing well on the acreage until the new well is drilled. Any repairs needed for the well will be the responsibility of the buyer.

PROPERTY DIRECTIONS

Take Highway 14 south of Fullerton to 555 Road. Go east roughly 2 miles to 280th Avenue. Go 1/2 mile north to S. 550th Street. Travel east on S. 550th Street approximately 3 miles. The property is located on the north side of the road.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6843	Ortello fine sandy loam, 1 to 3 percent slopes	94.74	60.2	0	47	2e
8867	Hord fine sandy loam, 1 to 3 percent slopes	24.82	15.77	0	67	2e
3521	Cass fine sandy loam, 0 to 2 percent slopes, occasionally flooded	19.27	12.24	0	52	2w
8878	Hord very fine sandy loam, 0 to 1 percent slopes	15.87	10.08	0	67	1
6701	Thurman loamy fine sand, 1 to 3 percent slopes	2.6	1.65	0	31	3e
9999	Water	0.04	0.03	0	-	-
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	0.04	0.03	0	79	2w
TOTALS		157.38(*)	100%	-	52.51	1.92

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TRACT 5

**TOTAL ACRES - 240 +/-
(PER ASSESSOR)**

Irrigated Acres - 181.43 +/-

Dryland Acres - 58.57 +/-

Other Acres - 5.0 +/-

LEGAL DESCRIPTIONS

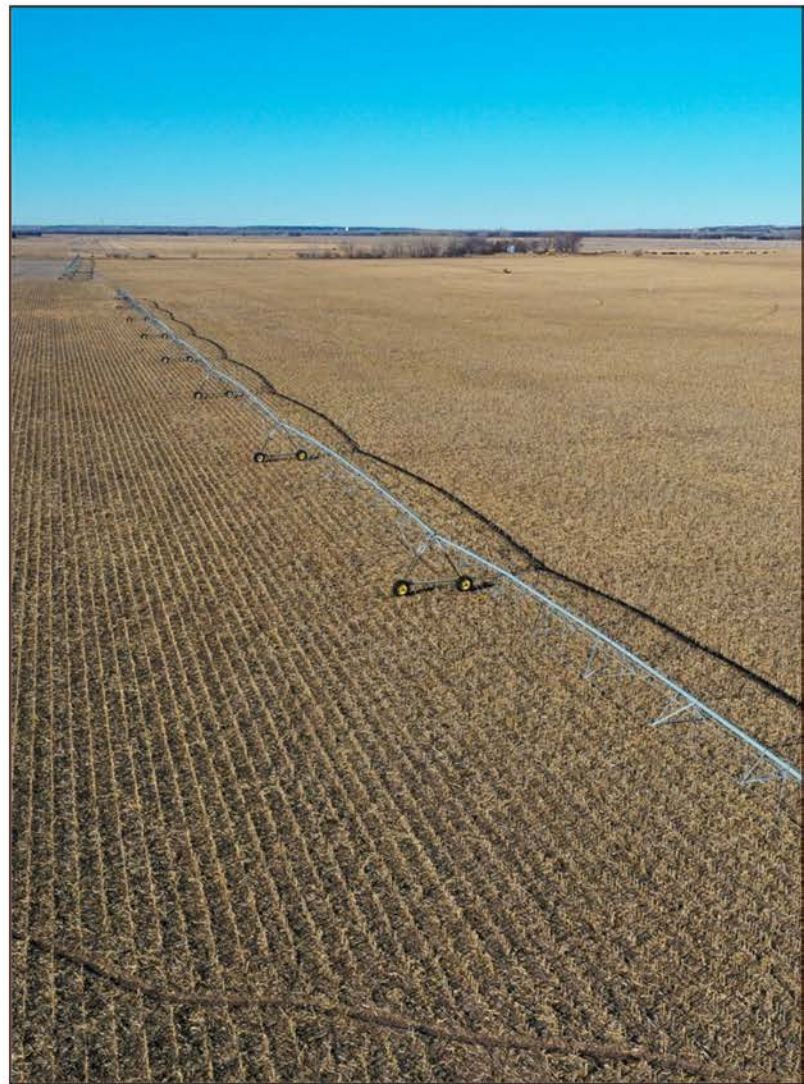
E1/2 of SW1/4 Section 14 Township 16
North, Range 5 West, East Newman 132

SE1/4 of Section 14, Township 16 North,
Range 5 West, East Newman 132

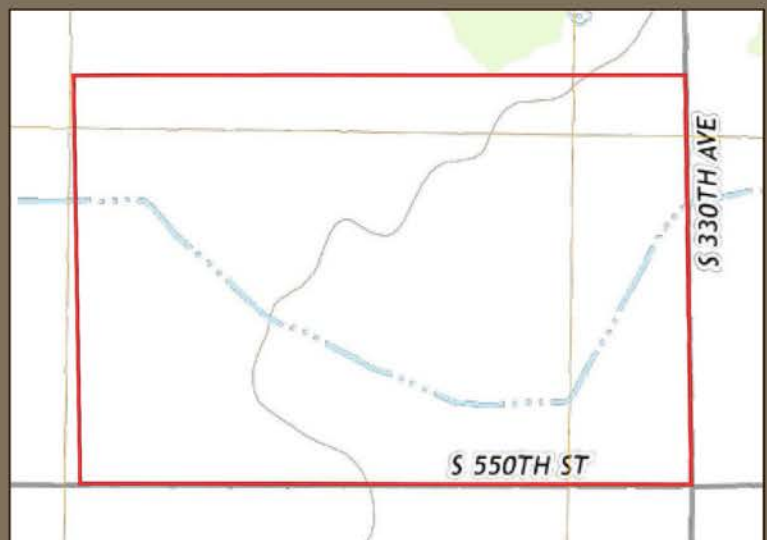
PROPERTY TAXES

\$ 9,894.48

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



This sizable tract of farmland offers two pivots for irrigation, is situated close to various elevators and ethanol plants, and would be a great addition for someone looking to expand their operation.



IRRIGATION INFORMATION

Located in the Central Platte NRD and has certified irrigation rights for 181.43 acres.

IRRIGATION EQUIPMENT

- 2 - T&L irrigation pivots
- 26 - Certified wells

FSA INFORMATION

Total Cropland Acres: 237.26 +/-
Corn - 164.10 Base Acres - 125 PLC Yield
Soybeans - 22.3 Base Acres - 42 PLC Yield
Wheat - 7.7 Base Acres - 35 PLC Yield
Grain Sorghum - 0.2 Base Acres - 64 PLC Yield
Total Base Acres - 194.3



PROPERTY DIRECTIONS

Take Highway 14 south of Fullerton to 555 Road. Go east roughly 2 miles to 280th Avenue. Go 1/2 mile north to S. 550th Street. Travel east on S. 550th Street approximately 3 1/2 miles. The property is located on the north side of the road.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6843	Ortello fine sandy loam, 1 to 3 percent slopes	140.15	58.07	0	47	2e
3525	Lamo silt loam, moderately saline, occasionally flooded	40.87	16.93	0	50	4s
8580	Wann fine sandy loam, occasionally flooded	32.23	13.35	0	42	2w
6701	Thurman loamy fine sand, 1 to 3 percent slopes	27.48	11.39	0	31	3e
3521	Cass fine sandy loam, 0 to 2 percent slopes, occasionally flooded	0.43	0.18	0	52	2w
6844	Ortello fine sandy loam, 1 to 3 percent slopes, eroded	0.19	0.08	0	43	2e
TOTALS		241.35(*)	100%	-	45.02	2.45

(*) 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.

WELL INFORMATION

Well data is per the Nebraska well registration from the Nebraska Department of Natural Resources.

Tract 1 - 1 Certified Well

Well G-189365, drilled 3/3/2020, 5 GPM, 2' static level, 5' pumping level, 17' well depth.



Tract 2 - 12 Certified Wells

Well G-122732A, drilled 4/1/1970, 50 GPM, 10' static level, 22' pumping level, 24' well depth.

Well G-122732B, drilled 4/1/1970, 75 GPM, 10' static level, 22' pumping level, 24' well depth.

Well G-122732C, drilled 4/1/1970, 75 GPM, 10' static level, 22' pumping level, 24' well depth.

Well G-122731A, drilled 9/23/1975, 400 GPM, 4' static level, 20' pumping level, 26' well depth.

Well G-122731B, drilled 9/23/1975, 400 GPM, 4' static level, 20' pumping level, 26' well depth.

Well G-122731C, drilled 10/1/1976, 50 GPM, 4' static level, 4' pumping level, 12' well depth.

Well G-122731D, drilled 10/1/1975, 50 GPM, 4' static level, 20' pumping level, 24' well depth.

Well G-122731E, drilled 10/1/1976, 50 GPM, 4' static level, 20' pumping level, 24' well depth.

Well G-122730C, drilled 10/1/1975, 60 GPM, 4' static level, 20' pumping level, 24' well depth.

Well G-122730A, drilled 1/1/1969, 200 GPM, 4' static level, 20' pumping level, 24' well depth.

Well G-122730B, drilled 1/1/1969, 200 GPM, 4' static level, 20' pumping level, 24' well depth.

Well G-122730D, drilled 10/1/1975, 100 GPM, 4' static level, 20' pumping level, 24' well depth.

Tract 3 - 1 Cattle Well

Well G-122729, drilled 1/1/1980, 30 GPM, 4' static level, 4' pumping level, 12' well depth.

Tract 4 - 12 Certified Wells

Well G-042150A, drilled 9/14/1971, 500 GPM, 6' static level, 20' pumping level, 26' well depth.

Well G-042150B, drilled 9/1/1971, 300 GPM, 6' static level, 18' pumping level, 21' well depth.

Well G-028581A, drilled 6/1/1960, 700 GPM, 9' static level, 23' pumping level, 25' well depth.

Well G-028581B, drilled 6/1/1960, 9' static level, 23' pumping level, 27' well depth.

Well G-028581C, drilled 5/1/1978, 100 GPM, 10' static level, 22' pumping level, 24' well depth.

Well G-028581D, drilled 5/1/1978, 75 GPM, 10' static level, 22' pumping level, 24' well depth.

Well G-028581E, drilled 5/1/1978, 150 GPM, 10' static level, 22' pumping level, 24' well depth.

Well G-028581F, drilled 5/1/1978, 150 GPM, 10' static level, 22' pumping level, 24' well depth.

Well G-028581G, drilled 5/1/1978, 150 GPM, 10' static level, 22' pumping level, 24' well depth.

Well G-028582A, drilled 11/10/1961, 300 GPM, 6' static level, 19' pumping level, 25' well depth.

Well G-028582B, 11/10/1961, 6' static level, 19' pumping level, 21' well depth.

Well G-028582C, drilled 11/10/1961, 6' static level, 19' pumping level, 25' well depth.

Tract 5 - 26 Certified Wells

Well G-122728A, drilled 10/1/1985, 175 GPM, 8' static level, 4' pumping level, 20' well depth.

Well G-122728D, drilled 1/10/1985, 75 GPM, 8' static level, 4' pumping level, 20' well depth.

Well G-020644B, drilled 4/1/1960, 50 GPM, 10' static level, 18' pumping level, 20' well depth.

Well G-020644E, drilled 4/1/1972, 50 GPM, 8' static level, 8' pumping level, 26' well depth.

Well G-090471A, drilled 10/11/1996, 40 GPM, 6' static level, 18' pumping level, 25' well depth.

Well G-090471D, drilled 9/1/1985, 25 GPM, 7' static level, 18' pumping level, 22' well depth.

Well G-090471G, drilled 9/1/1985, 30 GPM, 8' static level, 18' pumping level, 22' well depth.

Well G-090471J, drilled 9/1/1985, 30 GPM, 8' static level, 18' pumping level, 22' well depth.

Well G-090471M, drilled 9/1/1985, 45 GPM, 7' static level, 18' pumping level, 22' well depth.

Well G-122728B, drilled 10/1/1985, 75 GPM, 8' static level, 4' pumping level, 20' well depth.

Well G-122728E, drilled 10/1/1985, 150 GPM, 8' static level, 4' pumping level, 20' well depth.

Well G-020644C, drilled 4/1/1960, 75 GPM, 10' static level, 18' pumping level, 20' well depth.

Well G-020644F, drilled 4/1/1972, 40 GPM, 8' static level, 18' pumping level, 22' well depth.

Well G-090471B, drilled 10/10/1996, 40 GPM, 6' static level, 18' pumping level, 25' well depth.

Well G-090471E, drilled 9/1/1985, 25 GPM, 7' static level, 18' pumping level, 22' well depth.

Well G-090471H, drilled 9/1/1985, 25 GPM, 7' static level, 18' pumping level, 22' well depth.

Well G-090471K, drilled 9/1/1985, 35 GPM, 7' static level, 18' pumping level, 22' well depth.

Well G-090471N, drilled 9/1/1985, 40 GPM, 7' static level, 18' pumping level, 22' well depth.

Well G-122728C, drilled 10/1/1985, 50 GPM, 8' static level, 4' pumping level, 20' well depth.

Well G-020644A, drilled 7/25/1959, 425 GPM, 9' static level, 17' pumping level, 21' well depth.

Well G-020644D, drilled 10/1/1970, 150 GPM, 8' static level, 8' pumping level, 26' well depth.

Well G-144294, drilled 11/5/2004, 30 GPM, 10' static level, 20' pumping level, 22' well depth.

Well G-090471C, drilled 9/1/1985, 25 GPM, 7' static level, 18' pumping level, 22' well depth.

Well G-090471F, drilled 9/1/1985, 50 GPM, 7' static level, 18' pumping level, 22' well depth.

Well G-090471I, drilled 19/1/1985, 50 GPM, 7' static level, 18' pumping level, 22' well depth.

Well G-090471L, drilled 9/1/1985, 40 GPM, 7' static level, 18' pumping level, 22' well depth.



Tract 5



Tract 4

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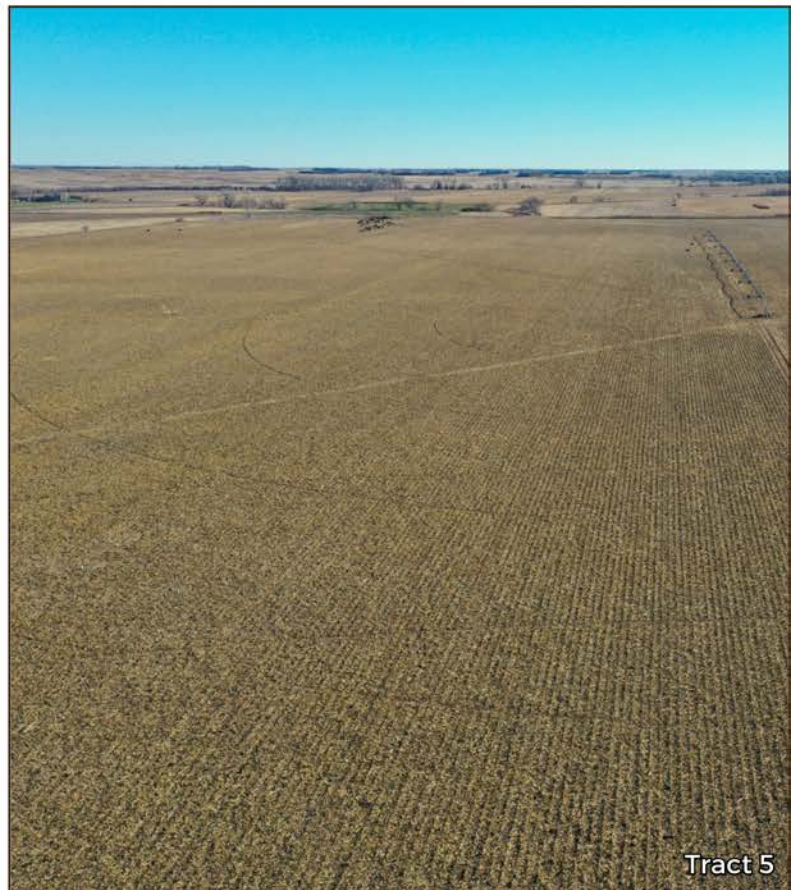
Tract 2



Tract 3



Tract 4



Tract 5



AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 787.27 more or less acres in Nance County, NE. The 787.27 more or less acres will be offered in five (5) 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 May 10th, 2024 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: Richard Shotkoski Trust - Christine Belgum, Jane Sims, Karen Engel, Kenneth Shotkoski, Dan Hellbusch, Nancy Reischl, Cynthia Wurdeman, and Gail Knopik

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