



LIVE & ONLINE LAND AUCTION

321.17 ± ACRES

OFFERED IN 3 TRACTS | ANTELOPE COUNTY, NE



Tract 1

ONLINE BIDDING OPENS:
MONDAY, DEC. 1ST
10:00 A.M CDT

LIVE AUCTION:
FRIDAY, DEC. 5TH AT 10:00 AM
ORCHARD COMMUNITY CENTER
407 EAST 4TH STREET
ORCHARD, NE 68764

ONLINE BIDDING CLOSES:
WITH THE CONCLUSION
OF THE LIVE AUCTION



JEFF MOON, ALC

HOLDREGE, NEBRASKA
308-627-2630

JEFF.MOON@AGWESTLAND.COM

TED BAUM

ELGIN, NEBRASKA
402-843-8370

TED.BAUM@AGWESTLAND.COM





TRACT 2: FROM ORCHARD TRAVEL NORTH ON 513TH AVENUE FOR ½ MILE TO 864TH ROAD. HEAD EAST ON 864TH ROAD FOR 1 MILE. TURN NORTH ON 514TH AVENUE AND TRAVEL 1 MILE. THE FARM WILL BE ON THE THE NORTHEAST CORNER OF 514TH AVENUE AND 865TH ROAD.

TRACT 3: LOCATED ON THE NORTH SIDE OF ORCHARD ON THE WEST SIDE OF HARRISON STREET.



Tract 1



Tract 2



Tract 3



PROPERTY DESCRIPTION

TRACT 1: OUTSTANDING PIVOT IRRIGATED FARM ON THE OUTSKIRTS OF ORCHARD OFF A BLACKTOP ROAD. THE FARM OFFERS PRODUCTIVE SOILS, ELECTRIC EQUIPMENT, AND IS IRRIGATED WITH TWO IRRIGATION WELLS.

TRACT 2: GREAT OPPORTUNITY TO ADD A PIVOT IRRIGATED FARM TO YOUR OPERATION OR LAND HOLDINGS. THE FARM OFFERS GRAVEL ROAD ACCESS, PRODUCTIVE SOILS, ELECTRIC EQUIPMENT, AND GOOD WATER.

TRACT 3: NICE PARCEL OF LAND TO BUILD A HOME ON THAT IS OFF A BLACKTOP ROAD. PROPERTY OFFERS AN ESTABLISHED SHELTERBELT ALONG THE NORTH SIDE OF THE ENTIRE PROPERTY. CURRENTLY GRASS BUT THE OPPORTUNITIES ARE ENDLESS.

TRACT 1 - 156.6 ± ACRES

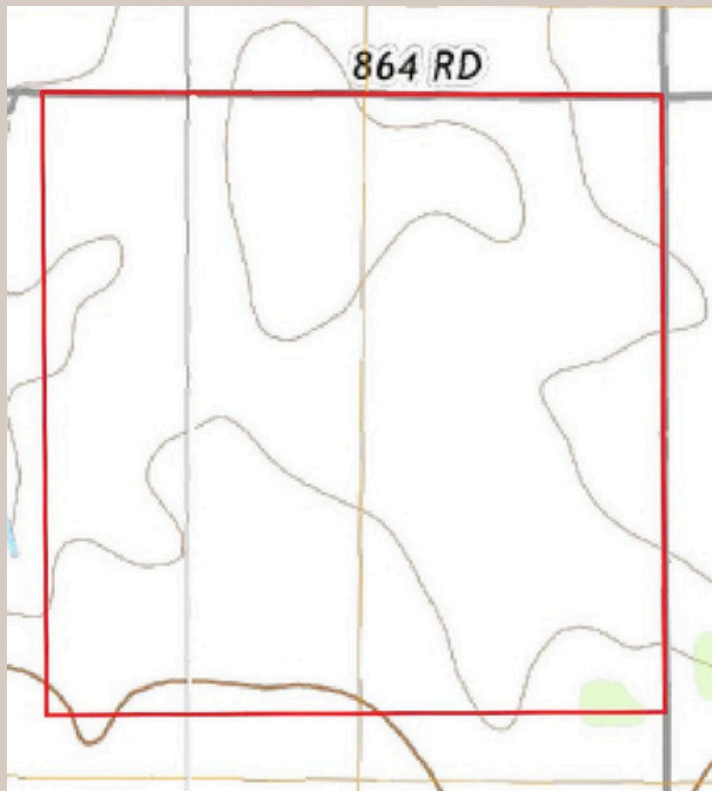


TOTAL ACRES - 156.60 +/-
IRRIGATED ACRES - 132.60 +/-
DRYLAND ACRES - 16.55 +/-
OTHER ACRES - 7.45 +/-

PROPERTY TAXES - \$5,560.78

LEGAL DESCRIPTION - NORTHEAST ¼
SECTION 4, TOWNSHIP 27 NORTH, RANGE 8
WEST, ANTELOPE COUNTY, NE





IRRIGATION INFORMATION

WELL G-029539

- DRILLED IN 1968
- 350 GPM
- 99' STATIC LEVEL
- 192' PUMPING LEVEL
- 230' WELL DEPTH

WELL G-143986

- DRILLED IN 1968
- 300 GPM
- 103' STATIC LEVEL
- 190' PUMPING LEVEL
- 228' WELL DEPTH

7 TOWER ZIMMATIC PIVOT NOZZLED AT 800 GPM

LOCATED IN THE UPPER ELKHORN NATURAL RESOURCE DEPARTMENT (UENRD)

FSA INFORMATION

CORN - 130.68 BASE ACRES - 180 PLC YIELD

SOYBEANS - 18.30 BASE ACRES - 54 PLC YIELD

TOTAL BASE ACRES - 148.98

SUBJECT TO A 2025 LEASE.

ALL MINERAL RIGHTS OWNED BY SELLER, IF ANY, CONVEY TO BUYER.

*EASEMENT FOR A CARBON PIPELINE



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCPI	CAP
6845	Ortello fine sandy loam, 2 to 6 percent slopes	76.9	49.16	0	63	3e
6575	Trent silt loam, 0 to 2 percent slopes	23.06	15.12	0	81	1
6579	Ortello loam, 0 to 1 percent slopes	12.6	8.05	0	58	1
6792	Lorello loam, 2 to 6 percent slopes	11.9	7.61	0	71	2e
5286	Puka loam, 2 to 6 percent slopes	10.03	6.41	0	70	3e
6578	Ortello fine sandy loam, 0 to 2 percent slopes	5.78	3.69	0	64	2e
6700	Thurman loamy fine sand, 0 to 2 percent slopes	4.82	3.08	0	49	3e
6798	Lorello sandy loam, 0 to 3 percent slopes	4.82	3.08	0	68	2e
4786	Valentine fine sand, 0 to 6 percent slopes	3.7	2.37	0	28	6e
6835	Boelus fine sand, 0 to 6 percent slopes	2.23	1.43	0	51	4e
TOTALS		156.44	100%	-	65.14	2.48



TRACT 2 - 158.59± ACRES



TOTAL ACRES - 158.59 +/-
IRRIGATED ACRES - 132.69 +/-
DRYLAND ACRES - 19.47 +/-
OTHER ACRES - 6.43 +/-

**LEGAL DESCRIPTION - SOUTHWEST ¼ SECTION 26,
 TOWNSHIP 28 NORTH, RANGE 8 WEST, ANTELOPE COUNTY,
 NE**

PROPERTY TAXES - \$5,488.42

IRRIGATION INFORMATION

WELL G-060774

- DRILLED IN 1978
- 900 GPM
- 95' STATIC LEVEL
- 122' PUMPING LEVEL
- 297' WELL DEPTH
- 2021 9 TOWER ZIMMATIC PIVOT, NOZZLED AT 900 GPM, ELECTRIC WELL
- LOCATED IN THE UPPER ELKHORN NATURAL RESOURCE DISTRICT (UENRD)

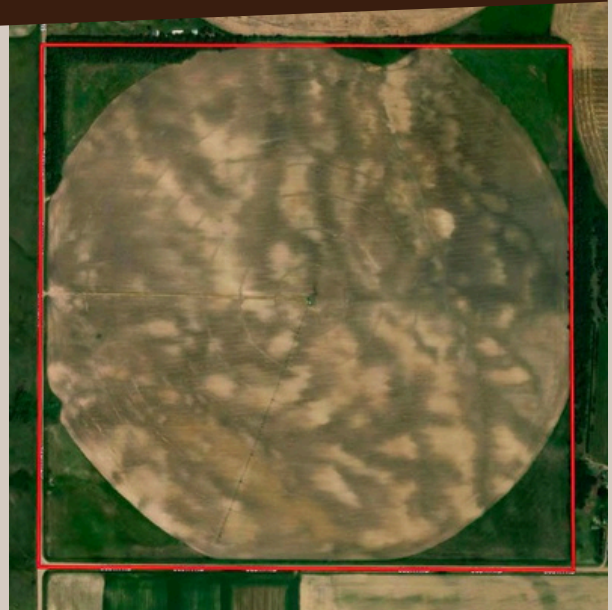
FSA INFORMATION

CORN - 72.08 BASE ACRES - 180 PLC YIELD
SOYBEANS - 70.39 BASE ACRES - 54 PLC YIELD
TOTAL BASE ACRES - 142.47

SUBJECT TO A 2025 LEASE.

ALL MINERAL RIGHTS OWNED BY SELLER, IF ANY, CONVEY TO BUYER.

***EASEMENT FOR A WIND FARM**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3286	Paka loam, 2 to 6 percent slopes	80.51	50.83	0	70	3e
3285	Paka loam, 0 to 2 percent slopes	30.76	19.42	0	65	1
3281	Paka complex, 2 to 6 percent slopes	23.65	14.93	0	51	3e
6660	Brunswick-Paka complex, 11 to 30 percent slopes	14.8	9.34	0	32	6e
3287	Paka loam, 3 to 9 percent slopes, eroded	8.68	5.48	0	63	3e
TOTALS		158.4()	100%	-	62.26	2.89

TRACT 3 - 5.98 ± ACRES



TOTAL ACRES - 5.98 +/-
GRASSLAND ACRES - 5.88 +/-
OTHER ACRES - 0.10 +/-

PROPERTY TAXES - \$79.22

SUBJECT TO A 2025 LEASE.

LEGAL DESCRIPTION - NORTH 99' NORTH
1/2 SOUTHEAST 1/4 SECTION 4, TOWNSHIP
27 NORTH, RANGE 8 WEST, ANTELOPE
COUNTY, NE

ALL MINERAL RIGHTS OWNED BY
SELLER, IF ANY, CONVEY TO BUYER.





AUCTION TERMS AND CONDITIONS

PROCEDURE: This is an Auction for 321.17 more or less acres in Antelope County, NE. The 321.17 more or less acres will be offered in three (3) individual tracts. No combinations will be offered. 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 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 January 9th, 2026 or as soon as applicable.

POSSESSION: Possession will be given at closing. Subject to current lease and tenant's 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(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).

REAL ESTATE TAXES: 2025 and prior years taxes paid by Seller. Future taxes will be the responsibility of the Buyer(s).

RENT: All 2025 rent will be paid to the seller.

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(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). Schacht Abstract & Title Co. will be the closing agent.

2024 ONE RED IRRIGATION PROGRAM: The rebate recipient must maintain ownership of the new equipment for at least five years from the date of purchase. If the new equipment is sold before the end of the five-year period, moved out of state, or used for purposes other than what is allowed under the program, the rebate recipient must inform DWEE and may be required to return up to the full amount of the rebate to DWEE. The amount required to be returned is at the discretion of DWEE and will be determined on a case-by-case basis.

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: Val Mosel Farms, Inc.

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.