

ONLINE ONLY



LAND AUCTION

794 +/- ACRES
OFFERED IN 2 TRACTS
FURNAS COUNTY, NE

BIDDING OPENS:
FRIDAY, NOVEMBER 15TH
10:00 A.M. CST

BIDDING BEGINS TO CLOSE:
THURSDAY, NOVEMBER 21ST
10:00 A.M. CST

TRACT 1

AgWest Land Brokers is proud to present to auction CLC Farms, formally known as Ward & Ruby Rice Farms. Located near the strong farming community of Wilsonville, Nebraska, these farms encompass 794 +/- tax assessed acres offered in two separate tracts.

PROPERTY DIRECTIONS

Tract 1: Located 1/4 mile south of Wilsonville, Nebraska and Highway 89 with access from Drive 412 and Road 413.

Tract 2: Travel south from Highway 89 on Road 413 for 2.5 miles. The property is located on the east side of the road.

BID ONLINE AT: BID.AGWESTLAND.COM



ROSS POYSER

**FARM & RANCH SPECIALIST
REPUBLICAN CITY, NEBRASKA
ROSS.POYSER@AGWESTLAND.COM
308.920.2235**





**TOTAL ACRES - 194 +/-
(PER ASSESSOR)**

**IRRIGATED ACRES - 81.3 +/-
DRYLAND ACRES - 78.7 +/-
GRASSLAND ACRES - 22 +/-
OTHER ACRES - 12 +/-**

PROPERTY TAXES - \$4,481.36

**\$7/ACRE OCCUPATION TAX ON
81.3 ACRES TOTALING \$569.10**

LEASE ENDS MARCH 1ST, 2025

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

***SEE WEBSITE FOR FULL LEGAL DESCRIPTION**

Tract 1, located on the south edge of Wilsonville, consists of 81.3 certified irrigated acres (per NRD), along with 78.7 +/- dryland crop acres consisting of well laying Hobbs-McCook Silt Loam and Hord Silt Loam soils. This tract is watered by a 2004 7-tower Reinke center pivot system, is located in the Lower Republican Natural Resource District, and has a water allocation of 45 inches for a 5-year period. For the 2023-2027 period, as of October 1st, 2024, 35.6 inches remain (per NRD). There is also an old elevator on the property.



FSA INFORMATION

Total Cropland Acres: 160 +/-
Wheat - 37.5 Base Acres - 51 PLC Yield
Corn - 36 Base Acres - 107 PLC Yield
Grain Sorghum - 9.6 Base Acres - 60 PLC Yield
Soybeans - 1.9 Base Acres - 41 PLC Yield
Total Base Acres - 85

IRRIGATION EQUIPMENT

- 2004, 7 tower Reinke pivot
- Well G-005997, drilled in 2011, 500 gpm, 19' static level, 27' pumping level, 32' well depth
- Well G-034178, drilled in 1970, 280 gpm, 15' static level, 40' pumping level, 46' well depth

IRRIGATION INFORMATION

- Located in the Lower Republican Natural Resource District and has certified irrigation rights for 81.3 acres



TOTAL ACRES - 600 +/-
(PER ASSESSOR)

DRYLAND ACRES - 184 +/-
GRASSLAND ACRES - 404 +/-
OTHER ACRES - 12 +/-

PROPERTY TAXES - \$6,501.48

LEGAL DESCRIPTION - ALL OF SECTION 12,
TOWNSHIP 1 NORTH, RANGE 25 WEST

LEASE ENDS MARCH 1ST, 2025

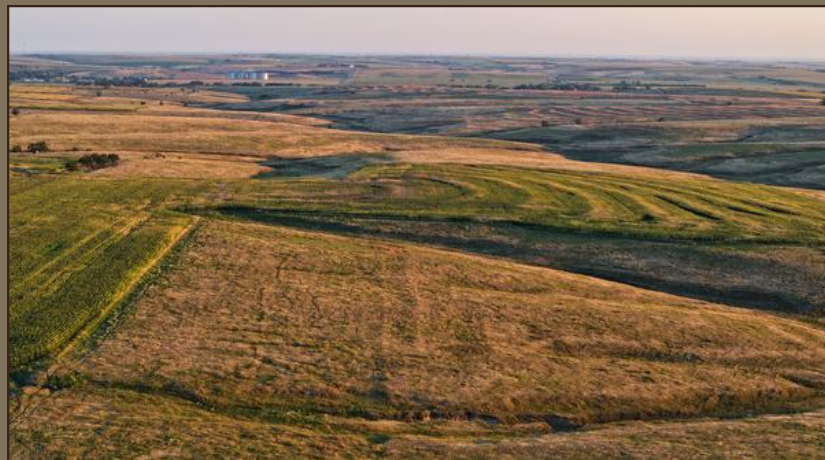
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Tract 2 is located 2.5 miles south of Wilsonville and consists of 184+/- acres of primarily Holdrege Silt Loam soil dryland crop ground and 404+/- acres of lush grass for grazing, featuring a solar stock well feeding a tire tank set in concrete. Being in close proximity to grain handling facilities, as well as easy access to both tracts, makes this farm a great addition to your operation.



FSA INFORMATION

Total Cropland Acres: 184 +/-
Wheat - 50.8 Base Acres - 51 PLC Yield
Corn - 48.8 Base Acres - 107 PLC Yield
Grain Sorghum - 12.9 Base Acres - 60 PLC Yield
Soybeans - 2.6 Base Acres - 41 PLC Yield
Total Base Acres - 115.1





ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Online Only Auction for 794 more or less acres in Furnas County, NE. The 794 more or less acres will be offered in two (2) individual tracts. Online bidding will take place beginning at 10:00 a.m. CST Friday, November 15, 2024, and will "soft close" at 10:00 a.m. CST Thursday, November 21, 2024. At 10:00 a.m. CST on Thursday, November 21, 2024, 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(s) 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: All 2024 and prior years taxes paid by Seller. All 2025 and future taxes will be the responsibility of the Buyer(s).

CLOSING: Will take place on or before December 23, 2024, 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(s) 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). 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: Lease ends March 1st, 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(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(s) 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.

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 based upon actual surveyed acres.

MINERAL RIGHTS: All mineral rights owned by Seller, if any, will convey to Buyer(s).

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.

SELLER: CLC Farms - Candace Joy Rice Hammond & Jonathan Hammond, Scott Brakhahn & Debra Brakhahn, Loren Rice & Eunice Rice

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