



# ONLINE-ONLY LAND AUCTION



## 371 +/- ACRES | 3 TRACTS PIVOT-IRRIGATED FARMS PHELPS COUNTY, NEBRASKA

A great opportunity to add outstanding pivot irrigated farms to your land holdings. The farms are located in Phelps County, known for its fertile soil and favorable climate conditions for crop production. These farms offer good access off a blacktop road, are near several competitive grain markets, and include all electric irrigation equipment with the sale. A majority of the farms are comprised of productive Class I silt loam soils. Open for the 2025 crop year.



**BIDDING OPENS**  
**FRIDAY, MARCH 14TH**  
**10:00 A.M. CDT**

**BIDDING CLOSES**  
**FRIDAY, MARCH 21ST**  
**10:00 A.M. CDT**



### Jeff Moon, ALC

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**BID ONLINE AT: [BID.AGWESTLAND.COM](http://BID.AGWESTLAND.COM)**





**TRACT 1**  
**PIVOT-IRRIGATED FARM**  
**PROPERTY TAXES**  
**(ESTIMATED)**  
**\$3,900.00**



## **TOTAL ACRES (PER ASSESSOR) - 77.27 ±**

Irrigated Acres - 73.98 ±

Other Acres - 3.29 ±

## **LEGAL DESCRIPTION**

North 1/2 Northwest 1/4 Section 20,  
 Township 8 North, Range 19 West

## **FSA INFORMATION (TRACT 1 & 2 COMBINED)**

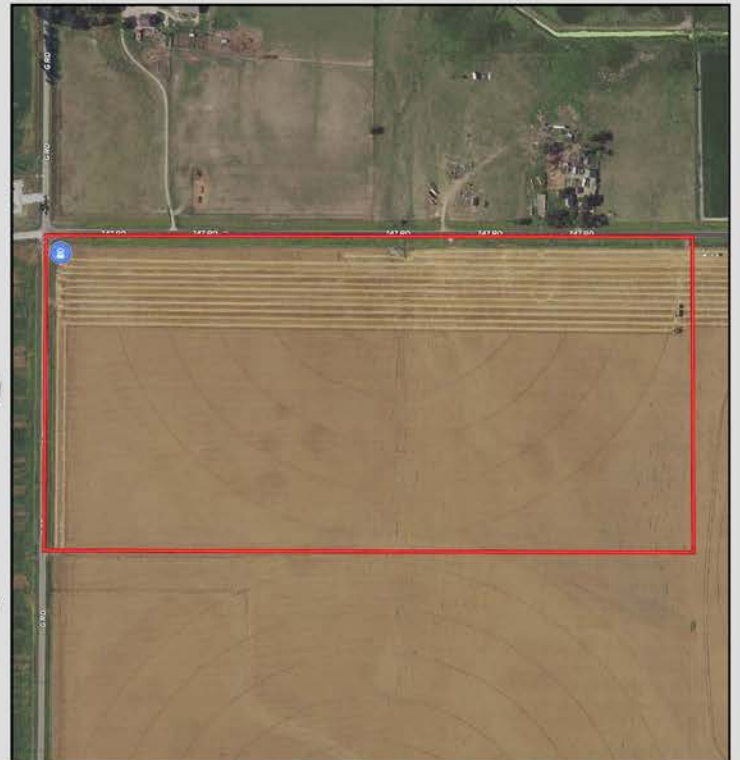
Total Cropland Acres: 231.45 +/-

Corn - 207.5 Base Acres - 194 PLC Yield

Soybeans - 12.6 Base Acres - 58 PLC Yield

\*Base acres from Tract 1 & 2 are combined. Base acres to be reconciled after closing. Final calculations to be completed by FSA. No wetland determination has been completed.

All mineral rights owned by seller, if any, to convey to buyer.







## IRRIGATION INFORMATION

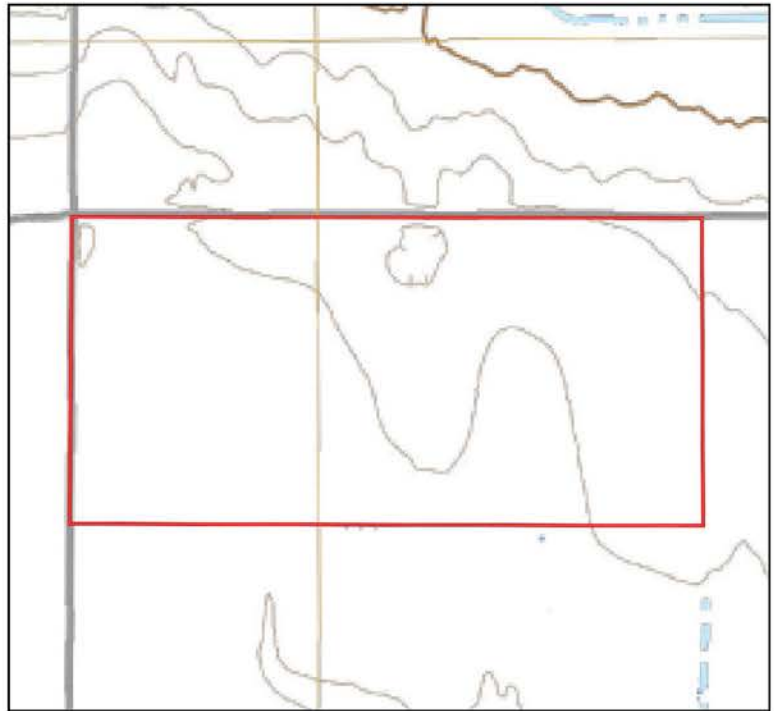
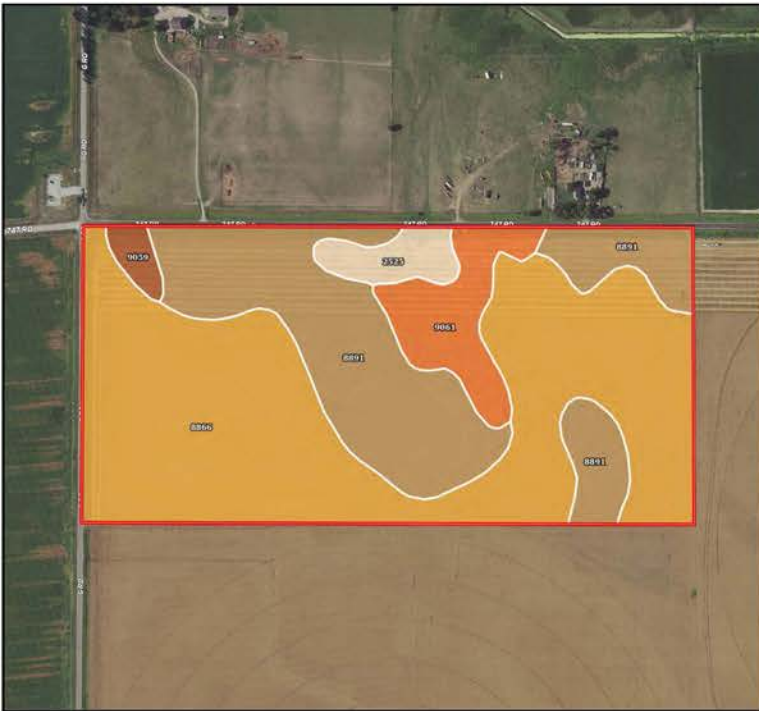
- Located in the Tri-Basin NRD and has certified irrigation rights for 73.98 acres.
- 29 CNPPID contract acres.

## IRRIGATION EQUIPMENT

- Well # G-023363, drilled 10/1964, 1,000 gpm, 43' static level, 57' pumping level, 95' well depth.
- 40hp electric well motor.
- 2008 Reinke 6 tower pivot, 800 gpm @ 32 psi.

## PROPERTY DIRECTIONS

From Loomis, travel 12 miles north on the blacktop to 747 Road. The farm will be on southeast corner of intersection.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8866	Hord silt loam, 0 to 1 percent slopes, warm	43.55	56.68	0	81	2c
8891	Kenesaw silt loam, terrace, 1 to 3 percent slopes	23.61	30.73	0	63	2e
9061	Kenesaw and Coly silt loams, hummocky	6.02	7.84	0	74	3e
2525	Coly, Kenesaw silt loams, 6 to 11 percent slopes	2.55	3.32	0	67	4e
9059	Kenesaw and Coly silt loams, hummocky, eroded	1.11	1.44	0	66	3e
TOTALS		76.84(*)	100%	-	74.25	2.16

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





**TRACT 2  
PIVOT-IRRIGATED FARM**

**PROPERTY TAXES  
(ESTIMATED)  
\$7,603.64**



**TOTAL ACRES (PER ASSESSOR) - 158.82 ±**

Irrigated Acres - 157 ±

Other Acres - 1.82 ±

**LEGAL DESCRIPTION**

Pt. South 1/2 Northwest 1/4 and North 1/2  
Southwest 1/4 Section 20, Township 8 North,  
Range 19 West

**FSA INFORMATION (TRACT 1 & 2 COMBINED)**

Total Cropland Acres: 231.45 +/-

Corn - 207.5 Base Acres - 194 PLC Yield

Soybeans - 12.6 Base Acres - 58 PLC Yield

\*Base acres from Tract 1 & 2 are combined. Base acres to be reconciled after closing. Final calculations to be completed by FSA. No wetland determination has been completed.

All mineral rights owned by seller, if any, to convey to buyer.





## IRRIGATION INFORMATION

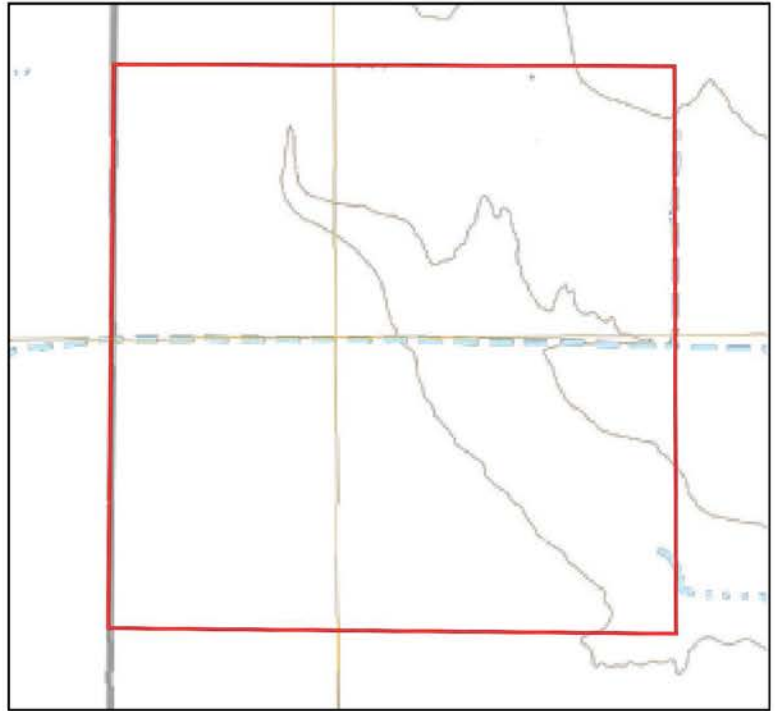
- Located in the Tri-Basin NRD and has certified irrigation rights for 157 acres.
- 46 CNPPID contract acres.

## IRRIGATION EQUIPMENT

- Well # G-088293, drilled 4/1996, 900 gpm, 29' static level, 50' pumping level, 90' well depth.
- Well # G-054316, drilled 12/1976, 1,200 gpm, 28' static level, 45' pumping level, 81' well depth.
- 1996 Valley 7 tower pivot, 800 gpm @ 35 psi.
- 40hp electric well motor. (pivot point well)
- Perkins diesel power unit. (west well)

## PROPERTY DIRECTIONS

From Loomis, travel 11 1/2 miles north on the blacktop. The farm will be on the east side of the blacktop road.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8866	Hord silt loam, 0 to 1 percent slopes, warm	160	99.41	0	81	2c
8891	Kenesaw silt loam, terrace, 1 to 3 percent slopes	0.96	0.6	0	63	2e
TOTALS		160.96(*)	100%	-	80.9	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





**TRACT 3  
PIVOT-IRRIGATED FARM**

**PROPERTY TAXES  
(ESTIMATED)  
\$6,234.50**



**TOTAL ACRES (PER ASSESSOR) - 135.63 +**

Irrigated Acres - 127.73 +  
Dryland Acres - 5.32 +/-  
Other Acres - 2.58 +

**LEGAL DESCRIPTION**

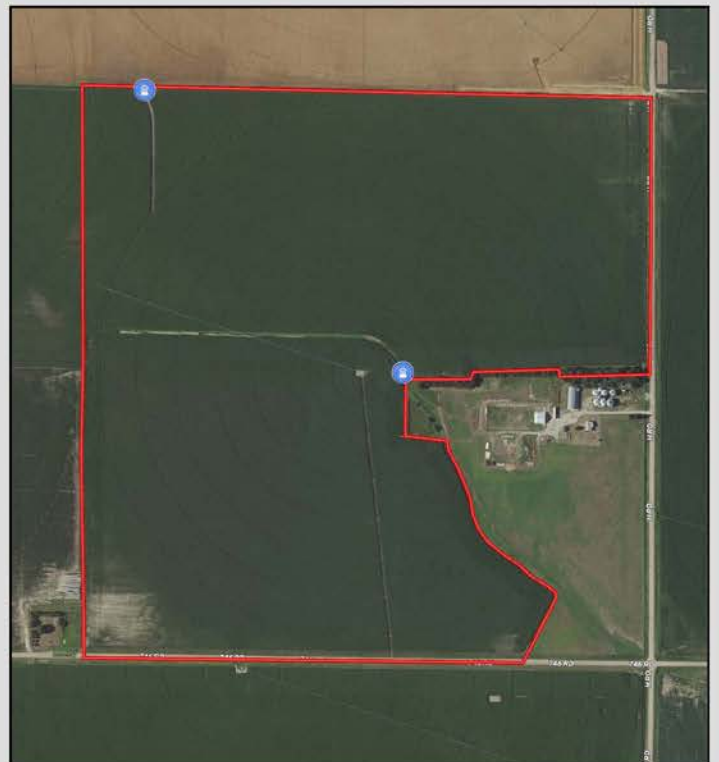
Southeast 1/4 less 24.01 +/- acres  
(farmstead/pasture) Section 20, Township  
8 North, Range 19 West

**FSA INFORMATION**

Total Cropland Acres: 133.13 +/-  
Corn - 119.4 Base Acres - 194 PLC Yield  
Soybeans - 6.8 Base Acres - 58 PLC Yield

\*No wetland determination has been completed.

All mineral rights owned by seller, if any, to  
convey to buyer.







## IRRIGATION INFORMATION

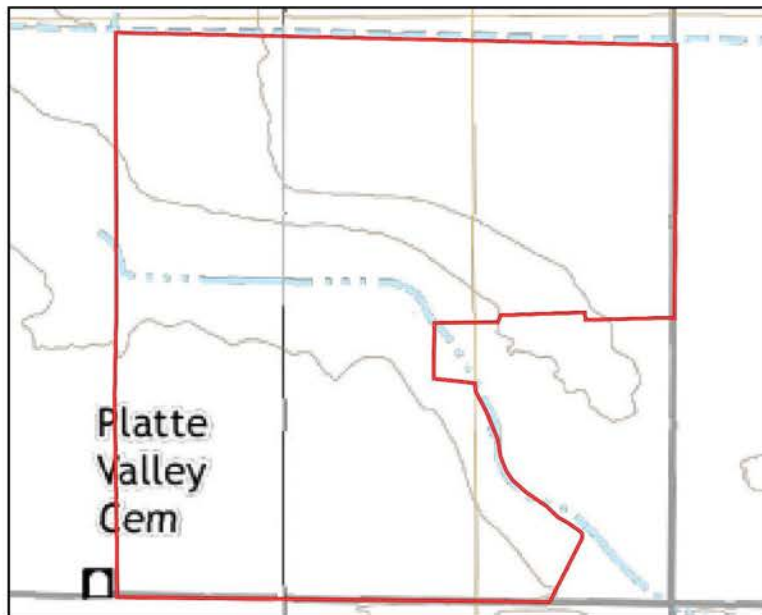
Located in the Tri-Basin NRD and has certified irrigation rights for 127.73 acres.

## IRRIGATION EQUIPMENT

- Well # G-014285, drilled 3/1/2003, 800 gpm, 30' static level, 43' pumping level, 200' well depth.
- Well # G-014286, drilled 3/1/1957, 1,000 gpm, 38' static level, 60' pumping level, 90' well depth.
- 1999 Valley 7 tower pivot, 800 gpm @ 30 psi.
- 40hp electric well motor. (pivot point well)
- Submersible well. (north well)

## PROPERTY DIRECTIONS

From Loomis, travel 11 miles north on the blacktop to 746 Road. Travel east on 746 Road approximately 1/2 mile. The farm will be on the north side of 746 Road.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8866	Hord silt loam, 0 to 1 percent slopes, warm	108.13	79.97	0	81	2c
8891	Kenesaw silt loam, terrace, 1 to 3 percent slopes	14.16	10.47	0	63	2e
9059	Kenesaw and Coly silt loams, hummocky, eroded	8.66	6.4	0	66	3e
9061	Kenesaw and Coly silt loams, hummocky	4.27	3.16	0	74	3e
TOTALS		135.22(*)	100%	-	77.93	2.1

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



# AUCTION TERMS & CONDITIONS



**PROCEDURE:** This is an Online Only Auction for 371 more or less acres in Phelps County, NE. The 371 more or less acres will be offered in three (3) individual tracts.

Tract 1 – Pt. NW  $\frac{1}{4}$  20-8-19, Phelps County, NE. 77.27 +/- Tax Assessed Acres.

Tract 2 – Pt NW  $\frac{1}{4}$  and N1/2SW1/4 20-8-19, Phelps County, NE. 158.82 +/- Tax Assessed Acres.

Tract 3 – SE  $\frac{1}{4}$  20-8-19 LESS Homestead, Phelps County, NE. 135.63 +/- Tax Assessed Acres.

Online bidding will take place beginning at 10:00 a.m. CDT Friday, March 14th, 2025, and will "soft close" at 10:00 CDT Friday, March 21st, 2025. At 10:00 CDT on Friday, March 21st, 2025, 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., Friday, March 21st, 2025, 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(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 a 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:** 2024 and prior years taxes paid by Seller. 2025 and subsequent years are the responsibility of the Buyer.

**CLOSING:** Will take place on or before April 18th, 2025, 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. Phelps County Title will be the closing agent.

**POSSESSION:** Possession will be given at closing and funding.

**CURRENT LEASES:** No current leases in place.

**CONVEYANCE INSTRUMENT:** Seller shall execute a Warranty Deed or a deed equivalent to that (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. Buyer(s) will be responsible for all expenses related to Lender'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.

**COVENANTS, EASEMENTS AND LEASES:** Sale of the property is subject to any and all covenants, easements of record, and any and all leases.

**ACRES:** The land will sell as Tracts by the dollar per acre value based on the tax assessed acres for each Tract. No representation or warranty is made that the tax assessed acres for each Tract is accurate with respect to the acres comprising said Tract. The successful bidder for each Tract will receive a conveyance of the Tract by its legal description. The description of each Tract is subject to modification or correction upon completion of a commitment for policy of title insurance.

**WATER AND MINERAL RIGHTS:** Seller shall convey all water and mineral rights, if any, that Seller now owns associated with the property.

**ENCROACHMENT:** The Pivot in Tract 1 encroaches onto the NE1/4 20-8-19. The Pivot in Tract 2 encroaches onto the E1/2 20-8-19. No representation or warranty as to the validity of encroachment(s).

**CNPPID:** Central Nebraska Public Power & Irrigation District owns a tract of land of record in Book 67, Page 293, Phelps County, NE located in Tract 2. Said tract of land is 70' +/- wide and consists of 4.25 acres +/- . Currently CNPPID allows this land to be farmed. No representation or warranty is made as to CNPPID's consent to future farming.

**SURVIVAL AND NONMERGER:** Disclosures above shall survive Closing, including, but not limited to, the execution and delivery of any deed related to the Tracts, and each of them, to be conveyed after successful bid, and shall not merge into any deed.

**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. In the event there are technical difficulties related to the online auction platform, software or any other online auction related technologies, AgWest Land Brokers, LLC reserves the right to extend bidding, continue bidding, or close the bidding. If you have trouble placing your online bid, call Jeff Moon at (308) 627-2630 for assistance in placing your bid.

**SELLER:** LJJ, LLC

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.