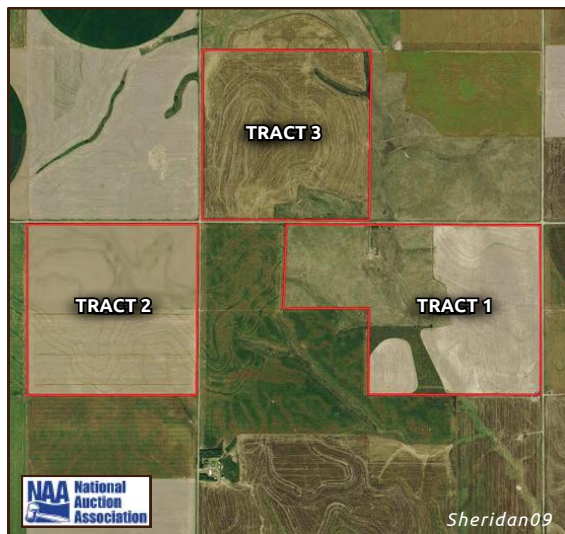


ONLINE-ONLY LAND AUCTION



505.99 +/- ACRES OFFERED IN 3 TRACTS | SHERIDAN COUNTY, KANSAS

Located 9.5 miles north of Studley in Sheridan County, Kansas, Dempewolf Inc. is offering 506 +/- acres of prime dryland and pasture in three individual tracts. Consisting of 404 +/- tillable acres, these predominantly tillable tracts present a great opportunity for farmers and investors to add quality acres to their land portfolio. The soil structure features prime class II & III silt loam soils known for producing high yields in the area, complemented by an easy laying landscape across each tract. All tracts are available for immediate possession after closing or successful harvest of the 2024 corn crop.



BIDDING OPENS

Monday, October 21
10:00 a.m. CDT

BIDDING BEGINS TO CLOSE

Monday, October 28
10:00 a.m. CDT

BID ONLINE AT:
BID.AGWESTLAND.COM



CLAYTON ESSLINGER

Farm & Ranch Specialist
Norton, Kansas
(785) 202-2066
Clayton.Esslinger@AgWestLand.com



TRACT 1 - 195.46 +/- TOTAL ACRES PER ASSESSOR

DRYLAND ACRES

108.21 +/-

GRASS ACRES

87.25 +/-

PROPERTY TAXES

\$ 1,124.84

**All Mineral rights owned by seller, if any, to convey to buyer*



Here is a great combination property with 108.21 +/- acres of tillable dryland and 87.25 +/- acres of lush grass. The 4-wire barbed wire fence surrounding the property is in good condition. This pasture also has an excellent source of water, with a submersible well located near the center of the pasture. For added storage, Tract 1 includes two utility sheds on the property, easily accessible from County Road Z. The cropland features a gentle change in topography across the tillable acres and is primarily composed of class II & III soils.

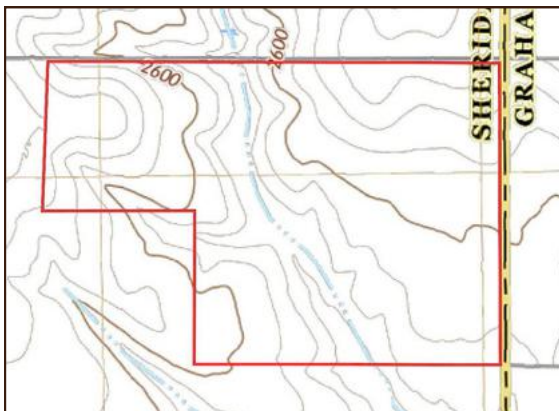


LEGAL DESCRIPTION

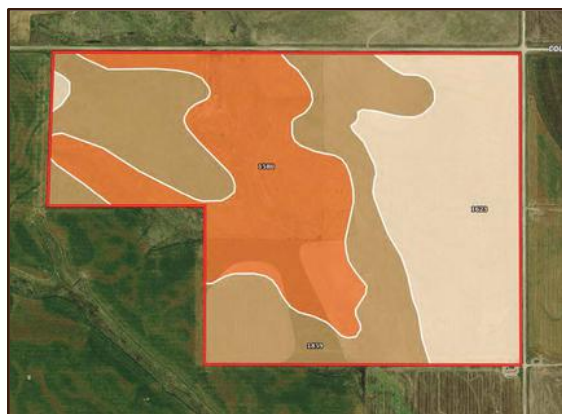
Section 36, Township 06, Range 26W, NE4 & NE4 SW4 Less Rd R/W, 6th Principal Meridian

FSA INFORMATION

Total Cropland Acres: 122.23 +/-
Wheat – 42.79 Base Acres – 38 PLC Yield
Corn – 33.77 Base Acres – 143 PLC Yield
Grain Sorghum – 10.83 Base Acres – 51 PLC Yield
Total Base Acres – 87.39



COMBINATION FARM



PROPERTY DIRECTIONS

From Hoxie, Kansas, travel east on U.S. Highway 24 for 14 miles. Turn north of Studley, Kansas onto County Road 100th Avenue/150 E. Continue on 100th Avenue/150 E. for approximately 9.5 miles, turning west at the intersection of County Road Z. Tract 1 begins at the southwest corner of the intersection. Continue west on County Road Z for 1 mile.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	72.93	37.34	0	49	3e
1623	Keith silt loam, 1 to 3 percent slopes, south	62.25	31.88	0	67	2e
1580	Colby silt loam, 6 to 15 percent slopes	60.11	30.78	0	47	6e
TOTALS		195.29(*)	100%	-	54.12	3.6

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

DRYLAND ACRES

156.80 +/-

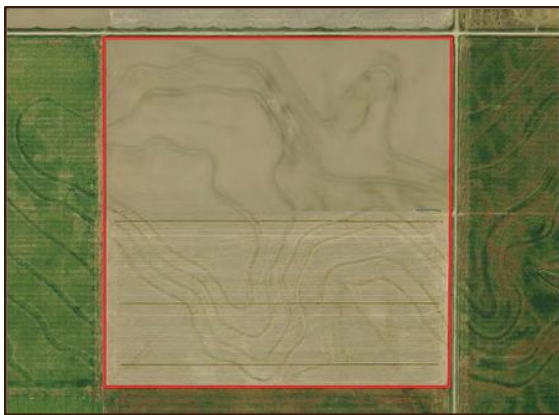
PROPERTY TAXES

\$ 1,310.06

**All Mineral rights owned by seller, if any, to convey to buyer*



It does not get much better than this when it comes to buying cropland. This 156.80 +/- acre tract is fully tillable, with no wasted acres on the farm. Comprised entirely of Ulysses and Keith silt loam soils, this farm offers some of the best soils in Sheridan County. With only a slight change in topography across the center of the property, this tract offers everything you look for in a dryland farm. Currently planted to corn.

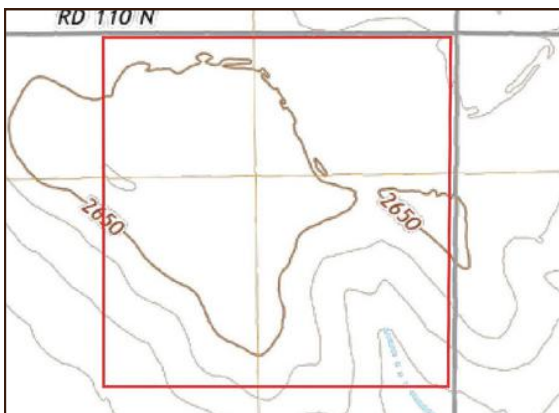


LEGAL DESCRIPTION

Section 35, Township 06, Range 26W, NE4 Less Rd R/W, 6th Principal Meridian

FSA INFORMATION

Total Cropland Acres: 159.03 +/-
Wheat – 55.67 Base Acres – 38 PLC Yield
Corn – 43.94 Base Acres – 143 PLC Yield
Grain Sorghum – 14.10 Base Acres – 51 PLC Yield
Total Base Acres – 113.71





PROPERTY DIRECTIONS

From Hoxie, Kansas travel east on U.S. Highway 24 for 14 miles. Turn north of Studley, Kansas onto County Road 100th Avenue /150 E. Continue on 100th Avenue/150 E. for approximately 9.5 miles, turning west at the intersection of County Road Z. Tract 2 is located at the southwest corner of intersection Z & 140 E.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1623	Keith silt loam, 1 to 3 percent slopes, south	88.07	56.21	0	67	2e
1859	Ulysses silt loam, 3 to 6 percent slopes	57.25	36.54	0	49	3e
1619	Keith silt loam, 0 to 1 percent slopes	11.35	7.24	0	60	2c
TOTALS		156.67(*)	100%	-	59.92	2.37

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

DRYLAND ACRES

138.88 +/-

GRASS ACRES

14.85 +/-

PROPERTY TAXES

\$ 1,106.34

**All Mineral rights owned by seller, if any, to convey to buyer*



Tract 3 is another incredible farm quarter, comprised of mostly tillable acres. With 138.88 +/- tillable acres, this property is great for the investor or farmer looking to add to their real estate portfolio. A majority of all tillable acres are Class II & III silt loam soils with mild slope across the topography of the landscape. There are two grass draws on the property offering good upland bird habitat, along with an older windmill in the southeast corner of the farm for a potential water source. This farm is currently planted to corn.



LEGAL DESCRIPTION

Section 25, Township 06, Range 26W, SW4 Less Rd R/W, 6th Principal Meridian

FSA INFORMATION

Total Cropland Acres: 138.58 +/-

Wheat – 48.52 Base Acres – 38 PLC Yield

Corn – 38.29 Base Acres – 143 PLC Yield

Grain Sorghum – 12.29 Base Acres – 51 PLC Yield

Total Base Acres – 99.10





PROPERTY DIRECTIONS

From Hoxie, Kansas, travel east on U.S. Highway 24 for 14 miles. Turn north of Studley, Kansas onto County Road 100th Avenue/ 150 E. Continue on 100th Avenue/150 E. for approximately 9.5 miles, turning west at the intersection of County Road Z. Tract 1 begins at the southwest corner of the intersection. Continue west on County Road Z for 1 mile.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1623	Keith silt loam, 1 to 3 percent slopes, south	67.78	44.12	0	67	2e
1859	Ulysses silt loam, 3 to 6 percent slopes	58.4	38.02	0	49	3e
1580	Colby silt loam, 6 to 15 percent slopes	27.43	17.86	0	47	6e
TOTALS		153.6 1(*)	100%	-	56.59	3.09

(*) 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.

ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Online Only Auction for 505.99 more or less acres in Sheridan County, KS. The 505.99 more or less acres will be offered in three (3) individual tracts. Online bidding will take place beginning at 10:00 a.m. CDT Monday, October 21, 2024, and will "soft close" at 10:00 a.m. CDT Monday, October 28, 2024. At 10:00 a.m. CDT on Monday, October 28, 2024, bidding will continue in five-minute increments until five minutes have passed with no new bids. Bidders 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 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. 2025 and future taxes to be paid by the Buyer.

CLOSING: Will take place on or before November 12, 2024 or as soon as applicable.

CLOSING EXPENSES: Closing agent fee shall be divided equally between the Seller and Buyer. Eland Title Company, LLC will be the closing agent.

POSSESSION: Possession is immediately after closing, or the successful harvest of the 2024 corn crop, whichever is the latter. and funding. Subject to current lease and tenant rights.

CURRENT LEASES: There is a cash lease agreement currently in place for the 2024 crop season. Tenant has terminated his lease after the harvest of the 2024 corn crop. The auctioned properties are open for the 2025 crop season.

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.

EASEMENTS AND LEASES: Sale of the property is subject to any and all 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. If you have trouble placing your online bid, immediately call Jeff Moon at (308) 627-2630 for assistance in placing your bid.

SELLER: Dempewolf Inc.

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