

LIVE & ONLINE LAND AUCTION

**222.72 +/- ACRES
OFFERED IN 2 TRACTS
CLAY COUNTY, NEBRASKA**



TRACT 1



TRACT 2

**TUESDAY, NOVEMBER 12TH
10AM CST**

**HAMPTON INN
KOOL-AID CONFERENCE ROOM
215 E. 31ST STREET
HASTINGS, NE 68901**

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

THESE PRIME CLAY COUNTY FARMS ARE LEVEL TO NEARLY-LEVEL, WITH HIGHLY-PRODUCTIVE SILT LOAM SOILS. THEY HAVE PAVED ROAD ACCESS TO MANY LOCAL PREMIUM GRAIN MARKETS.

THESE TRACTS ARE OPEN FOR THE 2025 CROP YEAR. DON'T MISS THIS RARE OPPORTUNITY TO MAKE A GREAT ADDITION TO YOUR FARMING OPERATION.



Mark Gustafson

**Farm & Ranch Specialist
Aurora, Nebraska
Mark.Gustafson@AgWestLand.com
402.461.9118
*Contact Mark for more information.***

PROPERTY DIRECTIONS
Head east of Hastings on Highway 6. At Road B, turn left to head north for 3 miles. The property sits at the intersection of Road B and Road 320.



TRACT 1



IRRIGATED FARM

TOTAL ACRES (PER ASSESSOR) - 159.32 +/-

PROPERTY TAXES - \$10,371.94

LEGAL DESCRIPTION

NORTHEAST 1/4 SECTION 31, TOWNSHIP 8 NORTH, RANGE 8 WEST

IRRIGATION INFORMATION

- LOCATED IN THE UPPER BIG BLUE NATURAL RESOURCE DISTRICT WITH CERTIFIED IRRIGATION RIGHTS FOR 135.58 ACRES

IRRIGATION EQUIPMENT

- WELL G-088398 DRILLED MARCH 22, 1996, 850 GPM, 91' STATIC LEVEL, 102' PUMPING LEVEL, 180' WELL DEPTH
- 60 HP ELECTRIC WELL
- TENANT OWNED PIVOT, WATER METER, PLASTIC FERTILIZER TANK AND DRIP OIL RESERVOIR

FSA INFORMATION

TOTAL CROPLAND ACRES: 155.28 +/-

CORN - 97.5 BASE ACRES - 159 PLC YIELD

SOYBEANS - 57.78 BASE ACRES - 56 PLC YIELD

TOTAL BASE ACRES: 155.28 +/-



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3866	Hastings silt loam, 1 to 3 percent slopes	50.69	31.84	0	68	2e
3864	Hastings silt loam, 0 to 1 percent slopes	45.25	28.42	0	69	1
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	28.72	18.04	0	67	4e
3887	Holder silty clay loam, 3 to 7 percent slopes, eroded	26.54	16.67	0	69	3e
3561	Hobbs silt loam, occasionally flooded	8.02	5.04	0	81	2w
TOTALS		159.2 2(*)	100%	-	68.93	2.24



TRACT 2

TRACT 2 IS A DRYLAND FARM WITH HIGHLY PRODUCTIVE SILT LOAM SOILS THAT HAS IRRIGATION DEVELOPMENT POTENTIAL.

TOTAL ACRES (PER ASSESSOR) - 63.4 +/-

PROPERTY TAXES - \$2,258.56

LEGAL DESCRIPTION

NORTHWEST 1/4 NORTHWEST 1/4 & PT. SOUTHWEST 1/4
NORTHWEST 1/4 SECTION 32, TOWNSHIP 8 NORTH, RANGE 8 WEST

FSA INFORMATION

TOTAL CROPLAND ACRES: 62.22
CORN - 39.6 BASE ACRES - 159 PLC YIELD
SOYBEANS - 22.62 BASE ACRES - 56 PLC YIELD
TOTAL BASE ACRES: 62.22



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	25.19	39.76	0	69	1
3866	Hastings silt loam, 1 to 3 percent slopes	23.38	36.91	0	68	2e
3887	Holder silty clay loam, 3 to 7 percent slopes, eroded	8.59	13.56	0	69	3e
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	5.78	9.12	0	67	4e
3561	Hobbs silt loam, occasionally flooded	0.43	0.68	0	81	2w
TOTALS		63.37(*)	100%	-	68.55	1.92

AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 222.72 more or less acres in Clay County, NE. The 222.72 more or less acres will be offered in two (2) individual tracts. There will be no combination of tracts. There will be open bidding until the close of the auction.

ACCEPTANCE OF BID PRICES: The successful bidder(s) will sign a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's approval or rejection.

FINANCING: Sale is NOT contingent upon Buyer(s) financing. Buyer(s) should arrange financing, if needed, prior to the auction date.

EARNEST PAYMENT: Ten percent (10%) earnest payment on the day of the auction, upon signing a purchase agreement immediately following the close of bidding. The payment may be paid in the form of personal check, business check, or cashier's check. All funds will be deposited and held by the closing agent. The remainder of the purchase price is payable in guaranteed funds or by wire transfer at closing.

CLOSING: The sale closing will take place on or before December 10, 2024 or as soon as applicable.

POSSESSION: Possession will be given at closing. Subject to current lease terminating February 28, 2025, and tenant's rights.

PROPERTY CONDITION: Property and equipment to be sold AS IS—WHERE IS and no warranty or representation, either express or implied, will be given to any bidder(s) or Buyer(s). Buyer(s) 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.

MINERAL RIGHTS: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

TAXES: 2024 and prior years taxes paid by Seller. All 2025 and future taxes will be the responsibility of the Buyer(s).

CONVEYANCE INSTRUMENT: Seller shall execute a Warranty Deed (and Bill of Sale if personal property is included) transferring and conveying said property to Buyer(s), 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(s). Buyer will be responsible for all expenses related to acquiring a mortgagee's title policy if requested.

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(s). Nebraska Title will be the closing agent.

ONLINE/ABSENTEE BIDS: Bidding via online, cell phone, and/or on someone's behalf is available. Pre-registration and approval required by AgWest Land Brokers, LLC prior to the auction. **If you have trouble placing your online bid, immediately call Jeff Moon at (308) 627-2630 for assistance in placing your bid.**

AGENCY: AgWest Land Brokers, LLC and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in all marketing collateral is subject to the terms and conditions outlined in the agreement to purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the asset for sale. The information contained in all marketing collateral is believed to be accurate, but is subject to verification by all parties relying on it. Maps shown are for illustration purposes only and are not intended to represent actual property lines. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Broker, or any of their representatives. Auction Software and AgWest Land Brokers, LLC will not be held liable for any software or software malfunctions. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Broker 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 Auctioneer are final.

NEW DATA, CORRECTIONS, AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the auction information.

NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from AgWest Land Brokers, LLC.

SELLERS: Jennifer K. Workman



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