



# ONLINE LAND AUCTION

**475.35 +/- ACRES  
GREELEY COUNTY, KS  
OFFERED IN 3 TRACTS**

## **BIDDING OPENS**

MONDAY, NOVEMBER 27TH  
10 A.M. MDT (11 A.M. CDT)

## **BIDDING BEGINS TO CLOSE**

THURSDAY, NOVEMBER 30TH  
10 A.M. MDT (11 A.M. CDT)

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

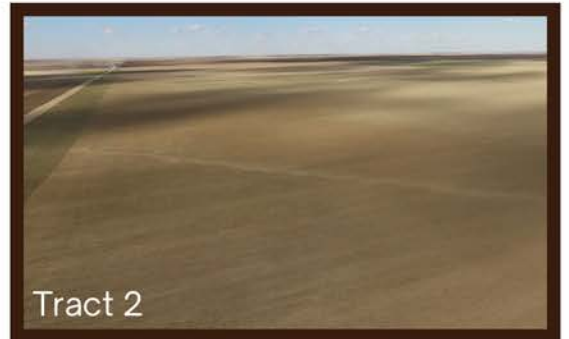
**AGENTS WILL BE AVAILABLE NOV. 30TH AT 9 A.M. AT:**

THE GREELEY COUNTY 4-H BUILDING  
905 INGALLS AVENUE  
TRIBUNE, KANSAS 67879

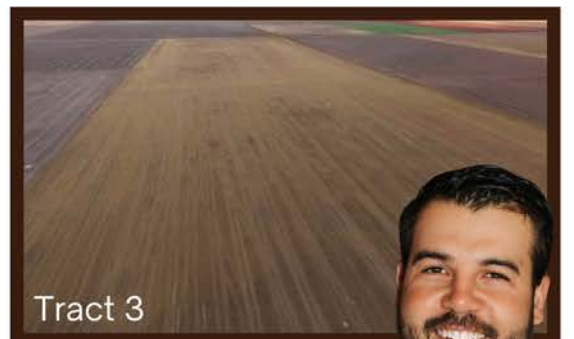
**THREE QUARTERS OF PRIME DRYLAND FARM GROUND**



Tract 1



Tract 2



Tract 3

**\*\*1% BUYER PREMIUM IS IN EFFECT FOR ALL PURCHASES.**



**ALEC HORTON**

FARM & RANCH SPECIALIST

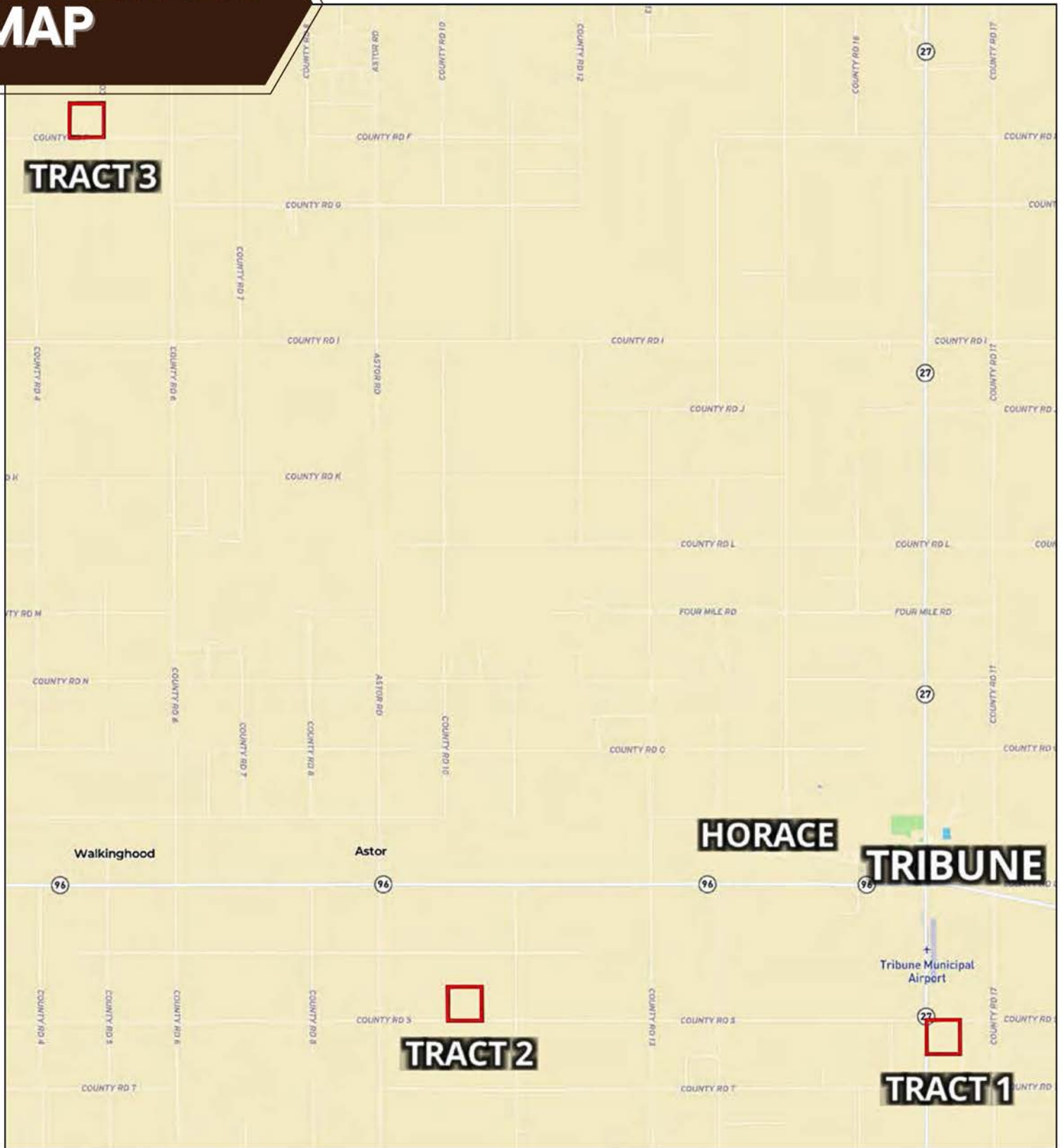
LEOTI, KANSAS

(620) 214-2417

[ALEC.HORTON@AGWESTLAND.COM](mailto:ALEC.HORTON@AGWESTLAND.COM)

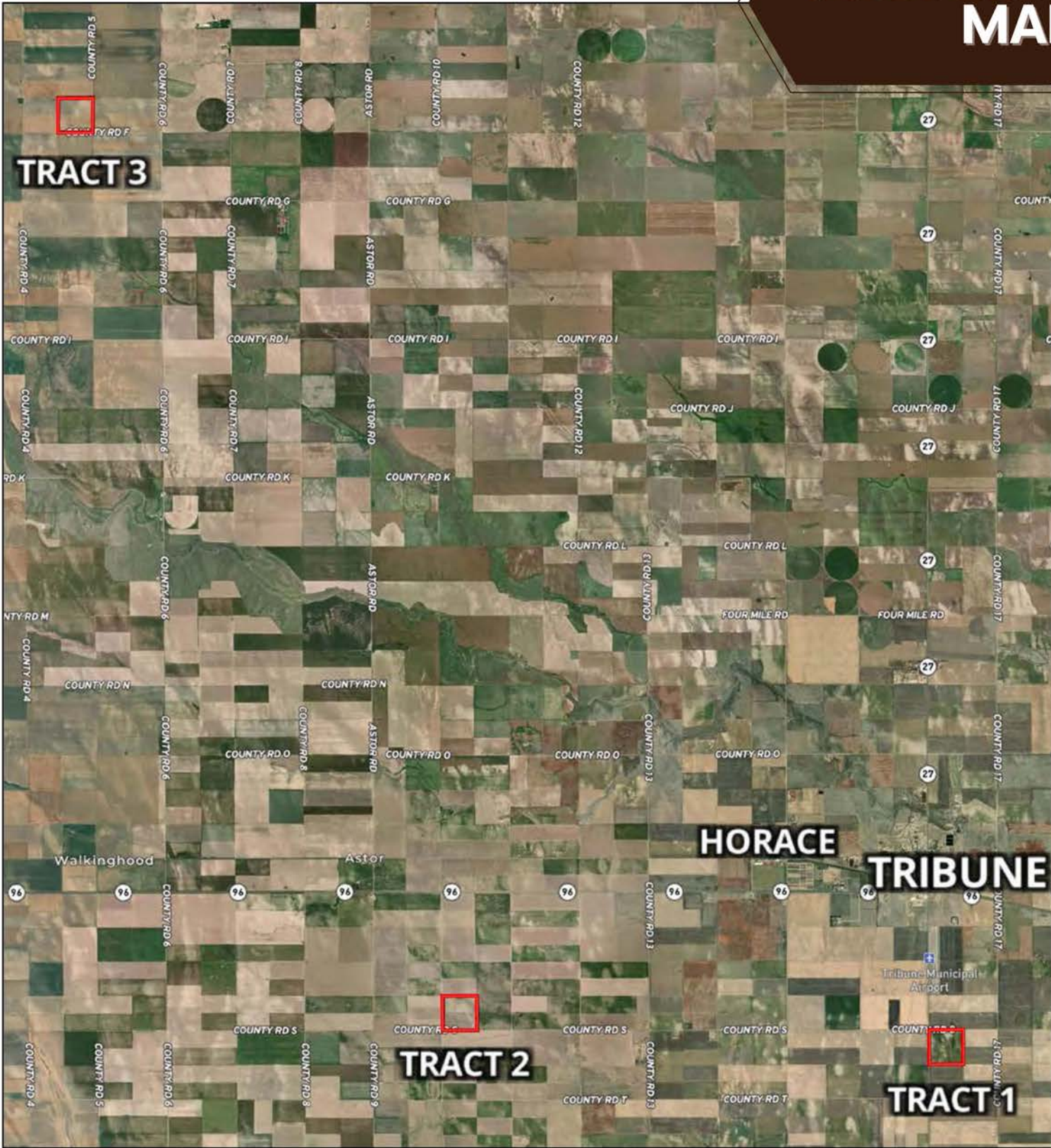


# LOCATION MAP



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.

# PROPERTY MAP





# TRACT 1

**THIS QUARTER SECTION OF PRIME CROPLAND IS A NICE, FLAT-LYING PIECE OF FARM GROUND CONSISTING OF RICHFIELD SILT LOAM AND ULYSSES SILT LOAM SOILS. THE TRACT IS CURRENTLY IN WHEAT STUBBLE AND WILL BE OPEN FOR THE 2024 CROP SEASON. POSSESSION WILL OCCUR AT CLOSING.**



**TOTAL ACRES (PER ASSESSOR) - 157.00 +/-**  
**REAL ESTATE TAXES - \$ 932.25**

### LEGAL DESCRIPTION -

The Northwest Quarter (NW1/4) of Section Four (4), Township Nineteen (19) South, Range Forty (40) West of the 6th P.M.

### FSA INFORMATION -

Total Cropland Acres: 157.00  
 Wheat - 77.7 Base Acres - 27 PLC Yield  
 Grain Sorghum - 40.0 Base Acres - 31 PLC Yield  
 Barley - 6.2 Base Acres - 36 PLC Yield  
 Total Base Acres: 123.9

All owned minerals convey.

Any expenses that have already been billed to the sellers pertaining to the 2024 cropping season will be reimbursed by the buyer at closing.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	147.0 2	92.92	0	66	3c
1857	Ulysses silt loam, 1 to 3 percent slopes	11.21	7.09	0	64	3e
TOTALS		158.2 3(*)	100%	-	65.86	3.0

(\*) 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.



**DRIVING DIRECTIONS**

Travel two miles south of Tribune, Kansas on Highway 27. Tract 1 is on the east side of the road.



# TRACT 2



**A PRIME QUARTER SECTION OF CROPLAND, LOCATED RIGHT OFF A NICE COUNTY ROAD WITH GREAT ACCESS. THERE IS ONE TERRACE THAT RUNS THROUGH THE FIELD FROM THE NORTHWEST CORNER ALMOST TO THE SOUTHEAST CORNER. COLBY, RICHFIELD, ULYSSES, AND GOSHEN SILT LOAMS MAKE UP THE SOIL TYPES ON THIS FIELD. THIS FIELD IS CURRENTLY PLANTED TO WINTER WHEAT, AND THE SELLER'S 1/3 SHARE OF THE WHEAT CROP WILL GO TO THE BUYER. POSSESSION WILL OCCUR AFTER THE 2024 WHEAT HARVEST.**



**TOTAL ACRES (PER ASSESSOR) - 159.09 +/-**  
**REAL ESTATE TAXES - \$ 759.16**

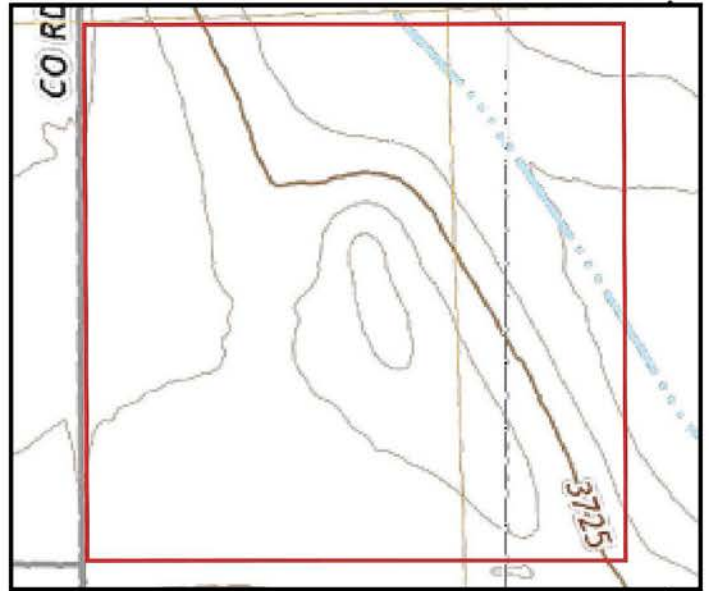
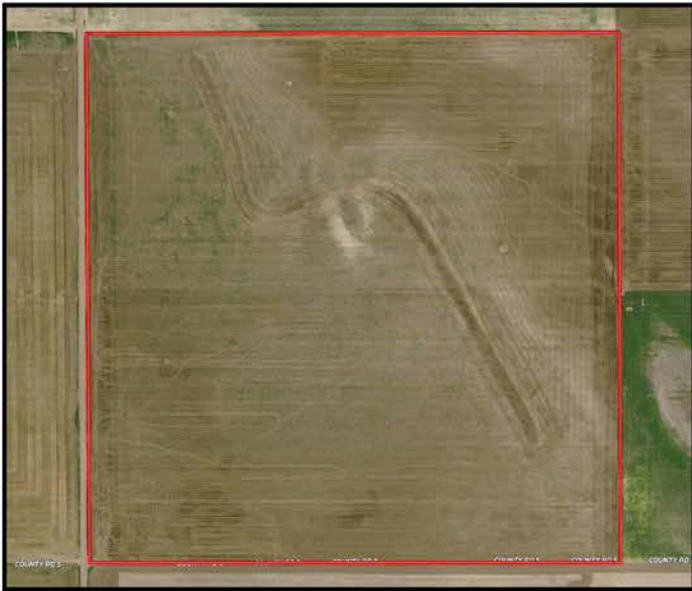
**LEGAL DESCRIPTION -**  
 The Southwest Quarter (SW1/4) of Section Thirty-Two (32), Township Eighteen (18) South, Range Forty-one (41) West of the 6th P.M.

**FSA INFORMATION -**  
 Total Cropland Acres: 159.09  
 Wheat - 79.7 Base Acres - 27 PLC Yield  
 Grain Sorghum - 11.6 Base Acres - 31 PLC Yield  
 Barley - 11.6 Base Acres - 36 PLC Yield  
 Total Base Acres: 102.9

All owned minerals convey.  
 Any expenses that have already been billed to the sellers pertaining to the 2024 cropping season will be reimbursed by the buyer at closing.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1578	Colby silt loam, 1 to 3 percent slopes	73.18	45.94	0	55	4c
1761	Richfield silt loam, 0 to 1 percent slopes	45.32	28.45	0	66	3c
1422	Goshen silt loam, rarely flooded	26.29	16.5	0	56	3c
1857	Ulysses silt loam, 1 to 3 percent slopes	14.52	9.11	0	64	3e
TOTALS		159.31(*)	100%	-	59.11	3.46

(\*) 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.



### DRIVING DIRECTIONS

Travel west of Tribune, KS 7 miles to County Road 9. Turn and go south 1.5 miles, Tract 2 is located on the east side of the road.



# TRACT 3



**THIS QUARTER SECTION LIES NICE AND IS MADE UP OF MOSTLY RICHFIELD AND ULYSSES SILT LOAM SOILS, WITH SOME GOSHEN AND PLEASANT CLAY SOILS. ACCESS TO THIS FIELD IS ON THE SECTION LINE COMING OFF COUNTY ROAD 5. THIS FIELD CURRENTLY HAS THE SOUTH 80 +/- ACRES PLANTED TO WINTER WHEAT WITH THE SELLER'S 1/3 SHARE GOING TO THE BUYER. THE NORTH 80 +/- ACRES IS IN WHEAT STUBBLE. POSSESSION OF THE SOUTH 80 WILL OCCUR AFTER THE 2024 WHEAT HARVEST, WITH POSSESSION OF THE NORTH 80 AT CLOSING.**



**TOTAL ACRES (PER ASSESSOR) - 159.26 +/-**

**REAL ESTATE TAXES - \$ 920.58**

**LEGAL DESCRIPTION -**

The Southeast Quarter (SE1/4) of Section Twenty-nine (29), Township Sixteen (16) South, Range Forty-two (42) West of the 6th P.M.

**FSA INFORMATION -**

Total Cropland Acres: 159.26

Wheat - 101.7 Base Acres - 32 PLC Yield

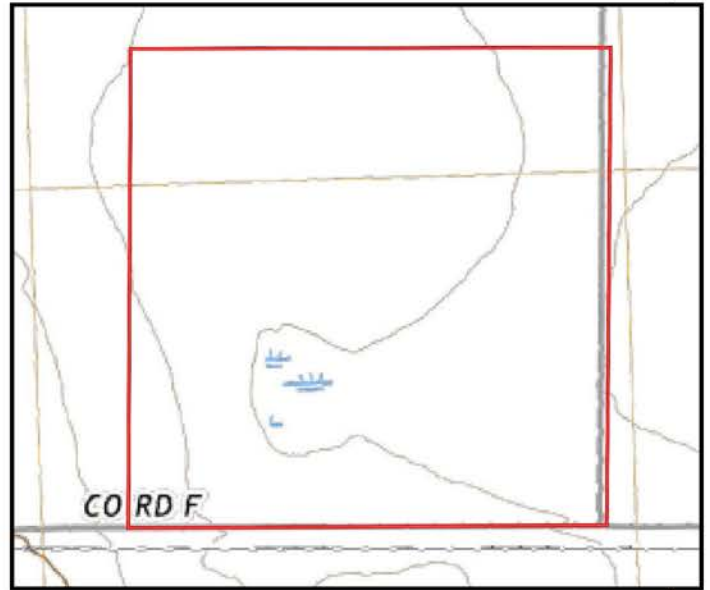
Total Base Acres: 101.7

All owned minerals convey.

Any expenses that have already been billed to the sellers pertaining to the 2024 cropping season will be reimbursed by the buyer at closing.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	88.73	55.53	0	66	3c
1856	Ulysses silt loam, 0 to 1 percent slopes	38.02	23.8	0	64	2c
1422	Goshen silt loam, rarely flooded	23.88	14.95	0	56	3c
1739	Pleasant clay loam, 0 to 1 percent slopes	7.36	4.61	0	10	4w
1857	Ulysses silt loam, 1 to 3 percent slopes	1.8	1.13	0	64	3e
TOTALS		159.79(*)	100%	-	61.43	2.81

(\*) 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 475.35 more or less acres in Greeley County, KS. The 475.35 more or less acres will be offered in three (3) individual tracts. Online bidding will take place beginning at 10:00 am MDT Monday, November 27th, 2023, and will "soft close" at 10:00 MDT Thursday, November 30th, 2023. At 10:00 MDT on Thursday, November 30th, 2023, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at The Greeley County 4-H Building in Tribune, KS 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.

**BUYER PREMIUM:** A 1% Buyer Premium is in effect for all purchases. The Buyer Premium will be added to the "Auction Board Price" to determine the "Total Sales Price" or "Total Contract Price".

**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 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:** 2023 and prior years taxes paid by Seller. All future taxes will be the responsibility of the Buyer.

**CLOSING:** Will take place on or before December 28th, 2023 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. Greeley County Abstract & Title, Inc. will be the closing agent.

**POSSESSION:** Subject to current lease and tenant rights.

Tract 1: Full possession at closing and funding.

Tract 2: Seller's 1/3 share of growing wheat crop will go to buyer. Buyer to reimburse Seller for any crop expenses for the 1/3 share of the growing wheat crop. Possession will occur after the 2024 wheat harvest.

Tract 3: The South 80+/- acres is planted to wheat. Seller's 1/3 share of growing wheat crop will go to buyer. Buyer to reimburse Seller for any crop expenses for the 1/3 share of the growing wheat crop. Possession of South 80+/- acres will occur after the 2024 wheat harvest. Possession of the North 80+/- acres will occur at closing.

**CONVEYANCE INSTRUMENT:** Seller shall execute a 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. 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. Buyer 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(s).

**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.**

**SELLERS:** Russell K Crawford-Arensman, Debra Crawford-Arensman, Diana M Arensman, Ira Goodsmith, Michael G Arensman, and Susan Arensman



***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.***



Jeff Moon, ALC



Cord Hesseltine



Kraig Urkoski



Clayton Esslinger



Ted Baum



Joel Grams



Tommy Wiles



Kory Koch



Mark Gustafson



Mikayla Boge



Barry Geweke



Ross Poyser



Alyson Weathers



Henry Schenker



Alec Horton



Tract 1



Tract 2



Tract 3



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