

ONLINE LAND AUCTION

**625.524 +/- ACRES
PHELPS COUNTY, NE
OFFERED IN 3 TRACTS**

BIDDING OPENS
THURSDAY,
JANUARY 16TH
10:00 A.M. CST

BIDDING CLOSES
WEDNESDAY,
JANUARY 22ND
10:00 A.M. CST

UP FOR AUCTION ARE 3 TRACTS OF WELL-LAYING PASTURE LOCATED NORTH OF OXFORD, NEBRASKA. THIS PASTURE IS LOCATED BETWEEN OXFORD, ATLANTA, AND BERTRAND. THE PASTURE IS POSITIONED JUST 3 MILES NORTH OF HIGHWAY 6 & 34 AND HAS GOOD GRAVEL ROADS THAT RUN NEAR THE PROPERTY. THESE TRACTS OFFER ROTATIONAL GRAZING ALONG WITH GOOD FENCES, WATER SOURCES, AND CENTRALLY LOCATED CORRALS. THIS IS VERY CLEAN PASTURE THAT HAS BEEN MANAGED WELL TO CONTROL CEDAR TREES, THISTLE, AND PRAIRIE DOGS. PER THE ASSESSOR, EACH TRACT DOES HAVE SOME NON-IRRIGATED CROPLAND THAT IS CURRENTLY BEING USED AS PASTURE. THESE TRACTS ARE OPEN FOR THE 2025 GRAZING SEASON AND ALL TRACTS WILL BE OFFERED INDIVIDUALLY WITH NO COMBINATIONS. DON'T MISS OUT ON ADDING NICE PASTURE GROUND TO YOUR OPERATION.



JEFF MOON, ALC

FARM & RANCH SPECIALIST
HOLDREGE, NEBRASKA
(308) 627-2630

JEFF.MOON@AGWESTLAND.COM



BID ONLINE: BID.AGWESTLAND.COM



TRACT 1



PROPERTY DESCRIPTION

Well laying pasture with 3 paddocks that allow for rotational grazing. Good fences (no fence on the property's north border) and water sources make this a tremendous pasture to own. The water is supplied with a solar well and there is a waterline that provides water to each pasture on Tract 1.

TOTAL ACRES (PER ASSESSOR) - 356.877 +/-

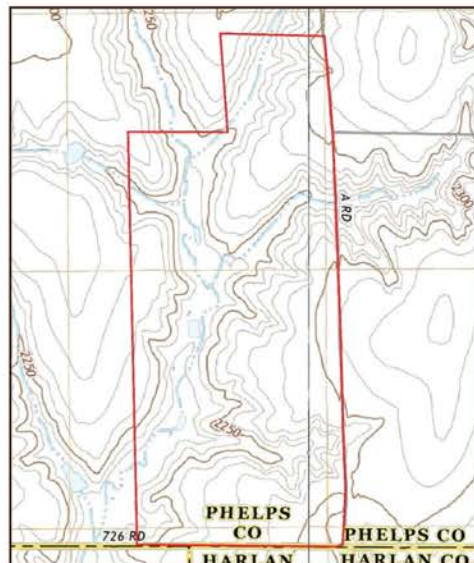
- Grass Acres - 336.135 +/-
- Dryland Acres - 13.887 +/-
- Road Acres - 6.855 +/-

PROPERTY TAXES - \$3,327.40

LEGAL DESCRIPTION

East 1/2 Section 31 and Southeast 1/4 Southeast 1/4 Section 30,
Township 5 North, Range 20 West

*All water tanks owned by tenant & all owned minerals rights, if any, convey to buyer.





PROPERTY DESCRIPTION

Nice quarter section of grass that offers electric well, pond, good fencing, and corrals. It would be a great addition for any cattle producer.

TOTAL ACRES (PER ASSESSOR) - 156.394 +/-

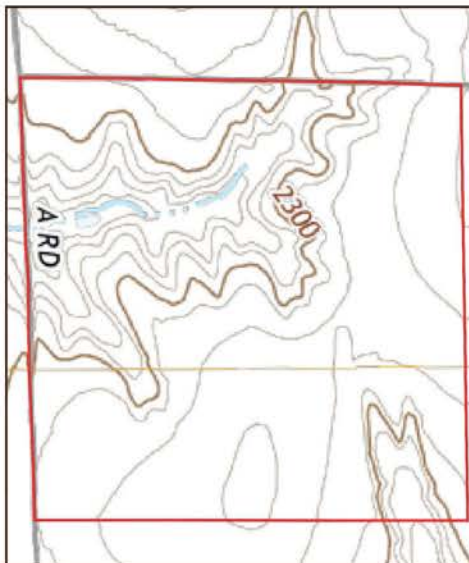
- Grass Acres - 71.537 +/-
- Dryland Acres - 79.82 +/-
- Road/Misc. Acres - 5.037 +/-

PROPERTY TAXES - \$1,817.34

LEGAL DESCRIPTION

Northwest 1/4 Section 32, Township 5 North, Range 20 West

*All water tanks owned by tenant & all owned minerals rights, if any, convey to buyer.



TRACT 3



PROPERTY DESCRIPTION

Currently used as pasture but has approximately 87+/- acres of non-irrigated cropland acres according to the county assessor. It would make a nice addition to any operation. Please note: Tract 2 well supplies water to Tract 3. The purchaser of Tract 3 will either need to reach an agreement with the owner of Tract 2 or obtain their own source of water for Tract 3.

TOTAL ACRES (PER ASSESSOR) - 112.253 +/-

- Dryland Acres - 86.833 +/-
- Grass Acres - 22.296 +/-
- Road Acres - 3.124 +/-

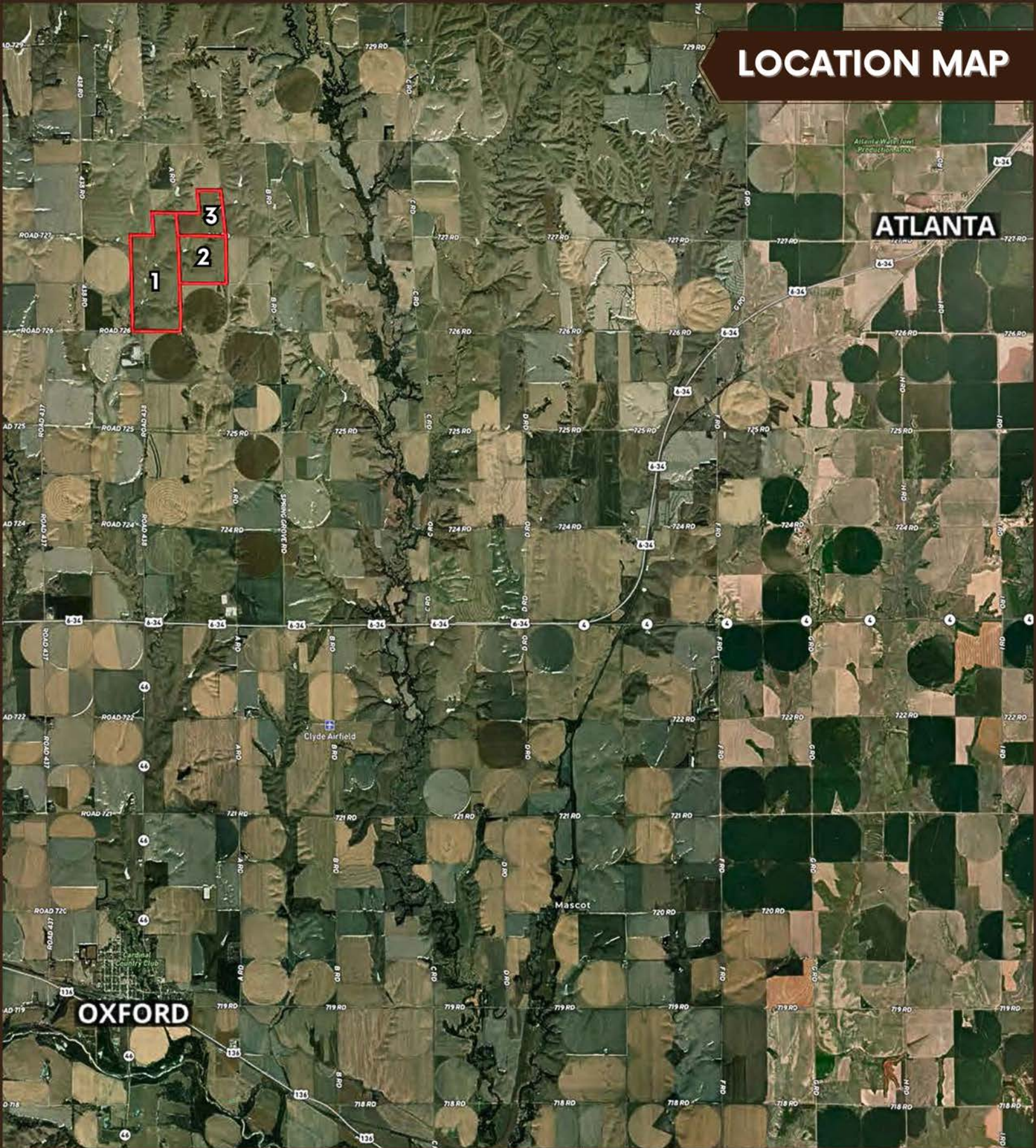
PROPERTY TAXES - \$1,385.54

LEGAL DESCRIPTION

East 1/2 Southwest 1/4; Southwest 1/4 Southwest 1/4 Section 29,
Township 5 North, Range 20 West

*All water tanks owned by tenant & all owned minerals rights, if any, convey to buyer.

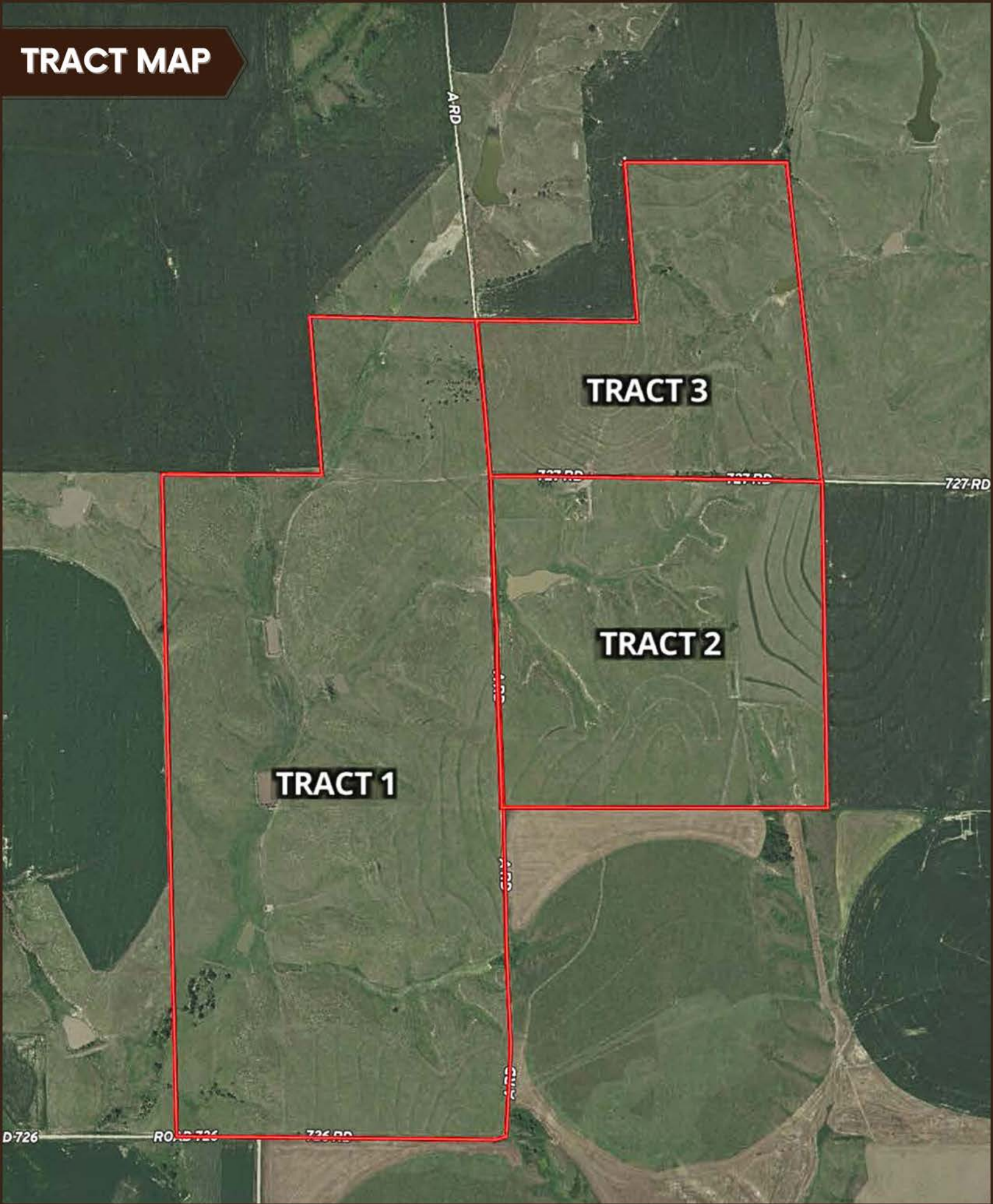




PROPERTY DIRECTIONS

From Oxford travel approximately 6 1/2 miles north on Highway 46 / 438 Road. The property will be on the north side of 438 Road and 726 Road.

TRACT MAP







PROCEDURE: This is an Online Only Auction for 625.524 more or less acres in Phelps County, NE. The 625.524 more or less acres will be offered in three (3) individual tracts. Online bidding will take place beginning at 10:00 am CST Thursday, January 16th, 2025, and will "soft close" at 10:00 CST Wednesday, January 22nd, 2025. At 10:00 CDT on Wednesday, January 22nd, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at the AgWest Commodities Conference Room in Holdrege, 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: 2024 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 24th, 2025 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. Phelps County Title will be the closing agent.

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

CURRENT LEASES: No current leases in place.

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.

SELLER: KF Legacy Inc., CD Acres Inc.

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 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.