



ONLINE-ONLY LAND AUCTION

**471.58+ ACRES | 3 TRACTS
IRRIGATED FARMLAND
DAWSON & CUSTER
COUNTY, NE**



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ONLINE BIDDING OPENS

Friday, January 2nd at 10 a.m.

ONLINE BIDDING STARTS TO CLOSE

Thursday, January 8th at 10 a.m.

BID ONLINE AT Bid.AgWestLand.com

PROPERTY DIRECTIONS:

Tract 1: Head south out of Gothenburg on Highway 47 to Road 763. Turn west and drive 2 miles to the intersection of Road 763 and Road 409. Tract 1 is to the southeast of this intersection.

Tract 2: Head north out of Gothenburg on Highway 47 to Road 772. Tract 2 is to the northeast of this intersection.

Tract 3: Head north out of Gothenburg on Highway 47. Tract 3 is 1/2 mile north of 776 RD. There is access to the property in the northeast corner.



TRACT 1 - 159.5_± ACRES

This productive, pivot-irrigated farm is located south of Gothenburg, NE. It consists of Hord and Cozad silt loam soils. There is an electric irrigation well and a 7-Tower Reinke center pivot with swing arm on the property. Also included is a 39'x72' Behlen curvet Quonset and 17,985+/- bushel grain bin (per assessor).

LEGAL DESCRIPTION:

NW ¼ Section 32, T11N, R25W, Dawson County, NE

PROPERTY TAXES: \$8,077.46 (2024)

TOTAL ACRES (per assessor): 159.5+/-

- Irrigated Acres: 144.45+/-
- Other Acres: 15.05+/-

IRRIGATION INFORMATION:

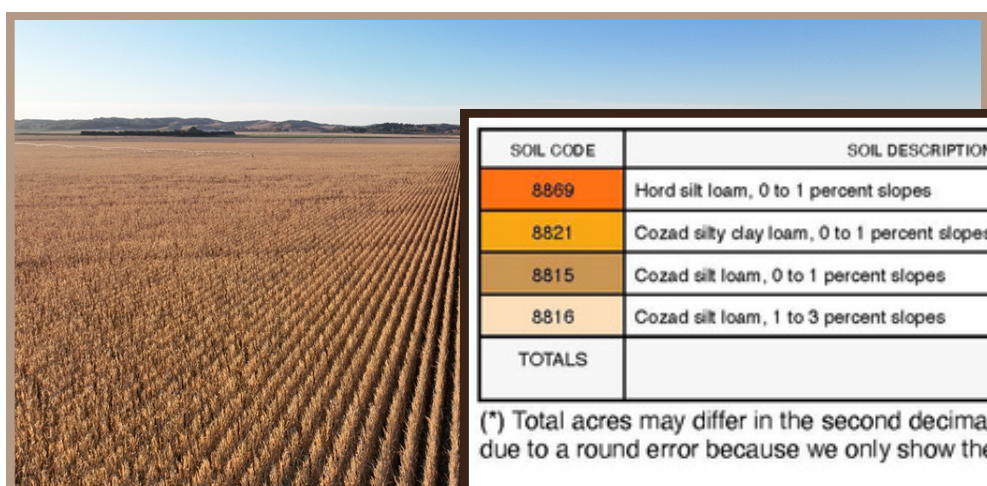
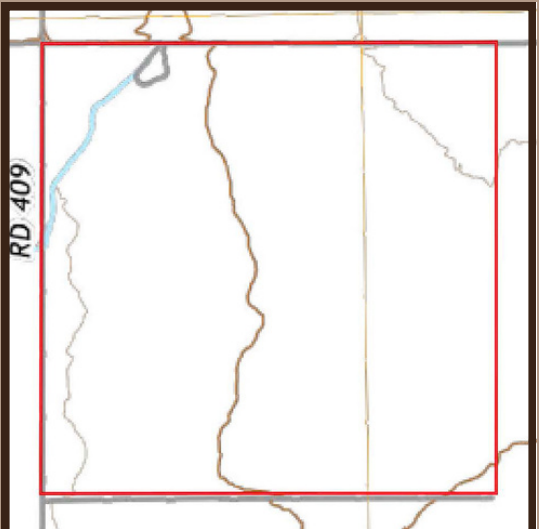
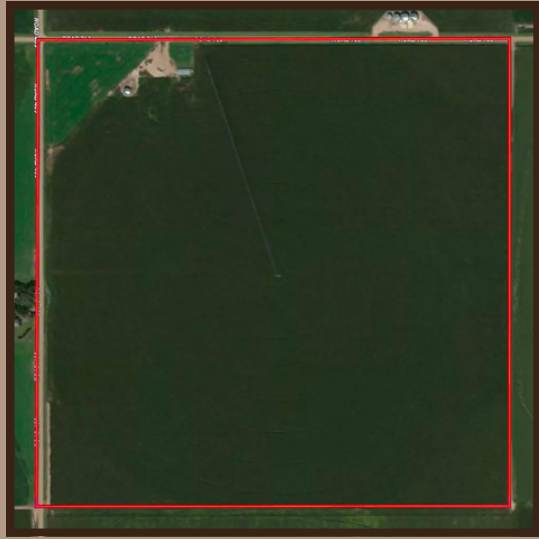
- Irrigation Well G-005530
 - Drilled in 1956
 - 1,200 GPM
 - 35' Static Level
 - 65' Pumping Level
 - 134' Well Depth
- 50HP Electric Well Motor
- 2007 7-Tower Reinke Irrigation Pivot with 2023 swing arm
 - 850 gpm
 - 38 psi
 - Model # 2065 / Serial # 0107-36802
- Located in Central Platte NRD
- 146.47+/- Certified Irrigation Acres

*Contact the listing agent with questions regarding FSA Information

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

*Subject to 2025 lease. Open for the 2026 crop year.





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8869	Hord silt loam, 0 to 1 percent slopes	64.02	40.1	0	75	2c
8821	Cozad silty clay loam, 0 to 1 percent slopes	46.23	28.96	0	74	2c
8815	Cozad silt loam, 0 to 1 percent slopes	42.65	26.71	0	70	2c
8816	Cozad silt loam, 1 to 3 percent slopes	6.77	4.24	0	70	2e
TOTALS		159.67(*)	100%	-	73.17	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 - 158.72± ACRES

This pivot-irrigated farm is located north of Gothenburg, NE along Highway 47. It primarily consists of Cozad and Hord silt loam soils. There are two irrigation wells and a 7-Tower Reinke center pivot with swing arm on the property.

LEGAL DESCRIPTION:

SW ¼ except 3.33 acres to State of Nebraska, Section 10, T12N, R25W, Dawson County, NE

PROPERTY TAXES: \$7,775.86 (2024)

TOTAL ACRES (per assessor): 158.72+/-

- Irrigated Acres: 156.76+/-
- Other Acres: 1.96+/-

IRRIGATION INFORMATION:

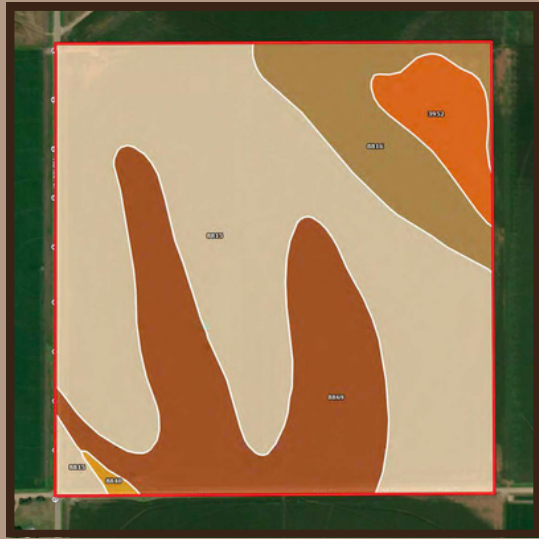
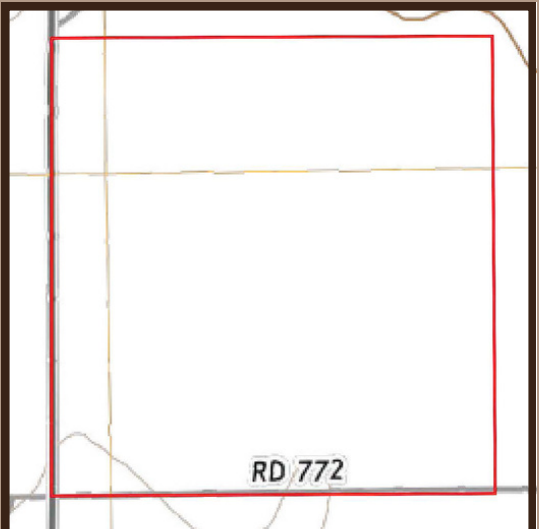
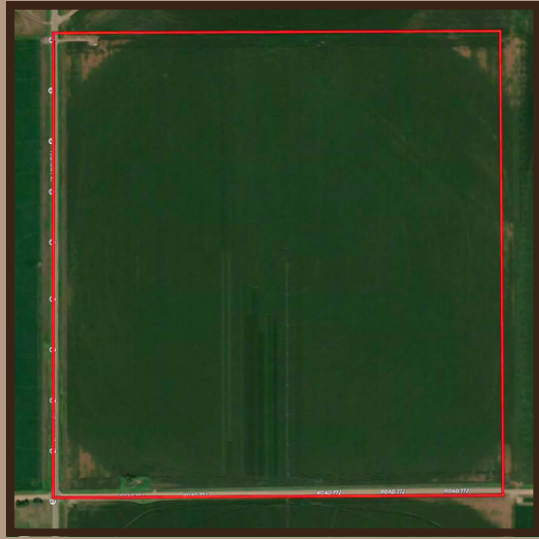
- East Irrigation Well G-003539: Drilled in 1990, 1,000 GPM, 123' Static Level, 166' Pumping Level, 422' Well Depth
- West Irrigation Well G-066627: Drilled in 1997, 1,000 GPM, 71' Static Level, 165' Pumping Level, 414' Well Depth
 - 100HP Electric Well Motor (West Well)
- 2011 7-Tower Reinke Irrigation Pivot with swing arm
 - 900 gpm
 - 33 psi
 - Serial # 0711-X01005
- Fertilizer tank not included with the sale
- Located in Central Platte NRD
- 157.95 Certified Irrigation Acres

*Contact the listing agent with questions regarding FSA Information

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

*Subject to 2025 lease. Open for the 2026 crop year.





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8815	Cozad silt loam, 0 to 1 percent slopes	92.64	57.32	0	70	2c
8869	Hord silt loam, 0 to 1 percent slopes	40.96	25.34	0	75	2c
8816	Cozad silt loam, 1 to 3 percent slopes	18.83	11.65	0	70	2e
3952	Fillmore silt loam, frequently ponded	8.49	5.25	0	38	4w
8840	Hall silt loam, 0 to 1 percent slopes	0.7	0.43	0	66	2c
TOTALS		161.62(*)	100%	-	69.57	2.11

(*) 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 - 153.36± ACRES

Here is another pivot-irrigated farm located north of Gothenburg, NE, along Highway 47, in Custer County. It primarily consists of Hall and Holdrege silt loam soils. There is an irrigation well and a 7-Tower Valley center pivot with swing arm on the property.

LEGAL DESCRIPTION:

NE ¼ Section 21, T13N, R25W, Custer County, NE

PROPERTY TAXES: \$4,540.58 (2024)

TOTAL ACRES (per assessor): 153.36+/-

- Irrigated Acres: 134+/-
- Dryland Acres: 14.09+/-
- Grassland Acres: 5.27+/-

IRRIGATION INFORMATION:

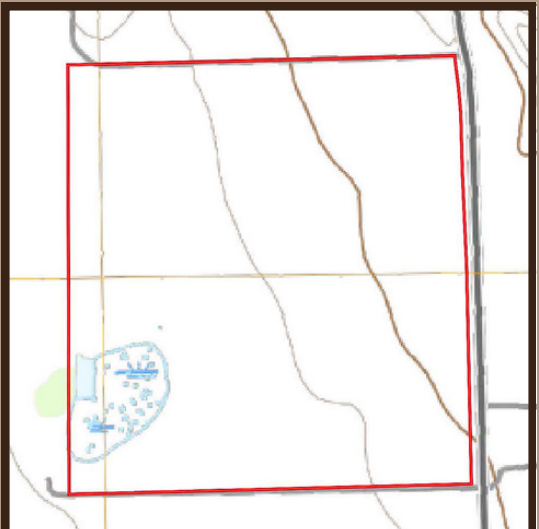
- Irrigation Well G-068971
 - Drilled in 1983
 - 1,200 GPM
 - 265' Static Level
 - 300' Pumping Level
 - 550' Well Depth
- 125HP Electric Well Motor
 - Includes Variable Frequency Drive (pictured below)
- 2007 7-Tower Valley 8,000 Series Irrigation Pivot with 2012 corner arm
 - 975 GPM
 - 45 PSI
- Fertilizer tank not included with the sale
- Located in Central Platte NRD
- 133.94 Certified Irrigation Acres

*Contact the listing agent with questions regarding FSA Information

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

*Subject to 2025 lease. Open for the 2026 crop season.





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8840	Hall silt loam, 0 to 1 percent slopes	46.42	31.42	0	64	2c
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	35.29	23.88	0	63	3e
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	32.72	22.15	0	62	3e
8841	Hall silt loam, 1 to 3 percent slopes	19.08	12.91	0	64	2e
3912	Scott silty clay loam, frequently ponded	14.19	9.6	0	24	4w
4138	Holdrege silt loam, 7 to 11 percent slopes	0.05	0.03	0	72	4e
TOTALS		147.75(*)	100%	-	59.48	2.65

(*) 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 online-only auction for 471.58 more or less acres in Dawson and Custer County, NE. The 471.58 more or less acres will be offered in three (3) individual tracts. No combinations will be offered. There will be open bidding until the close of the auction. Online bidding will take place beginning at 10:00 a.m. CDT Friday, January 2nd, 2026, and will "soft close" at 10:00 a.m. CDT Thursday, January 8th, 2026. At 10:00 a.m. CDT on Thursday, January 8th, 2026, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at Eagles Hill Ranch in Gothenburg, NE 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: 2025 and prior years taxes paid by Seller. All future taxes will be the responsibility of the Buyer.

CLOSING: Will take place on or before February 9th, 2026 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. Nebraska Title Company - Lexington will be the closing agent.

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

CURRENT LEASES: Subject to 2025 farm lease.

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(s). Buyer(s) shall release Seller of any and all liability.

COVENANTS, EASEMENTS AND LEASES: Sale of the property is subject to any and all covenants, 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.

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. In the event there are technical difficulties related to the online auction platform, software or any other online auction related technologies, AgWest Land Brokers, LLC reserves the right to extend bidding, continue bidding, or close the bidding. If you have trouble placing your online bid, immediately call Jeff Moon at (308) 627-2630 for assistance in placing your bid.

SELLERS: Oscar Blaine Peterson Revocable Trust, Arlene A. Peterson Family Trust, L&B Land LLC

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