



ONLINE - ONLY LAND AUCTION



This property is truly one-of-a-kind and hard to come by, presenting opportunities for income through dryland crops and grass, while also providing excellent wildlife hunting. The farm is situated adjacent to a public wildlife management area and just over a mile from the Loup River, making it an ideal starter property for those eager to enter the real estate market. Perfect for enthusiastic hunters seeking a small slice of paradise, this property offers both personal enjoyment and the potential for supplemental income.

160 +/- ACRES
COMBINATION FARM
PLATTE COUNTY, NE



BIDDING OPENS
Friday, January 17th at 10 a.m. CST

BIDDING CLOSSES
Thursday, January 23rd at 10:00 a.m. CST

BID ONLINE AT: Bid.AgWestLand.com

PROPERTY DIRECTIONS
Take Highway 39 south out of Genoa to GG Road. Go east approximately 1 mile to 430th Avenue. Go north approximately 1 1/2 miles. The property is located on the east side of the road.



Kraig Urkoski
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COMBINATION FARM

PROPERTY TAXES

\$4,322.08



TOTAL ACRES (PER ASSESSOR) - 160 ±

Dryland Acres - 50.48 ±

Grassland Acres - 98.81 ±

Other Acres - 10.71 ±

LEGAL DESCRIPTION

Northwest Quarter of Section 28, Township 17 North, Range 3 West

LEASES

No leases for the 2025 season

FSA INFORMATION

Total Cropland Acres - 54.5 +/-

Corn - 23.65 Base Acres - 115 PLC Yield

Soybeans - 23.65 Base Acres - 34 PLC Yield

Total Base Acres - 47.3

CRP INFORMATION

CRP Acres - 1.91

CRP Payments - \$281

CRP Expiration - 9-30-2038

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





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4886	Valentine-Thurman complex, 3 to 9 percent slopes	49.23	31.01	0	32	6e
4654	lpage-Els loamy fine sands, 0 to 3 percent slopes	40.1	25.26	0	29	4e
3260	Oneill fine sandy loam, 0 to 2 percent slopes	39.63	24.96	0	44	3e
6526	Janude loam, rarely flooded	14.59	9.19	0	67	1
2100	Boel fine sandy loam, 0 to 2 percent slopes, occasionally flooded	5.38	3.39	0	39	3w
4791	Valentine fine sand, 3 to 9 percent slopes	5.21	3.28	0	25	6e
6701	Thurman loamy fine sand, 1 to 3 percent slopes	4.64	2.92	0	39	3e
TOTALS		158.7 8(*)	100%	-	37.67	4.1

(*) 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.



AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Online Only Auction for 160 more or less acres in Platte County, NE. The 160 more or less acres will be offered in one (1) individual tract. Online bidding will take place beginning at 10:00 am CST Friday, January 17th, 2025, and will "soft close" at 10:00 CST Thursday, January 23rd, 2025. At 10:00 CST on Thursday, January 23rd, 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 Genoa Fire Hall, 540 Willard Ave., Genoa, 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 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 February 24th, 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. Community Title will be the closing agent.

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

CURRENT LEASES: There are no leases in place for the 2025 season.

CONTRACTS: Buyer will assume any and all contracts (the "Contracts") related to participation in the Conservation Stewardship Program ("CSP"), Conservation Reserve Program ("CRP"), Wetlands Reserve Program ("WRP"), or similar federal program, which provides payments to the landowner for taking farmland out of production for conservation and related purposes. Buyer agrees that it will assume or renew each of said Contracts, as required by the Farm Service Agency or Natural Resource Conservation Service office serving the county in which the real estate is located, promptly upon closing, and will provide copies thereof to the Seller, or its agent. Buyer shall be solely responsible for, and will indemnify Seller, Seller's lessees and agents from, all fines, penalties, contract payment forfeitures, and other costs and expenses resulting from Buyer's failure to timely assume, renew, or comply with the terms of, said Contracts.

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: Bernt Family Farms L.L.C.

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