

ONLINE - ONLY LAND AUCTION



**206 +/- ACRES
HARLAN
COUNTY**



Up for auction is a great combination farm in Harlan County. This property consists of 71 +/- acres of dryland crop ground, featuring very nice laying, highly productive, Holdrege Silt Loam soils. The 134 +/- acres of lush pasture ground provide excellent grazing. The property features an alleyway between the two pastures, as well as four ponds and newer five-wire fences. The farm offers access along a nice gravel road. The crop ground has a nice stand of alfalfa that was planted 3 years ago. Seller is to retain hunting rights until July 1st, 2025. Current lease has been terminated. All acres are subject to survey.

BIDDING OPENS

FRIDAY, OCTOBER 11
10 A.M. CDT

BEGINS TO CLOSE

THURSDAY, OCTOBER 17
10 A.M. CDT

AGENTS WILL BE AVAILABLE OCTOBER 17 - 9:00 A.M.:

AGWEST COMMODITIES CONFERENCE ROOM
415 W. 4TH AVENUE
HOLDREGE, NEBRASKA 68949



Ross Poyser

Farm & Ranch Specialist
Republican City Nebraska
Ross.Poyser@AgWestLand.com
308.920.2235



Bid online at Bid.AgWestLand.com

PROPERTY DETAILS



GRASSLAND & DRYLAND

PROPERTY TAXES

TO BE DETERMINED
AFTER SURVEY



TOTAL ACRES (PER ASSESSOR) - 206±

Grassland Acres - 134.72 ±

Dryland Acres - 71.66 ±

LEGAL DESCRIPTION

Part Southwest ¼ Section 4, Township 3
North, Range 17W and South ½ Southeast ¼
Section 4, Township 3 North, Range 17W

FSA INFORMATION

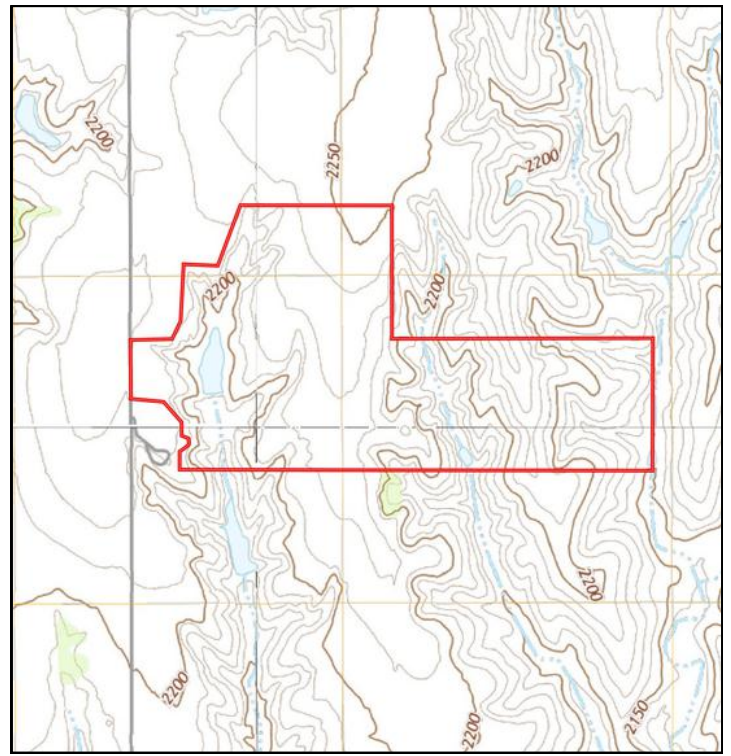
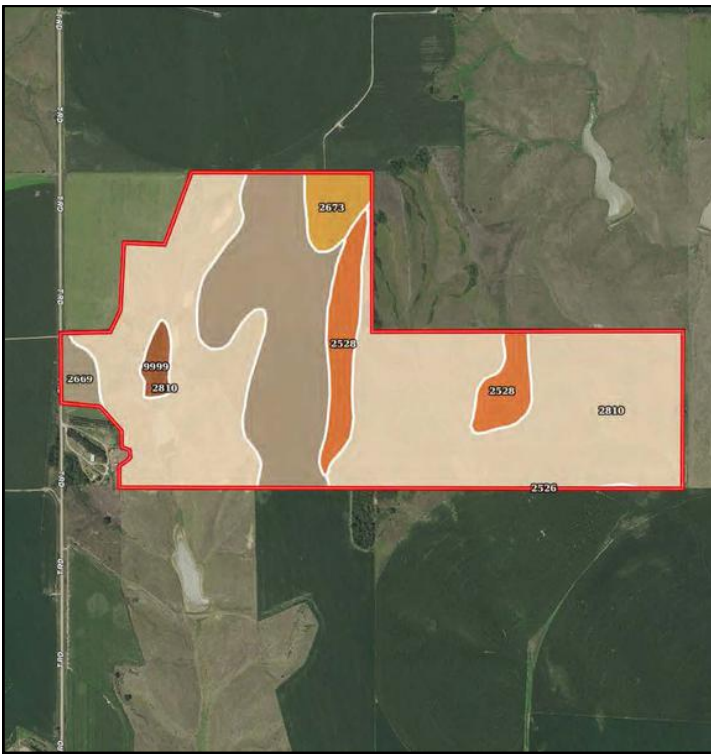
Total Cropland Acres: 71.66 +/-

Base Acres to be reconciled by FSA

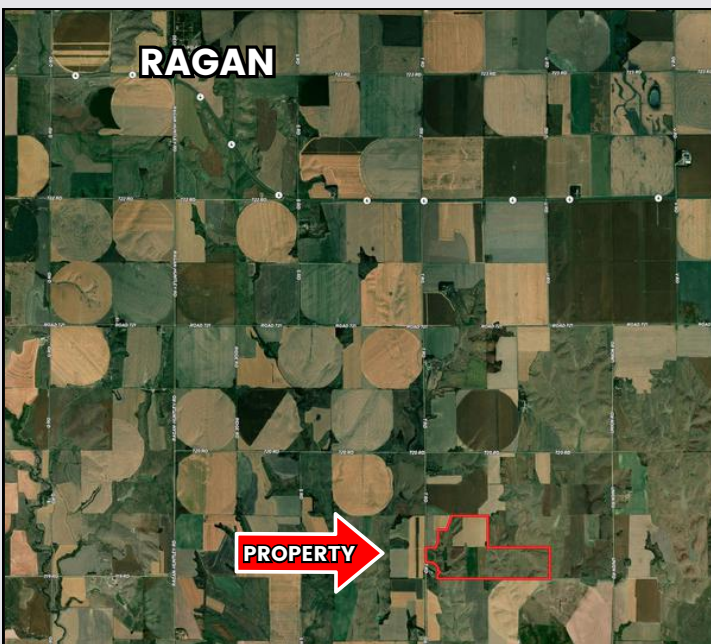
Pivot not included in the sale.



All mineral rights owned by seller, if any,
will NOT convey to buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2810	Uly and Coly silt loams, 11 to 30 percent slopes	133.57	64.34	0	63	6e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	47.8	23.03	0	69	2e
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	16.46	7.93	0	65	4e
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	6.7	3.23	0	77	2c
9999	Water	2.81	1.35	0	-	-
2526	Coly and Nuckolls silt loams, 11 to 30 percent slopes, eroded	0.25	0.12	0	54	6e
TOTALS		207.59(*)	100%	-	64.13	4.77



PROPERTY DIRECTIONS

From Ragan, Nebraska, follow Highway 4 east for 2 miles. Turn south onto T Road. Travel south 2.5 miles. The property sits on the east side of T Road.



ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Online Only Auction for 206 more or less acres in Harlan County, NE. The 206 more or less acres will be offered in one (1) individual tract. Online bidding will take place beginning at 10:00 am CDT Friday, October 11, 2024, and will "soft close" at 10:00 CDT Thursday, October 17, 2024. At 10:00 CDT on Thursday, October 17, 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 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.

CLOSING: Will take place on or before November 15, 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 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: Lease on pasture has been terminated. Owner shall harvest the 2024 alfalfa crop. Pasture and cropland open for the 2025 grazing and growing season.

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.

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 NOT convey to Buyer.

HUNTING RIGHTS: Seller is to retain hunting rights until July 1st, 2025.

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: Thomas Schluntz

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.