



# ONLINE ONLY LAND AUCTION



**229.64 ± ACRES OFFERED IN 2 TRACTS | NORTON & PHILLIPS COUNTY, KS**



## BIDDING OPENS

Tuesday, April 29th  
10:00 a.m. CDT

## BIDDING CLOSES

Tuesday, May 6th  
10:00 a.m. CDT

## BID ONLINE

[Bid.AgWestLand.com](http://Bid.AgWestLand.com)



Up for auction are two exceptional dryland farm tracts just east of Alma, Kansas, along the Norton/Phillips County line. This region offers some of the best farmland in northwest Kansas, and is primarily known for growing corn, soybeans, and wheat. Located near the Alma Irrigation District, these highly sought-after farms are great investments for your real estate portfolio, offering premium soils and easy access. Don't miss out on this great opportunity to own these highly coveted dryland farms!

## CLAYTON ESSLINGER

FARM & RANCH SPECIALIST

NORTON, KANSAS

785.202.2066

[CLAYTON.ESSLINGER@AGWESTLAND.COM](mailto:CLAYTON.ESSLINGER@AGWESTLAND.COM)





# TRACT 1 - COMBINATION FARM

**TOTAL ACRES (PER ASSESSOR) - 154.30 ±**

Dryland Acres - 101.02 ±

Grassland Acres - 53.28 ±

**PROPERTY TAXES - \$1,220.16**

## LEGAL DESCRIPTION

NE4 Less RD R/W Section 26 Township 01,  
Range 21, Norton County, KS

## FSA INFORMATION

Total Cropland Acres: 103.64 ±

Wheat - 26.86 Base Acres - 43 PLC Yield

Corn - 60.85 Base Acres - 92 PLC Yield

Total Base Acres - 87.71

## LEASE INFORMATION

Buyer will assume the Seller's current 1/3 – 2/3 crop share agreement for the 2025 crop season along with \$20/acre cash rent on the pasture acres. Buyer will have full possession after harvest of the spring planted crops.

\*All minerals rights owned by seller, if any convey to buyer.



## PROPERTY DESCRIPTION

Tract 1 is a 154.30 +/- acre farm/grass combination property comprised of 101.02 +/- acres of prime farmland with the remaining 53.28 +/- acres of grass running through the center of the tract. Offering premium soils consisting primarily of Holdrege silt loam across all tillable acres and a gentle landscape across most of this property, one could easily add additional tillable acres to this farm. The west field will be planted to corn with the east field currently drilled to wheat.

## PROPERTY DIRECTIONS

From Almena, Kansas, travel 3 miles east on US Highway 383, turning north onto County Road E13. Continue for approximately 1.5 miles. The property will begin on the west side of the road. Signs will be posted.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	28.65	38.07	0	76	2e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	24.44	32.48	0	67	4e
3755	Hord silt loam, rarely flooded	11.5	15.28	0	78	2c
2819	Uly silt loam, 6 to 11 percent slopes	9.36	12.44	0	74	4e
2812	Uly silt loam, 10 to 20 percent slopes	1.25	1.66	0	66	6e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	0.07	0.09	0	63	4e
TOTALS		75.27(*)	100%	-	72.98	2.97







## TRACT 2 - DRYLAND FARM

**TOTAL ACRES (PER ASSESSOR) - 75.34 ±**  
 Dryland Acres - 75.34 ±

**PROPERTY TAXES - \$863.20**

### LEGAL DESCRIPTION

E2/SW4, Section 30, Township 01, Range 20, Phillips County, KS

### FSA INFORMATION

Total Cropland Acres: 71.25 ±  
 Wheat - 18.46 Base Acres - 43 PLC Yield  
 Corn - 41.83 Base Acres - 92 PLC Yield  
 Total Base Acres - 60.29

### LEASE INFORMATION

Buyer will assume the Seller's current 1/3 – 2/3 crop share agreement for the 2025 crop season. Buyer will have full possession after harvest of the spring planted crops.

\*All minerals rights owned by seller, if any convey to buyer.



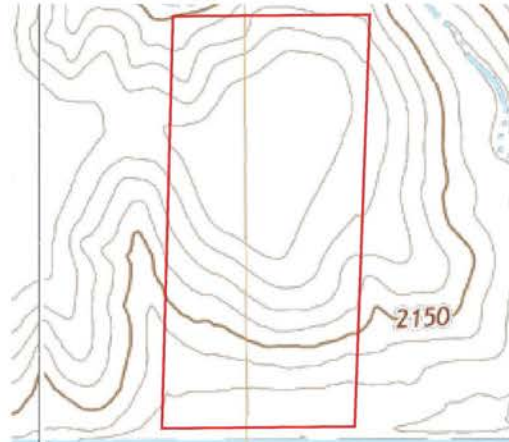
### PROPERTY DIRECTIONS

From Almena, Kansas, travel 4 miles east on US Highway 383, turning north onto County Road E14. Continue for 1 mile, turning east onto a low-maintenance road. The property will be located at the end of the roadway. Signs will be posted.

### PROPERTY DESCRIPTION

Tract 2 is a fully tillable farm comprised of 75.34 +/- dryland acres. This field opens up into a flat bottom as you come onto the property, moving up a moderate-sloping hillside to a near-level hilltop. The hillside features grass back terraces across the property and is designed to prevent soil erosion on the sloped landscape while making the farm easier to cultivate. This property also consists of Class II Holdrege and Hord silt loam soils throughout the farm. The south half of this farm is currently drilled to wheat, with the north half in wheat stubble.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	28.65	38.07	0	76	2e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	24.44	32.48	0	67	4e
3755	Hord silt loam, rarely flooded	11.5	15.28	0	78	2c
2819	Uly silt loam, 6 to 11 percent slopes	9.36	12.44	0	74	4e
2812	Uly silt loam, 10 to 20 percent slopes	1.25	1.66	0	66	6e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	0.07	0.09	0	63	4e
TOTALS		75.27(*)	100%	-	72.98	2.97





# AUCTION TERMS & CONDITIONS

**PROCEDURE:** This is an Online Only Auction for 229.64 more or less acres in Norton County and Phillips County, KS. The 229.64 more or less acres will be offered in two (2) individual tracts. Online bidding will take place beginning at 10:00 a.m. CDT Tuesday, April 29th, 2025, and will "soft close" at 10:00 a.m. CDT Tuesday, May 6th, 2025. At 10:00 a.m. CDT on Tuesday, May 6th, 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. 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 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:** 2024 and prior years taxes paid by Seller. All future taxes will be the responsibility of the Buyer.

**CLOSING:** Will take place on or before May 27th, 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 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. Norton County Title Company, LLC will be the closing agent.

**POSSESSION:** Possession will be given at closing and funding. Subject to current lease and tenant rights.

**CURRENT LEASES:** Tract 1- Buyer will assume the Seller's current 1/3 – 2/3 crop share agreement for the 2025 crop season along with \$20/acre cash rent on the pasture acres. Buyer will have full possession after harvest of the spring planted crops. Tract 2 - Buyer will assume the Seller's current 1/3 – 2/3 crop share agreement for the 2025 crop season. Buyer will have full possession after harvest of the spring planted crops.

**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.

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

**SURVEY:** No survey will be provided by the Seller.

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

**SELLER:** Val Thomas Eagal

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.