



ONLINE LAND AUCTION

308.361 +/-
PASTURE ACRES

HOLT COUNTY, NE



**Full Possession
at Closing**

BIDDING OPENS
MAY 12TH
12 NOON CDT

**AGWEST LAND BROKERS AGENTS WILL
BE PRESENT TO HELP BUYERS IN
PERSON ON MAY 17TH AT 11 AM AT:**

**CHAMBERS COMMUNITY CENTER
111 E MAIN ST
CHAMBERS, NE 68725**

BIDDING CLOSES
MAY 17TH
12 NOON CDT

Bid online at Bid.AgWestLand.com



JEFF MOON, ALC
FARM & RANCH SPECIALIST
HOLDREGE, NEBRASKA
308.627.2630
JEFF.MOON@AGWESTLAND.COM

TED BAUM
FARM & RANCH SPECIALIST
ELGIN, NEBRASKA
402.843.8370
TED.BAUM@AGWESTLAND.COM



BID.AGWESTLAND.COM



Holt07

This is a great half section of pasture to add to any operation. The pasture is cross fenced to offer 3 separate paddocks for rotational grazing. Three established, fenced shelterbelts allow for good livestock protection and wildlife habitat. Water is supplied by windmill and two dugouts. Fence has been well maintained by the owner. Cedar trees and thistles have been carefully managed on this property. Located near Chambers, right off Hwy 95 with good road access on the east side of the property as well.



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Legal Description

Pt. East 1/2 Section 21, Township 26 North, Range 12 West,
Holt County, Nebraska

5 +/- acres in southeast corner not included.

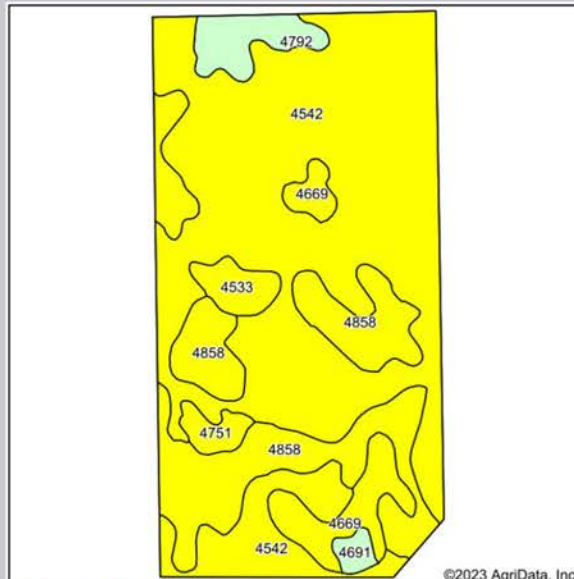
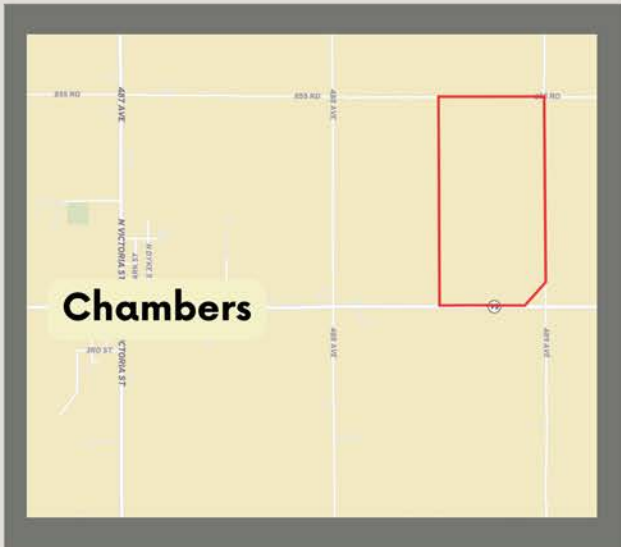
Property Directions

Located approximately 1 1/2 miles east of Chambers,
Nebraska. The property is on the north side of highway 95.

Property Taxes

\$2,856.72

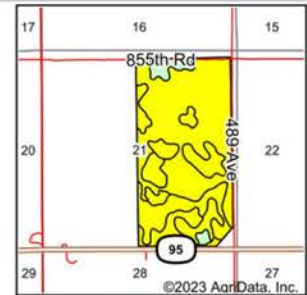
All owned mineral rights convey



Soils data provided by USDA and NRCS.

Area Symbol: NE089, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Corn Irrigated Bu
4542	Els-lpage complex, 0 to 3 percent slopes	195.51	63.9%		Vlw	IVw	26	51
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	68.14	22.3%		Vle	IVe	24	80
4669	Loup fine sandy loam, frequently ponded	17.63	5.8%		Vw		20	
4792	Valentine fine sand, 3 to 9 percent slopes, moist	10.81	3.5%		Vle	IVe		81
4533	Els loamy sand, 0 to 3 percent slopes	6.66	2.2%		IVw		26	
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	4.55	1.5%		Vw		19	3
4691	Marlake mucky peat	2.70	0.9%		Vlllw			
Weighted Average					5.90	24	53.3	



State: **Nebraska**
County: **Holt**
Location: **21-26N-12W**
Township: **Chambers**
Acres: **306**
Date: **4/17/2023**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 306 more or less acres in Holt County, NE. The 308.361 more or less acres will be offered in one (1) individual tract. Online bidding will take place beginning at 12:00 pm (noon) CDT Friday, May 12, 2023 and will "soft close" at 12:00 pm (noon) CDT Wednesday, May 17, 2023. At 12:00 pm (noon) CDT on Wednesday, May 17, 2023, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at Chambers Community Center in Chambers, NE on May 17, 2023 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 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 June 1, 2023 or as soon as applicable in 2023.

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. McCarthy Abstract and Title will be the closing agent.

POSSESSION: Possession will be given at closing and funding.

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 of the Property shall be required and the purchase price set forth herein is not based upon actual surveyed acres.

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. If you have trouble placing your online bid, immediately call Jeff Moon at (308) 627-2630 for assistance in placing your bid.

SELLERS: Darrin B. Grimes, Trustee



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