

Land for Sale by Sealed Bid

159.008 ± ACRES

PHELPS COUNTY, NEBRASKA



BID DEADLINE

**Wednesday, December 8th
at 1:00 P.M.**

Driving Directions: From Holdrege travel 6 miles north on Highway 183 to Road 738. Head west for 1 mile. The property is located on the southwest corner of 738 Road and M Road.



Give me a call for more information!

Jeff Moon, ALC

Farm & Ranch Specialist

Holdrege, NE

308.627.2630

Jeff.Moon@AgWestLand.com

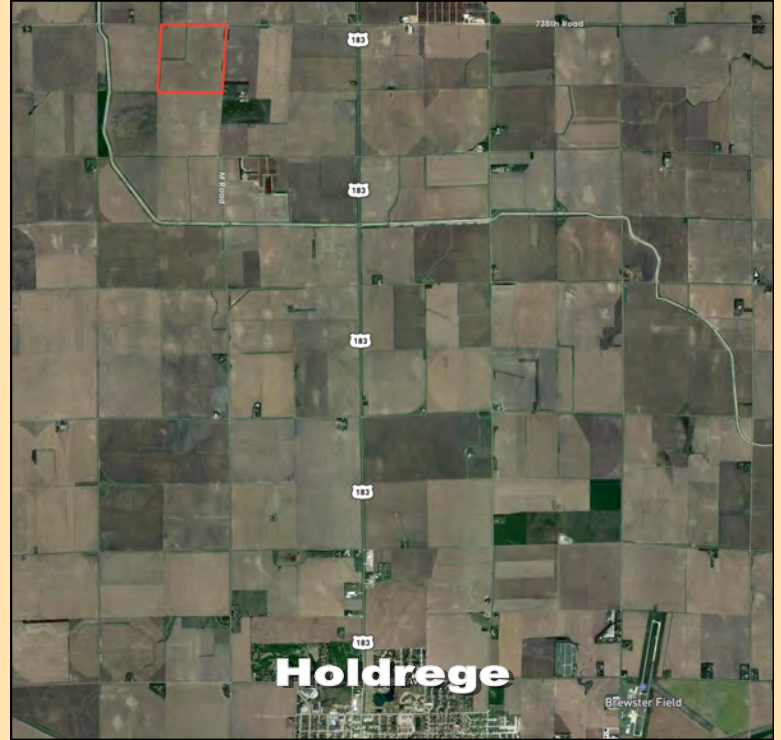


Live Auctions · Sealed Bid Auctions · Online Auctions · Private Treaty Listings

Property Information

Nice laying, pivot irrigated farm north of Holdrege, Nebraska. This farm is comprised of highly productive, Holdrege silt loam soils. It is centrally located near several local grain elevators and feedlots that offer competitive grain markets. Open for the 2022 crop season. Fertility grid sample results and yield history are available upon request. Don't miss out on this great opportunity!

Legal Description: Pt. Northeast 1/4 Section 6, Township 6 North, Range 18 West



Acres (per assessor)

Total Acres: 159.008 +/-

Irrigated Acres: 154.98 +/- Other Acres: 4.028 +/-

2020 Real Estate Taxes

\$10,753.30

FSA Information

Corn: 136.6 Base Acres - 183 PLC Yield

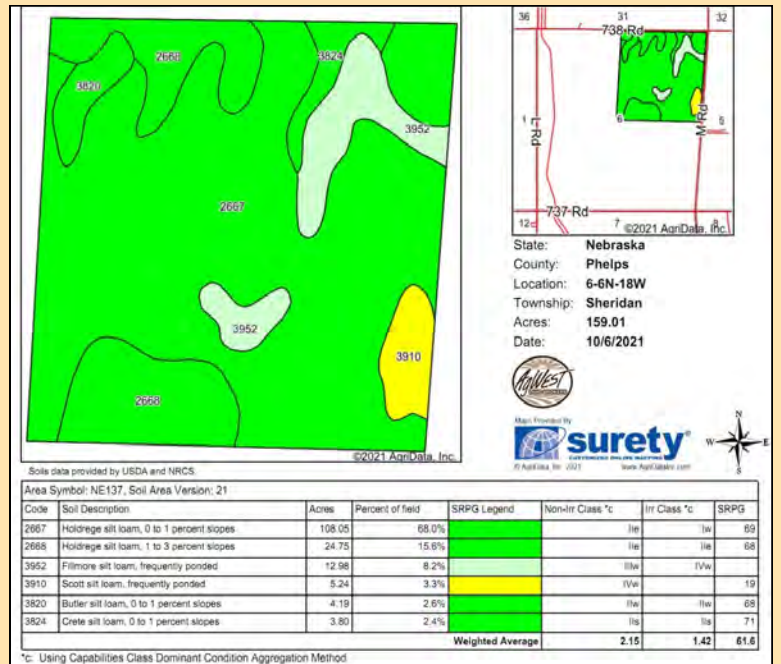
Soybeans: 12.90 Base Acres - 12.9 PLC Yield

Wheat: 0.4 Base Acres - 41 PLC Yield

Total Base Acres: 149.9

Irrigation Information

- Located in the Tri-Basin Natural Resource District and has certified irrigation rights for 154.98 acres.
 - There are 142 CNPPID contract acres.



Irrigation Equipment

Deep Well: G-129685, drilled in 2004, 800 gpm, static level 41 ft., pumping level 52 ft., pump depth 100 ft., well depth 260 ft., 2011 50 hp electric motor, 2018 50 hp variable frequency drive

Surface Water: 2018 30 hp, electric motor

Pivot: 2002 Valley 8000 7 tower pivot, nozzled at 800 gpm, 12 pivot bridges

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Farm Pictures



AUCTION TERMS & CONDITIONS

PROCEDURE: This 159.008 +/- Acres of land will be offered in one (1) individual tract. Written bids can be emailed to Jeff.Moon@AgWestLand.com, mailed to AgWest Land Brokers, LLC at PO Box 1098 Holdrege, NE 68949, or dropped off at the office of AgWest Land Brokers, LLC at 415 W. 4th Avenue Holdrege, Nebraska 68949 until 1:00 p.m. on December 8th, 2021. Bids should be for the total dollar amount and not per acre. Seller will consider leaseback terms from bidders with their offers. Bidders shall be responsible for contacting agent prior to submitting their bid(s) for any additional pertinent information or updates. The bidders with the three (3) highest bids will be contacted on December 9th, 2021 and each party will be asked if they wish to raise their bid until concluded. The successful bidder will then sign a Real Estate Sales Contract. Sellers reserve the right to reject any and all bids and modify oral bidding requirements.

TERMS OF SALE: Terms of the sale are cash. Sale is NOT contingent upon Buyer financing. Buyer should arrange financing, if needed, prior to the bid deadline. Ten percent (10%) earnest money check will be required with submission of written bid, checks shall be made out to Nebraska Title Company and held by AgWest Land Brokers, LLC until conclusion of bidding process. 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 January 3rd, 2022. The remainder of the purchase price is payable in guaranteed funds or by wire transfer at closing. Unsuccessful bidders' checks will be returned after December 10th, 2021.

CLOSING: Will take place on or before January 3rd, 2022, 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 will be responsible for all expenses related to acquiring a mortgagee's title policy, if required. Seller shall execute a Warranty Deed conveying the real estate to the Buyer. 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 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: 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.

REAL ESTATE TAXES AND ASSESSMENTS: The 2021 Property Taxes will be paid by the Sellers. The Buyer will be responsible for the 2022 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.

SELLERS: Craig A. & Debra L. Hadley



AgWest Land Brokers, LLC

415 W. 4th Ave. PO Box 1098

Holdrege, NE 68949

308.995.8067

