

ONLINE ONLY



LAND AUCTION

**154.42 +/- ACRES
PIVOT-IRRIGATED FARM
HAYES COUNTY, NE**

**BIDDING BEGINS
MONDAY, JANUARY 27TH
10:00 A.M. CST**

**BIDDING BEGINS TO CLOSE
FRIDAY, JANUARY 31ST
10:00 A.M. CST**



This is a great opportunity to add an outstanding pivot irrigated farm to your land holdings. The farm offers good water and is near several competitive grain markets. The farm is open for the 2025 crop year.

BID ONLINE AT [BID.AGWESTLAND.COM](https://bid.agwestland.com)

JEFF MOON, ALC
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PIVOT-IRRIGATED FARM

**TOTAL ACRES - 154.42 +/-
(PER ASSESSOR)**

**IRRIGATED ACRES - 134.23 +/-
DRYLAND ACRES - 20.19 +/-**

PROPERTY TAXES - \$2,753.04

OCCUPATION TAX - \$1,330.00

LEGAL DESCRIPTION

**SOUTHEAST 1/4 SECTION 18,
TOWNSHIP 8 NORTH,
RANGE 34 WEST**

**ALL OWNED MINERAL RIGHTS,
IF ANY, CONVEY TO BUYER**

**CURRENT LEASE EXPIRES
FEBRUARY 28TH, 2025**

IRRIGATION INFORMATION

- Located in the Middle Republican NRD and has certified irrigation rights for 133 acres. Water use in the area is regulated and the 2023-2027 allocation is 72". In 2023, 14.3" were used and in 2024, 12.5" were used leaving 45.2" available through the 5-year (2023-2027) allocation. For more information, please contact the Middle Republican Natural Resources District, at (800) 873-5613.

IRRIGATION EQUIPMENT

- 2003 Reinke 7 tower pivot with a 2018 6.5 liter Isuzu diesel.
- Well G-057145 drilled 5/6/1977, 1,542 gpm, 186' static level, 245' pumping level, 540' well depth.

FSA INFORMATION

Total Cropland Acres - 157.17 +/-
Corn - 142 Base Acres - 162 PLC Yield
Total Base Acres - 142



154.42 +/- ACRES



PROPERTY DIRECTIONS

From Grafton, Nebraska, travel south on Road 351 for approximately 11 miles to Road 748. Head east on Road 748 2 miles to Avenue 353. Travel south on Avenue 353 for 1 mile and then head east a 1/2 mile. The farm will be on the north side of the road.





AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Online Only Auction for 154.42 more or less acres in Hayes County, NE. The 154.42 more or less acres will be offered in one (1) individual tract. Online bidding will take place beginning at 10:00 am CST Monday, January 27th, 2025, and will "soft close" at 10:00 CST Friday, January 31st, 2025. At 10:00 CST on Friday, January 31st, 2025, 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 28th, 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: Current lease expires February 28, 2025.

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: LJJ, LLC

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