

331.3 ± ACRE COMBINATION FARM



**TUESDAY, FEBRUARY 27TH
10:00 A.M. CST**

**CLARKS LIONS CLUB
305 GREEN STREET
CLARKS, NEBRASKA 68628**

**BID ONLINE AT:
BID.AGWESTLAND.COM**



This excellent tract of land consists mainly of irrigated farmland with some pasture on the eastern and northern sections. This highly productive piece of farmland is in the ideal location for anyone looking to expand their farming operation. The farm is situated on a primary road, making it easily accessible to various elevators and ethanol plants. If you're looking for an acreage to build on, the southeast corner of the farm is an excellent choice.



Directions: Take Highway 30 east through Clarks to 29th Road. Turn and go north 2 miles to Z Road. The property is located northwest of this intersection.

KRAIG URKOSKI
FARM & RANCH SPECIALIST
CLARKS, NEBRASKA
KRAIG.URKOSKI@AGWESTLAND.COM
308.548.8431



PROPERTY INFORMATION



TOTAL ACRES (PER ASSESSOR) - 331.3 +/- ACRES

Irrigated Acres	277.37 ±
Grass Acres	40.08 ±
Building Site Acres	5.76 ±
Other Acres	8.09 ±



PROPERTY TAXES - \$ 13,177.82

LEGAL DESCRIPTION

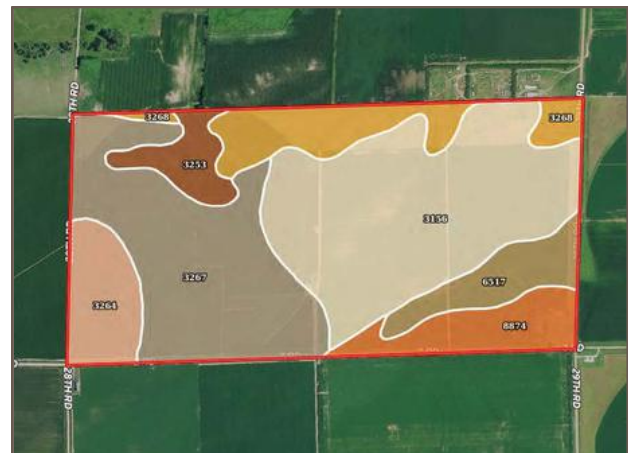
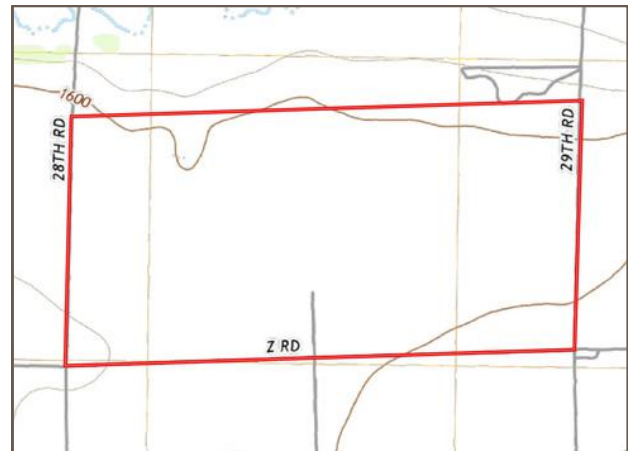
South Half Section 3, Township 15 North, Range 4 West

LEASE INFORMATION

Under lease for the 2024 growing season.

FSA INFORMATION

Total Cropland Acres		273.05 +/-	
Corn Base Acres	253.7	PLC Yield	143
Total Base Acres		253.7	



OTHER INFORMATION

- Tenant-owned pivot.
- Machine shed & 3 grain bins with roughly 21,000-bushel storage.
- Good/fair barbed wire fence around the pasture.
- All mineral rights owned by seller, if any, to convey to buyer.

IRRIGATION INFORMATION

Located in the Central Platte Natural Resource District and has certified irrigation rights for 273.12 acres.

Well Information	Well 1 G-041610	Well 2 G-024587	Well 3 G-010915	Well 4 G-010914	Well 5 G-035456	Well 6 G-039607	Well 7 G-129029
Drilled:	3/30/1974	6/10/1965	4/1/1957	9/18/1957	9/5/1984	4/18/1973	4/9/2004
GPM:	1,005	1,200	490	750	350	1,000	400
Static Level:	29'	20'	28'	25'	25'	24'	31'
Pumping Level:	51'	70'	80'		45'	53'	60'
Well Depth:	81'	84'	97'	63'	82'	53'	65'

WELL MAP



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.

AUCTION TERMS AND CONDITIONS



PROCEDURE: This is an Auction for 331.3 more or less acres in Merrick County, NE. The 331.3 more or less acres will be offered in one (1) individual tract. There will be open bidding until the close of the auction.

ACCEPTANCE OF BID PRICES: The successful bidder(s) will sign a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' approval or rejection.

FINANCING: Sale is NOT contingent upon Buyer(s) financing. Buyer(s) 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 March 31st, 2024 or as soon as applicable.

POSSESSION: Possession will be given at closing.

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(s) 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.

MINERAL RIGHTS: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

TAXES: 2023 and prior years taxes paid by Seller. All 2024 and future taxes will be the responsibility of the Buyer(s).

CONVEYANCE INSTRUMENT: Seller shall execute a Personal Representative's Deed and Warranty Deed (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(s).

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(s). Community Title will be the closing agent.

ONLINE/ABSENTEE BIDS: Bidding via online, cell phone, and/or on someone's behalf is available. Pre-registration and approval required by AgWest Land Brokers, LLC prior to the auction. If you have trouble placing your online bid, immediately call Jeff Moon at (308) 627-2630 for assistance in placing your bid.

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.

SELLERS: Lori Haas and Lisa Neef, co-representatives of the Estate of Carolee Matousek and Dennis Van Winkle