

Land For Sale by Sealed Bid

153.7± Acres

Jewell County, Kansas

Contact Agent for Property Packet

Bid Deadline:

Friday, October 25th by 1:00 pm

AgWest Land Brokers

www.AgWestLand.com

866.995.8067



Jeff Moon, ALC

Farm & Ranch Specialist



This is a great opportunity to add to your land holdings!

Total Acres: 153.7+/-

Legal Description:

Southeast 1/4 Section 30, Township 3 South, Range 6 West of the 6th P.M., (excluding farmstead), Jewell County, Kansas

Property Description:

Farm offers non-irrigated cropland and grass acres. Livestock water provided by Republic County District #1. Productive soils with over 50% Class II soils.

Driving Directions:

From Mankato, KS travel approximately 9 miles east on Hwy 36 to 250/Randall Road. Head south 1 mile to N road and then east 1/2 mile. Farm will be on the north side of the road.

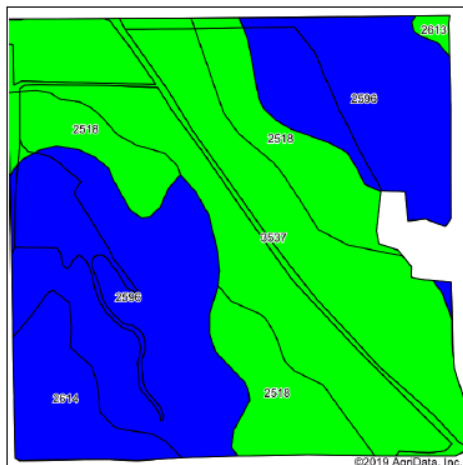
2018 Taxes: \$1,709.06

Full Possession: March 1, 2020



FSA Information:		
Cropland Acres	134.35	
Crop	Base Acres	PLC Yield
Wheat	37.56	34
Oats	3.59	59
Grain Sorghum	31.1	82
Soybeans	42.95	36
Total Base Acres	115.2	
Farm is enrolled in the ARC - County program		

Soils Map





AUCTION TERMS & CONDITIONS

PROCEDURE: This 153.7 ± Acres of land will be offered in one (1) individual tract. Written bids will be received at the office of AgWest Land Brokers, 415 W. 4th Avenue or PO Box 1098, Holdrege, Nebraska 68949 until 1:00 p.m. on October 25, 2019. Bids should be for the total dollar amount and not per acre. AgWest Land Brokers will notify the successful bidder on or after October 25, 2019 of Seller's acceptance of bid. Bidder will then execute a Real Estate Sales Contract that will be signed and accepted by Sellers.

TERMS OF SALE: Terms of the sale are cash. Ten percent (10%) earnest money check will be required with submission of written bid, checks shall be held by AgWest Land Brokers until conclusion of bidding process on or before October 25, 2019. The winning bidder's check will be deposited upon execution of the Real Estate Sales Contract and held by closing agent, until closing with balance due at closing on or before November 22, 2019. Unsuccessful bidders' checks will be returned after October 25, 2019. Sellers reserve the right to reject any and all bids and modify bidding requirements. Bidders may raise their bids at any time prior to October 25, 2019 at 1:00 p.m. There will be no second round of bidding unless there are two more or more bids for the exact same amount. Each party then would be asked if they wish to raise their bid until concluded. Buyer(s) shall be responsible for contacting agent prior to submitting their bid(s) for any additional pertinent information or updates.

CLOSING: Will take place on or before November 22, 2019, or as soon as applicable closing documents and surveys (if needed) are completed.

POSSESSION: Possession will be given at closing.

TITLE: Seller shall provide an Owner's Policy of Title Insurance in the amount of the purchase price. Buyer(s) will be responsible for all expenses related to acquiring a mortgagee's title policy, if required. Seller shall execute a Special Warranty Deed conveying the real estate to the Buyer(s). Each party shall pay half (1/2) of the fees of the closing agent.

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(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. Subject to tenant rights that expire February 29, 2020.

SURVEY: AT THE SELLER'S OPTION, the seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the seller. The seller will provide a survey at its own cost, if needed. The type of survey performed shall be at the seller's option and sufficient for providing title insurance. All advertised acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos.

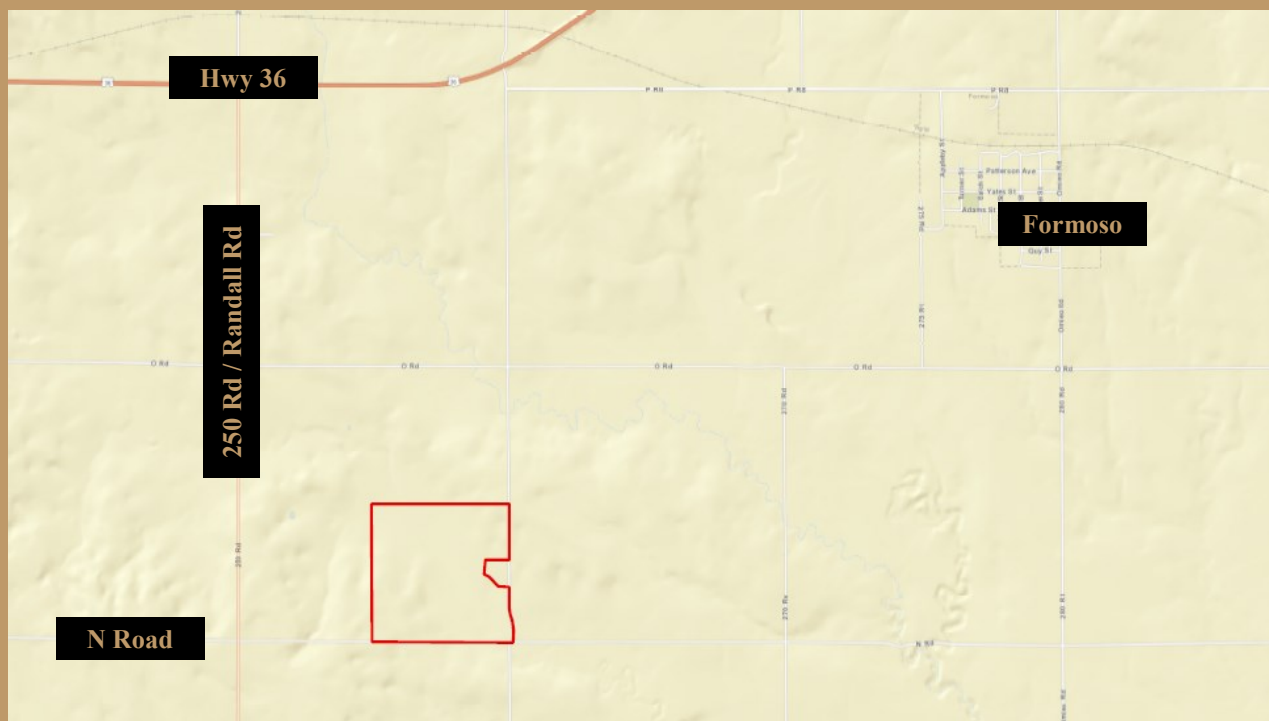
MINERAL RIGHTS: Mineral rights currently owned by Seller will convey to Buyer(s).

REAL ESTATE TAXES AND ASSESSMENTS: The 2019 Property Taxes will be paid by the Sellers. The Buyer(s) will be responsible for the 2020 and future years' Property Taxes.

AGENCY: AgWest Land Brokers, LLC and its representatives are exclusive agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. 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. The information contained in this brochure 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 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.

SELLER: DUWAYNE C. HOLTZEN TRUST



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RETURN SERVICE REQUESTED

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