



# ONLINE LAND AUCTION

**93.49 +/- ACRES IN CUSTER COUNTY**

Bidding Opens: September 8th - 8:00 am  
Bidding Concludes: September 15th - 12:00 Noon



Bid online at:  
[Bid.AgWestLand.com](http://Bid.AgWestLand.com)

Cord Hesseltine  
Farm and Ranch Specialist  
Arnold, NE  
308.539.2192  
[Cord.Hesseltine@AgWestLand.com](mailto:Cord.Hesseltine@AgWestLand.com)



# PROPERTY DETAILS

Here is an amazing farm with 93.49 +/- total acres that consists of 76.66 +/- acres of dryland and 16.83 +/- acres of grass all located in Custer County, Nebraska. The farm is comprised of 93.39% Hall Silt Loam and Holdrege Silty Clay Loams, which is a class 2-3 soil type.

The dryland is currently planted to corn and has the start of a great crop.

The property has additional grassland in the Southwest and Northeast corners with well-established trees that would provide a great location for a blind, tree stand, or for someone to build their dream home.



The property is located right off a well-maintained gravel road making it easily accessible and is only a short 10 miles southwest of Broken Bow Nebraska, which provides all your local amenities.

The property is currently leased for the 2022 farming season.

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## FARM | RECREATIONAL | RANCH | INVESTMENT



# PROPERTY MAPS



**Soils Map**



**Topo Map**



**Roads Map**

## Property Directions

From Trotter's Gas Station, in Broken Bow, NE- Travel west on US Highway 2 for 0.3 miles and turn left onto Ryno Road. Travel on Ryno Road for 10 miles. Property will be on the west side of the road.

## Legal

E 1/2 E 1/2 Section 31 Township 16 North Range 21  
West of the 6th P.M. Exc Pars

## FSA Information

Total Cropland Acres: 78.28

Total Base Acres: 52.22

Corn: 26.11 Base Acres - 118 PLC Yield

Soybeans: 26.11 Base Acres - 35 PLC Yield

## 2021 Property Taxes

\$2,058.00

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 an 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 Auction for 93.49 more or less acres in Custer County, NE. The 93.49 more or less acres will be offered in one (1) individual tract. Online bidding will take place beginning at 8:00 am CDT Thursday, September 8th, 2022 and will "soft close" at 12:00 noon CDT Thursday, September 15th, 2022. At 12:00 noon CDT on Thursday, September 15th, 2022, bidding will continue in five minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at the Custer County Fairgrounds in Broken Bow, NE on September 15th, 2022 from 11:00 am 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](http://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 Seller's 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:** 2022 and prior years taxes paid by Seller. All 2023 and future taxes will be the responsibility of the Buyer.

**CLOSING:** Will take place on or before November 1st, 2022, or as soon as applicable closing documents are completed.

**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. Russell Title and Escrow will be the closing agent.

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

**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. 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:** No survey will be provided by the Seller.

**MINERAL RIGHTS:** All mineral rights owned by Seller, if any, will convey to the 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. If you have trouble placing your online bid, **immediately call Jeff Moon at (308) 627-2630 for assistance** in placing your bid.

**SELLERS:** Marvin & Barbara Neth, Peggy Neth, and Marilyn Johnson



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