

# ONLINE LAND AUCTION

## 158.72 +/- ACRE PIVOT-IRRIGATED FARM DAWSON COUNTY, NEBRASKA



This is a great opportunity to add an outstanding pivot-irrigated farm to your land holdings. The farm is located in Dawson County, which is known for its fertile soil for crop production.

**AGWEST LAND BROKERS AGENTS WILL  
BE PRESENT TO HELP BUYERS IN  
PERSON ON MAY 23RD AT 9 AM AT:**

**BIDDING OPENS  
MAY 18TH  
10:00 AM CDT**

**EAGLE HILLS RANCH  
520 10TH ST  
GOTHENBURG, NE 69138**

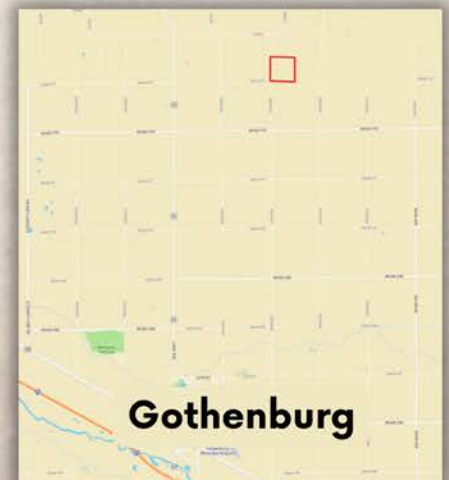
**BIDDING CLOSES  
MAY 23RD  
10:00 AM CDT**

***Bid online at [Bid.AgWestLand.com](http://Bid.AgWestLand.com)***



**Jeff Moon, ALC**  
Farm & Ranch Specialist  
Holdrege, Nebraska  
308.627.2630  
[Jeff.Moon@AgWestLand.com](mailto:Jeff.Moon@AgWestLand.com)

*Call for more information about this auction.*







This farm offers good access off a gravel road, is near several competitive grain markets, and includes all electric irrigation equipment with the sale. A majority of the farm is comprised of productive Cozad silt loam soils.

**TOTAL ACRES (PER ASSESSOR) - 158.72 +/-**

IRRIGATED ACRES - 140.41 +/-

DRYLAND ACRES - 17.68 +/-

ROAD/OTHER - 0.63 +/-

**LEGAL DESCRIPTION**

SW 1/4 OF SECTION 1-T12N-R25W, DAWSON COUNTY, NEBRASKA

**PROPERTY DIRECTIONS**

FROM GOTHENBURG, TRAVEL 6 MILES NORTH ON HWY 47 TO ROAD 773. HEAD EAST 2 MILES TO ROAD 413. FARM IS ON THE NORTHEAST CORNER OF ROAD 773 AND ROAD 413.

**PROPERTY TAXES**

\$9,106.58

**FSA INFORMATION**

WHEAT - 3 BASE ACRES - 36 PLC YIELD

CORN - 145.8 BASE ACRES - 155 PLC YIELD

SOYBEANS - 3 BASE ACRES - 49 PLC YIELD

TOTAL BASE ACRES - 151.8

TOTAL CROPLAND ACRES: 150.92 +/-







**IRRIGATION INFORMATION**

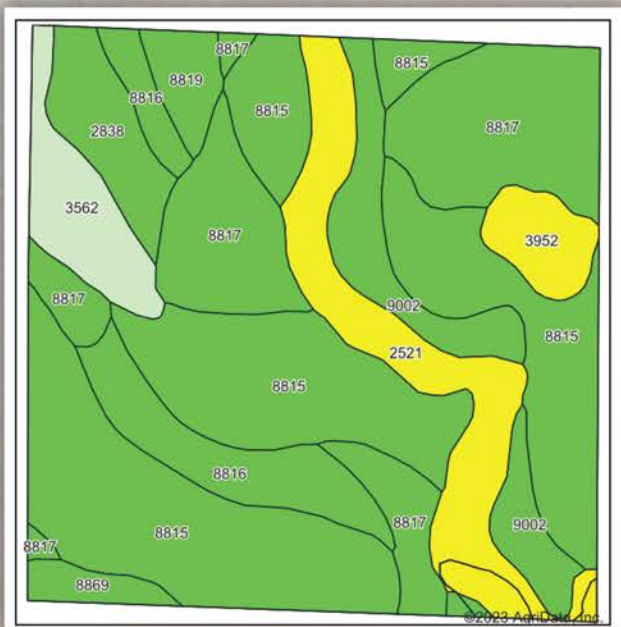
LOCATED IN THE CENTRAL PLATTE NATURAL RESOURCE DISTRICT AND HAS CERTIFIED IRRIGATION RIGHTS FOR 142.1 ACRES

**IRRIGATION EQUIPMENT**

WELL G-088514, DRILLED MAY 1996, 800 GPM, 89' STATIC LEVEL, 130' PUMPING LEVEL, 487' WELL DEPTH  
 75 HP ELECTRIC MOTOR  
 2004 VALLEY 7-TOWER IRRIGATION PIVOT

**CURRENT LEASES**

SUBJECT TO 2023 CASH RENT LEASE.



Area Symbol: NE047, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
8815	Cozad silt loam, 0 to 1 percent slopes	62.98	39.5%		IIc	I	67
8817	Cozad silt loam, 3 to 6 percent slopes	31.36	19.7%		IIc	I	64
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	17.65	11.1%		VIe		42
9002	Anselmo fine sandy loam, 1 to 3 percent slopes	11.67	7.3%		Ile	Ile	58
8816	Cozad silt loam, 1 to 3 percent slopes	11.47	7.2%		Ile	Ile	66
3562	Hobbs silt loam, occasionally flooded, cool	7.64	4.8%		IIw	IIw	
2838	Uly-Holdrege-Coly silt loams, 6 to 11 percent slopes, eroded	6.75	4.2%		IVe	IVe	60
3952	Fillmore silt loam, frequently ponded	4.43	2.8%		IVw	IVw	45
8819	Cozad silt loam, 6 to 11 percent slopes, eroded	3.29	2.1%		IVe	IVe	60
8869	Hord silt loam, 0 to 1 percent slopes	2.23	1.4%		IIc	Iw	73
<b>Weighted Average</b>					<b>2.62</b>	<b>*-</b>	<b>58.7</b>



## ONLINE AUCTION TERMS & CONDITIONS

**PROCEDURE:** This is an Auction for 158.72 more or less acres in Dawson County, NE. The 158.72 more or less acres will be offered in one (1) individual tract. Online bidding will take place beginning at 10:00 am CDT Thursday, May 18, 2023 and will "soft close" at 10:00 am CDT Tuesday, May 23, 2023. At 10:00 am CDT on Tuesday, May 23, 2023, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at Eagle Hills Ranch in Gothenburg, NE on May 23, 2023 from 9:00 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.

**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](http://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 Seller's 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:** 2022 and prior years taxes paid by Seller. All 2023 and future taxes will be the responsibility of the Buyer.

**CLOSING:** Will take place on or before June 16, 2023 or as soon as applicable in 2023.

**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. H.O. Smith Company in Lexington, Nebraska will be the closing agent.

**POSSESSION:** Possession will be given at closing and funding. Subject to current lease and tenant rights that end the last day of February 2024.

**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. 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.

**SURVEY:** No Survey of the Property shall be required and the purchase price set forth herein is not based upon actual surveyed acres.

**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. If you have trouble placing your online bid, immediately call Jeff Moon at (308) 627-2630 for assistance in placing your bid.

**SELLERS:** Scott and Vonn Mann



866.995.8067  
415 W. 4th Ave. PO Box 1098  
Holdrege, NE 68949  
AgWestLand.com

