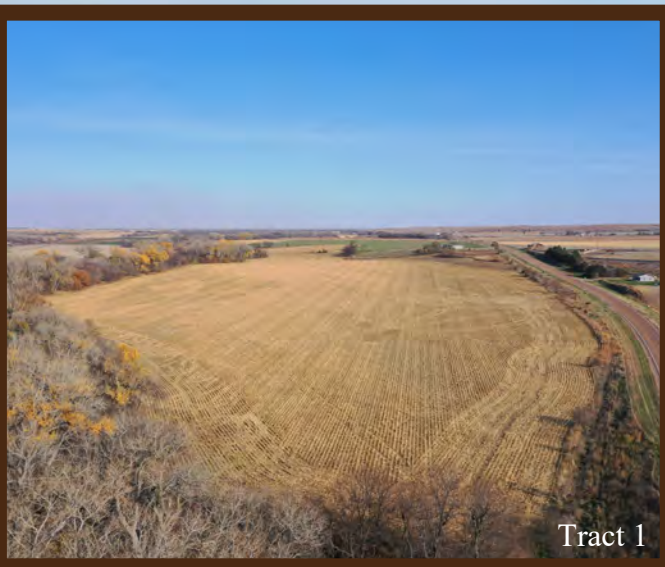
LAND AUCTION

404.87 +/- Acres

ONLINE BIDDING AVAILABLE!

Tract 3


Tract 1

Tract 4

- OFFERED IN 7 TRACTS -

FURNAS COUNTY, NEBRASKA

FRIDAY, JANUARY 14TH, 2022 AT 10 A.M.

BEAVER CITY COMMUNITY CENTER

318 10TH STREET · BEAVER CITY, NE

Jeff Moon, ALC
Farm & Ranch Specialist
Holdrege, NE
308.627.2630
Jeff.Moon@AgWestLand.com

*Call for more information or to pre-register to bid at this auction.

"Land is the most permanent estate and the most likely to increase in value."

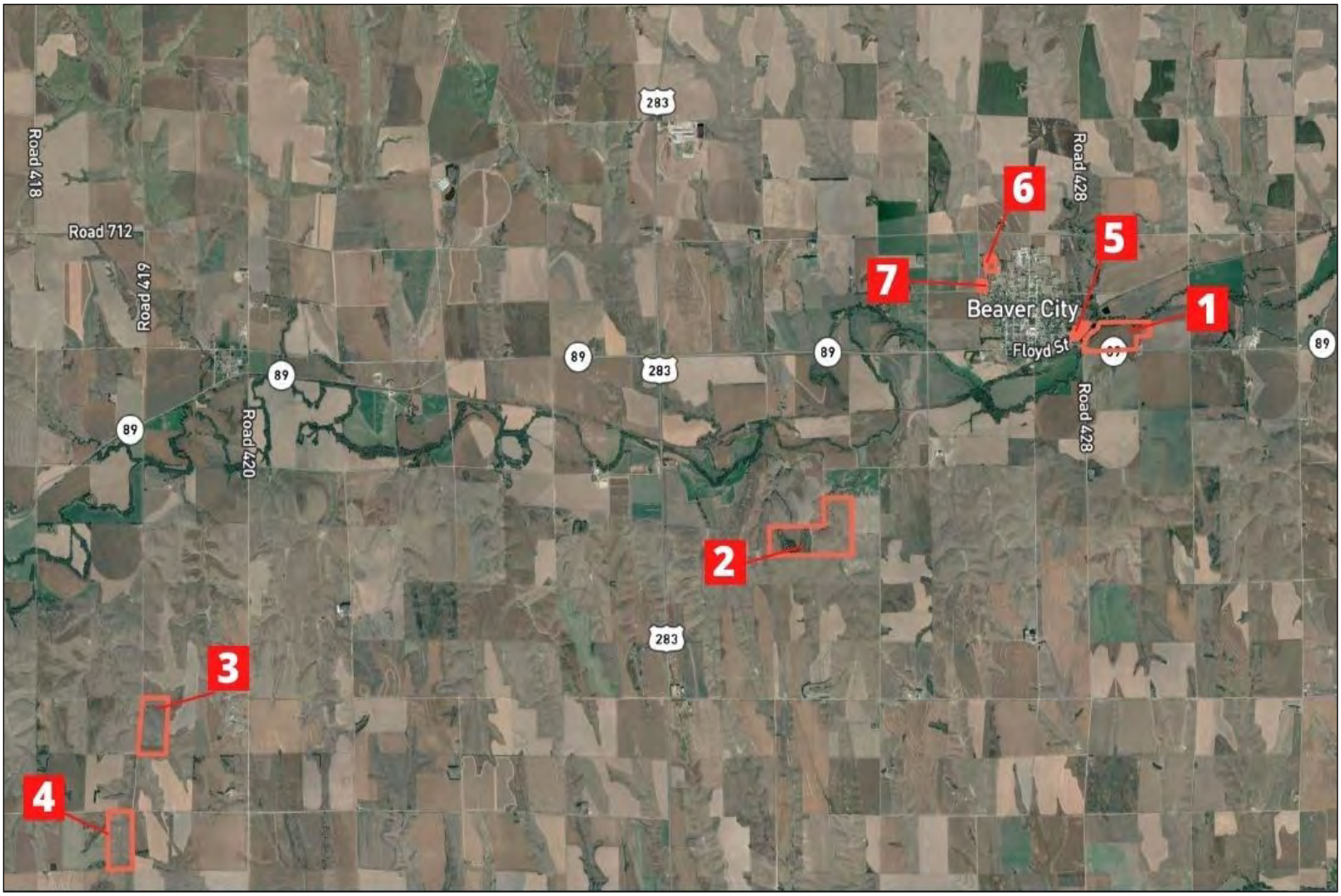
George Washington

AgWest Land Brokers is the real estate arm of AgWest Commodities. AgWest Commodities has been helping producers make profitable decisions and reduce stress in marketing for over 20 years. Committed to our clients' goals, AgWest has expanded across the Midwest serving our clientele one customized plan at a time. It became apparent that creating a real estate branch of the business, which specializes in farm and ranch real estate, would bring even more needed services to our client base.

AgWest Land Brokers was formed to continue serving and building long-term relationships with landowners. AgWest Land Brokers assists landowners in buying and selling land. We provide the same professionalism and customer service you have come to expect from AgWest Commodities. Real estate agents at AgWest Land Brokers have experience in farm and ranch real estate, successfully bringing buyers and sellers together for years.

AgWest Land Brokers has aligned with other land brokers across the Midwest and High Plains to provide the experience and knowledge needed to offer the very best land brokerage services. We understand land. We are the trusted, local land brokers that know the land market. If you are looking to sell or buy land, let us put our experience to work for you in reaching your goals.

Property Map



404.87 ± Acres · Furnas County, NE
Friday, January 14th at 10 a.m.
Beaver City Community Center
318 10th Street · Beaver City, NE

Your Local Land Professionals

Public Auctions · Sealed Bid Auctions · Online Auctions · Private Treaty Listings

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.

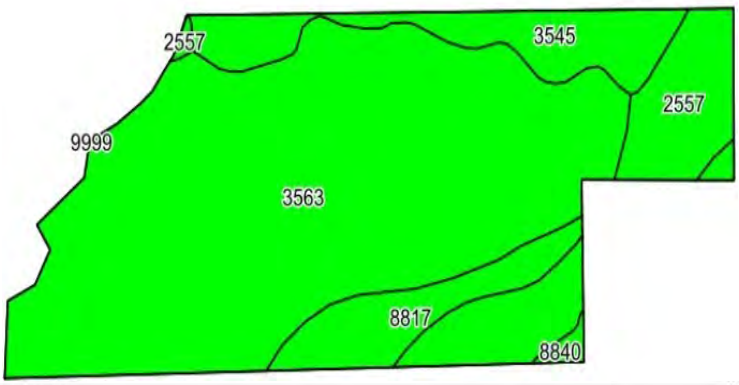
TRACT 1

Here is a nice dryland farm located on the outskirts of Beaver City, NE. This farm offers great access right off of Highway 89. Productive soils will make this dryland farm a great addition to your farming operation!

Total Property Acres (Per Assessor): 71.85 +/-
Acres of Dryland: 59.85 +/- **Acres of Grass/Timber:** 12 +/-
Property Taxes: $1,023.06
Legal Description: LT 2,5,6 & 13 & PT SE1/4SW1/4, PT SW1/4SE1/4, PT SW1/4SW1/4 & LT 4 in Section 16, Township 2 North, Range 22 West
Driving Directions: From Beaver City head east on Highway 89 to Road 428. The property will be on the north side of the road.

FSA Information
Total Cropland Acres: 59.05
Wheat: 12.55 Base Acres - 47 PLC Yield
Corn: 10.24 Base Acres - 99 PLC Yield
Soybeans: 20.96 Base Acres - 47 PLC Yield
Total Base Acres: 43.75

Soil Map



Area Symbol: NE065, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Corn Bu	Corn Irrigated Bu	Soybeans Irrigated Bu
3563	Hobbs-McCook silt loams, occasionally flooded	49.95	69.5%		IIw	IIw	59			
2557	Coly-Uly silt loams, 3 to 11 percent slopes, eroded	9.26	12.9%		IVe	IVe	56			
3545	Hobbs silt loam, channeled, frequently flooded	6.95	9.7%		VIw		51			
8817	Cozad silt loam, 3 to 6 percent slopes	5.00	7.0%		IIc	I	60			
8840	Hall silt loam, 0 to 1 percent slopes	0.69	1.0%		IIc	Iw	73	72	158	1
				Weighted Average	2.64	1.99	58	0.7	1.5	*-

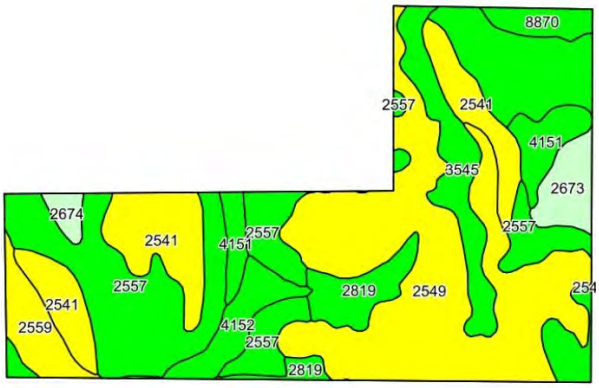
TRACT 2

Here is an opportunity to purchase a nice laying pasture southwest of Beaver City, NE. Water supplied by electric well. Don't miss out on this great opportunity to own an outstanding property!

Total Property Acres (Per Assessor): 166.00 +/-
Acres of Grass: 166 +/-
Property Taxes: $1,789.84
Legal Description: SW 1/4 NE1/4, NW1/4 SE 1/4 and N 1/2 SW 1/4 in Section 25, Township 2 North, Range 23 West
Driving Directions: From Beaver City head west on Highway 89 for 1 mile to Road 426. Head south for 1 mile to Drive 710. Head west for 1 mile and then go south. The property is at the end of the drive heading south.

FSA Information
Total Cropland Acres: 65.10
Wheat: 13.84 Base Acres - 47 PLC Yield
Corn: 11.29 Base Acres - 99 PLC Yield
Soybeans: 23.10 Base Acres - 47 PLC Yield
Total Base Acres: 48.23

Soil Map



Area Symbol: NE065, Soil Area Version: 19									
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Corn Bu	Corn Irrigated Bu
2557	Coly-Uly silt loams, 3 to 11 percent slopes, eroded	49.98	30.1%		IVe	IVe	56		
2549	Coly-Nuckolls silt loams, 11 to 30 percent slopes	49.89	30.1%		VIe		36	49	98
2541	Coly silt loam, 11 to 17 percent slopes, eroded	20.66	12.4%		VIe		49	49	99
3545	Hobbs silt loam, channeled, frequently flooded	10.20	6.1%		VIw		51		
2819	Uly silt loam, 3 to 11 percent slopes	7.60	4.6%		IVe	IVe	64		
4151	Holdrege-Coly silt loams, 1 to 3 percent slopes, eroded	6.68	4.0%		IIe	IIe	63		
2559	Coly-Uly silt loams, 11 to 30 percent slopes	5.69	3.4%		VIe		36		
4152	Holdrege-Coly silt loams, 3 to 7 percent slopes, eroded	5.67	3.4%		IIIe	IIIe	62		
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	4.86	2.9%		IIc	IIc			
8870	Hord silt loam, 1 to 3 percent slopes	3.20	1.9%		IIe	IIe	71		
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	1.57	0.9%		IIe	IIe			
				Weighted Average	4.81	1.69	47.1	20.8	41.8

TRACT 3

Here is a nice laying pasture located southwest of Hendley, NE. Water supplied by windmill. Easy access will make this an excellent addition to any operation!

Total Property Acres (Per Assessor): 80.00 +/-

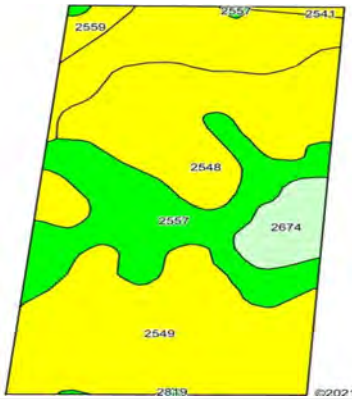
Acres of Grass: 78.00 +/- **Acres of Road:** 2.00 +/-

Property Taxes: $849.62

Legal Description: W 1/2 NW 1/4 in Section 1, Township 1 North, Range 24 West

Driving Directions: From Hendley travel west on Highway 89 for 1 mile to Road 419. Head south for 2.75 miles and the property will be on the east side of the road.

Soil Map



Area Symbol: NE065, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Corn Bu	Corn Irrigated Bu
2549	Coly-Nuckolls silt loams, 11 to 30 percent slopes	37.74	47.2%		VIe		36	49	98
2548	Coly-Nuckolls silt loams, 11 to 17 percent slopes, eroded	18.08	22.6%		VIe		49	49	98
2557	Coly-Uly silt loams, 3 to 11 percent slopes, eroded	18.00	22.5%		IVe	IVe	56		
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	4.21	5.3%		IIe	IIe			
2559	Coly-Uly silt loams, 11 to 30 percent slopes	1.37	1.7%		VIe		36		
2541	Coly silt loam, 11 to 17 percent slopes, eroded	0.45	0.6%		VIe		49	49	99
2819	Uly silt loam, 3 to 11 percent slopes	0.15	0.2%		IVe	IVe	64		
				Weighted Average	5.34	1.01	41.7	34.5	68.9

TRACT 4

Take a look at this grassland pasture located southwest of Hendley, NE. Water supplied by electric well. Offering top quality grassland acres. You will not want to miss out on this opportunity!

Total Property Acres (Per Assessor): 72.00 +/-

Acres of Grass: 69.00 +/- **Acres of Road:** 3.00 +/-

Property Taxes: $751.58

Legal Description: E 1/2 NE 1/4 in Section 11, Township 1 North, Range 24 West

Driving Directions: From Hendley travel west on Highway 89 for 1 mile to Road 419. Head south for 3.75 miles and the property will be on the west side of the road.

FSA Information

Total Cropland Acres: 29.35

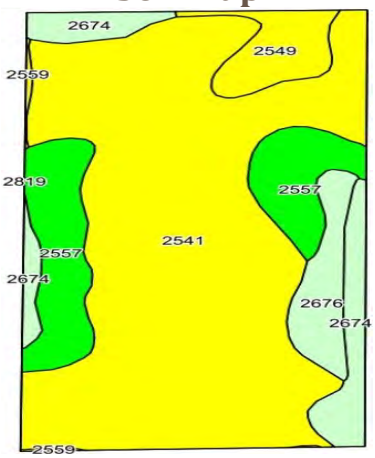
Wheat: 6.24 Base Acres - 47 PLC Yield

Corn: 5.09 Base Acres - 99 PLC Yield

Soybeans: 10.42 Base Acres - 47 PLC Yield

Total Base Acres: 21.75

Soil Map



Area Symbol: NE065, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Corn Bu	Corn Irrigated Bu
2541	Coly silt loam, 11 to 17 percent slopes, eroded	48.14	66.9%		VIe		49	49	99
2557	Coly-Uly silt loams, 3 to 11 percent slopes, eroded	10.25	14.2%		IVe	IVe	56		
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	5.97	8.3%		IIe	IIe			
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	3.75	5.2%		IIIe	IIIe			
2549	Coly-Nuckolls silt loams, 11 to 30 percent slopes	3.60	5.0%		VIe		36	49	98
2559	Coly-Uly silt loams, 11 to 30 percent slopes	0.29	0.4%		VIe		36		
				Weighted Average	5.23	0.89	42.7	35.2	71.1

TRACT 5

Here are five acres located on the outskirts of Beaver City, NE. This lot is located in between O Street and Floyd Street and on the east side of 15th Street. With lots of potential in this tract, you won't want to miss this sale!

Total Property Acres (Per Assessor): 5.35 +/-

Property Taxes: $38.50

Legal Description: LT 1 Thru 8 Tiffanys add Beaver City Vacant, LT 1 Thru 10 Corbins add Beaver City Vacant, E 1/2 of LT 23, & all 24 Thru 30 & Pt E 1/2 of Lt 31 Corbins add Beaver City Vacant

TRACT 6

Here is an opportunity to purchase a lot in Beaver City, NE. This lot is located in between 3rd Street and 4th Street north of U Street.

Total Property Acres (Per Assessor): 6.68 +/-

Property Taxes: $48.68

Legal Description: Lt 15 & 16 Aspinalls Beaver City Vacant, Lt 17, 18, 21 & 22 Aspinalls Beaver City Vacant, Pt SW 1/4 NW 1/4 in Section 17, Township 2 North, Range 22 West Corporate Limits Beaver City Vacant

TRACT 7

Here is another lot located right in Beaver City, NE. This property is located in between Road 427 and 3rd Street and north of S Street.

Total Property Acres (Per Assessor): 2.99 +/-

Property Taxes: $21.76

Legal Description: Lt 7, 8 & 9 Whitneys add Beaver City Vacants

AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 404.87 more or less acres in Furnas County, NE. The 404.87 more or less acres will be offered in seven (7) individual tracts. 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 Seller's approval.

FINANCING: Sale is NOT contingent upon Buyer financing. Buyer 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 February 14th, 2022, or as soon as applicable.

POSSESSION: Possession will be given at closing. Subject to current leases and tenants' rights.

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 or Buyer. 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: 2021 and prior years taxes paid by Seller. All future taxes will be the responsibility of the Buyer(s).

CONVEYANCE INSTRUMENT: Seller shall execute a Personal Representative 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.

CLOSING EXPENSES: Seller shall be responsible for the documentary stamp tax created by virtue of this transaction(s) to enable the recording of the Deed(s). Buyer(s) shall be responsible for the other filing fees for purposes of recording the Deed(s). Closing agent fee shall be divided equally between the Seller(s) and Buyer(s). Nebraska Title Company 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.

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.

SELLER: Estate of Alfred Cass

YOUR LOCAL LAND PROFESSIONALS

Bringing value, exceeding expectations, providing a premier customer experience, and pushing the highest ethical standards in every real estate transaction is what we do.

AgWEST LAND BROKERS

866.995.8067

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

AgWestLand.com