



BOHYS CANYON RANGELAND

ONLINE LAND AUCTION

238.00 +/- Acres
Custer County, NE

Bidding Opens: Monday, November 28th at 10 a.m.
Bidding Closes: Monday, December 5th at 12 Noon

AgWest Land Brokers agents will be present to help buyers in person on Monday, December 5th at 11 a.m. at:

Loup County Community Center

406 4th Street

Taylor, Nebraska 68879

Bid Online at: Bid.AgWestLand.com

CORD HESSELTINE

FARM & RANCH SPECIALIST

ARNOLD, NEBRASKA

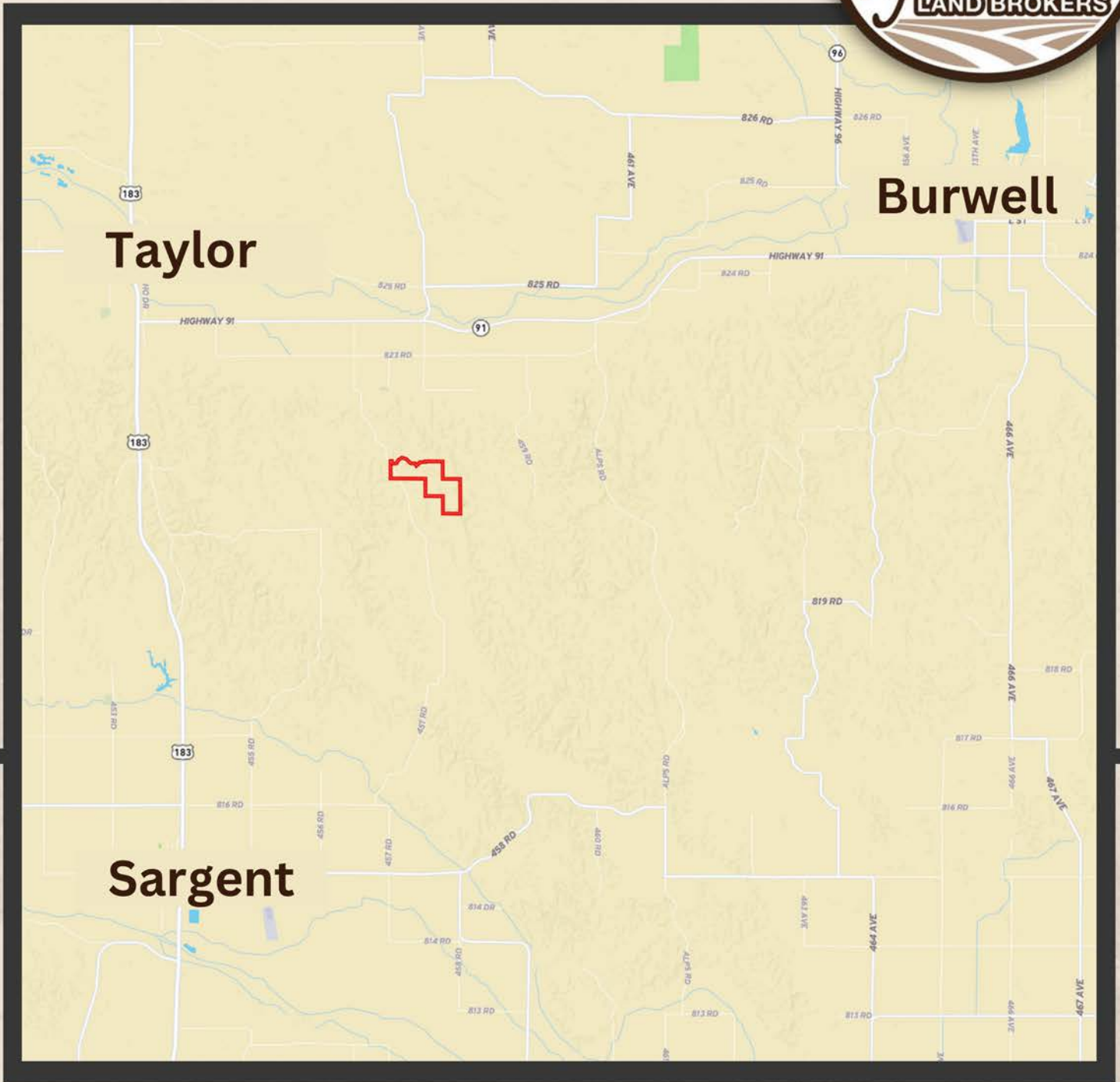
308.539.2192

CORD.HESSELTINE@AGWESTLAND.COM



*CALL FOR MORE INFORMATION OR TO PRE-REGISTER TO BID AT THIS AUCTION.

PROPERTY MAP



Driving Directions: From Taylor NE- Travel southeast on US Highway 183 for 1 mile. Turn left onto US Highway 91 and travel east for 3 miles. Turn right and travel south 2.5 miles on 457th Avenue, which will turn into Road 457 once you reach the Loup/Custer County line. The property will be on the east side of the road.

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.

238.00 +/- Acres



Here's a rare opportunity to purchase some prime hardland pasture located only a few miles southeast of Taylor, NE. The property consists of 238.0 +/- acres of well-managed hardland pasture that is set up with an underground waterline system feeding several tanks and hydrants.



Total Grassland Acres (Per Assessor) - 238.00 +/-

Real Estate Taxes - \$1,956.82

Legal Description - Part of North $\frac{1}{2}$ Northwest $\frac{1}{4}$, Northwest $\frac{1}{4}$ Northeast $\frac{1}{4}$, South $\frac{1}{2}$ Northeast $\frac{1}{4}$, Northeast $\frac{1}{4}$ Southeast $\frac{1}{4}$, Section Eight (8), Township Twenty (20) North, Range Seventeen (17) West of the 6th P.M., Custer County, NE.

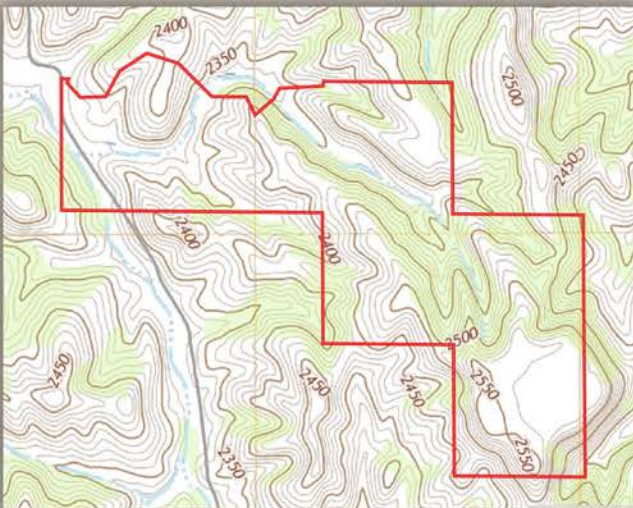
Part of Southwest $\frac{1}{4}$, Section Five (5), Township Twenty (20) North, Range Seventeen (17) West of the 6th P.M., Custer County, NE.

***FINAL LEGAL DESCRIPTON AND ACRES TO COME FROM COMPLETED SURVEY**

PO BOX 1098, HOLDREGE, NE 68949 | 866-995-8067 | AGWESTLAND.COM



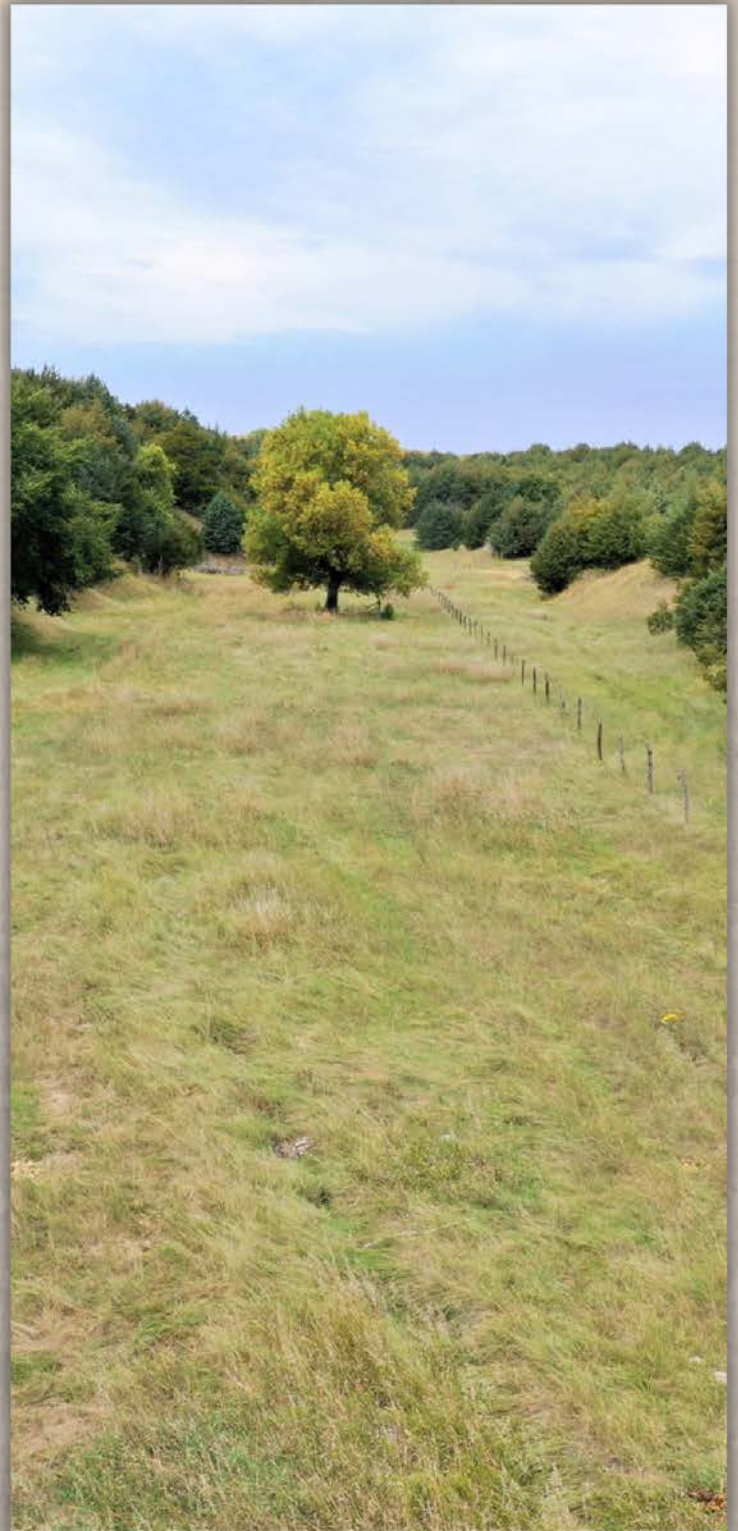
AERIAL MAP



TOPOGRAPHY MAP



SOILS MAP





Property Details

The seller has spent over \$20,000 in the last couple of years managing the volunteer cedars and all interior fences have been replaced with hedgeposts and three-wire fences.

There is an old field that is located in the southeast corner of the property that offers some of the most beautiful views any outdoorsman could ask for.

It could be replanted to attract some of the local wildlife in the area, which includes mostly turkey, whitetail deer, mule deer, and elk. The property is owner rated at 60 cow/calf pair for a 5-month grazing season and is split into 6 different pastures situated for rotational grazing.

Sellers own an additional 160 +/- acres to the north of the subject property. Buyers will be offered first-right-of-refusal on this property after purchase. Also, the sellers will allow the buyers full use of the cattle working facilities located off the gravel road to the north of the subject property. The 160 +/- acres being retained by the sellers are connected to the same waterline as the subject property. Sellers have agreed to pay the buyers \$750/year for the use of the buyer's well.



AgWest Land Brokers is the real estate arm of AgWest Commodities. AgWest Commodities has been helping producers make profitable decisions and reduce stress in marketing for over 20 years. Committed to our clients' goals, AgWest has expanded across the Midwest serving our clientele one customized plan at a time. It became apparent that creating a real estate branch of the business, which specializes in farm and ranch real estate, would bring even more needed services to our client base.

AgWest Land Brokers was formed to continue serving and building long-term relationships with landowners. AgWest Land Brokers assists landowners in buying and selling land. We provide the same professionalism and customer service you have come to expect from AgWest Commodities. Real estate agents at AgWest Land Brokers have experience in farm and ranch real estate, successfully bringing buyers and sellers together for years.

AgWest Land Brokers has aligned with other land brokers across the Midwest and High Plains to provide the experience and knowledge needed to offer the very best land brokerage services. We understand land. We are the trusted, local land brokers that know the land market. If you are looking to sell or buy land, let us put our experience to work for you in reaching your goals.





ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Online Only Auction for 238 more or less acres in Custer County, NE. The 238 more or less acres will be offered in one (1) individual tract. Online bidding will take place beginning at 10:00 am CDT Monday, November 28th, 2022 and will "soft close" at 12:00 noon CDT Monday, December 5th, 2022. At 12:00 noon CDT on Monday, December 5th, 2022, bidding will continue in five minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at the Loup County Community Center in Taylor, NE on December 5th, 2022 from 11:00 am 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.

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 Seller's approval or rejection.

FINANCING: Sale is NOT contingent upon Buyer financing. Buyer 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 January 16th, 2023, or as soon as applicable.

POSSESSION: Possession will be given at closing. Subject to current leases and tenants' 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 or Buyer. Buyer 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.

TAXES: 2022 and prior years taxes paid by Seller. All future taxes will be the responsibility of the Buyer.

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.

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. Russell Title and Escrow Co will be the closing agent.

ONLINE BIDS: Pre-registration and approval required by AgWest Land Brokers, LLC prior to the auction.

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.

SELLER(S): Larry & Patricia Peters



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