



IRRIGATED FARMLAND

286 +/- ACRES | 2 TRACTS
PHELPS COUNTY, NE

ONLINE-ONLY AUCTION

(OFFERED IN TWO SEPARATE TRACTS OR IN COMBINATION)

BIDDING OPENS JANUARY 30TH AT 10 A.M.

BIDDING CLOSES FEBRUARY 5TH AT 10 A.M.

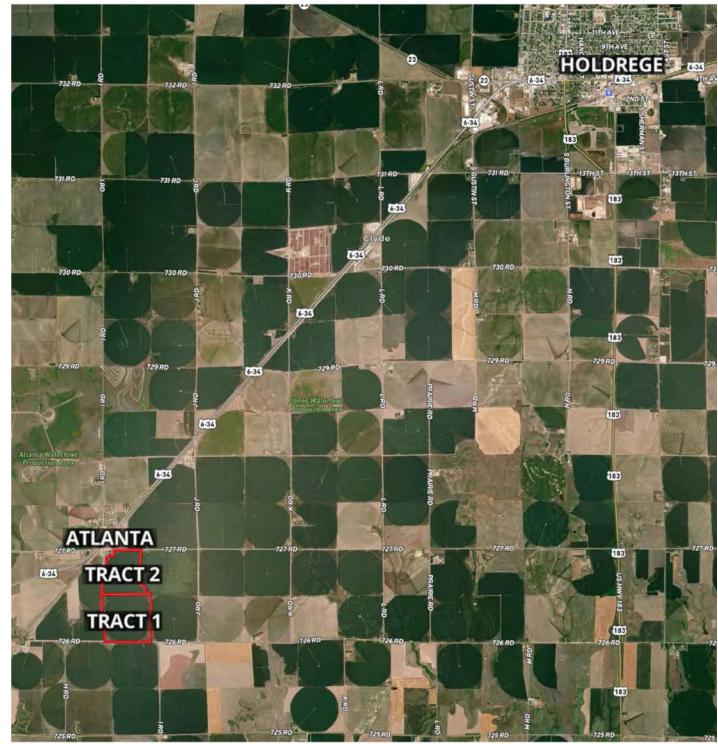
BID ONLINE AT BID.AGWESTLAND.COM

PROPERTY DESCRIPTION

Located south of Atlanta, Nebraska, this 286± acre farm, offered in 2 tracts, is in a competitive agricultural region. Each tract features nearly full irrigation from an irrigation well and center-pivot system, ensuring strong yield potential. With excellent access to a nearby grain market, the farms offer reduced transportation costs and year-round marketing opportunities. The combination of reliable water, quality soils, and strong local demand make these farms exceptional opportunities for row-crop producers and investors.

PROPERTY DIRECTIONS

From Atlanta, NE, head south on West Street / I Road. The properties are on the east side of I Road, between 727 Road and 726 Road.



JEFF MOON, ALC

FARM & RANCH SPECIALIST

Holdrege, Nebraska

Jeff.Moon@AgWestLand.com

(308) 627-2630



TRACT 1 | 166+/- ACRES (PER SURVEY) | PHELPS COUNTY, NE

LEGAL DESCRIPTION

- Pt. of the NW 1/4 & SW 1/4 S34, T5N, R19W, Phelps County, NE

PROPERTY TAXES (2025 ESTIMATED)

- \$7,941.50

TOTAL ACRES: 166.57+/- (ESTIMATED PER ASSESSOR)

- Irrigated Acres: 162.7+/-
- Other Acres: 3.87+/-

IRRIGATION INFORMATION

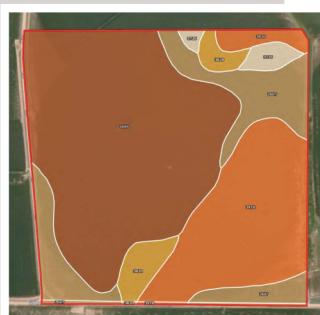
- Irrigation Well G-047596
 - Drilled in 1975, 1,700 GPM, 185' Static Level, 230' Pumping Level, 275' Well Depth
 - 496 Chevy Power Unit
- 7 Tower Reinke Center Pivot with End Gun
 - 800 gpm, 31 psi
 - Power Unit owned by Tenant
- Located in Tri-Basin NRD

FSA INFORMATION (FOR BOTH TRACTS)

- Total Cropland Acres: 274.75
- Corn: 270.2 Base Acres - 217 PLC Yield
- Soybeans: 4.1 Base Acres - 62 PLC Yield
- Total Base Acres: 274.3

*Subject to 2025 and 2026 50/50 crop share lease.

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



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NO CPI	CAP
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	83.98	50.42	0	69	2e
3910	Scott silt loam, frequently ponded	43.66	26.21	0	27	4w
2667	Holdrege silt loam, 0 to 1 percent slopes	27.86	16.73	0	80	2e
3820	Butler silt loam, 0 to 1 percent slopes	7.55	4.53	0	70	2w
3726	Detroit silt loam, 0 to 1 percent slopes	3.52	2.11	0	66	2c
TOTALS		166.57(*)	100%	-	59.81	2.52



TRACT 2 | 120+/- ACRES (PER SURVEY) | PHELPS COUNTY, NE

LEGAL DESCRIPTION

- Part of NW 1/4 of S34, T5N, R19W, Phelps County, NE

PROPERTY TAXES (2025 ESTIMATED)

- \$6,152.19

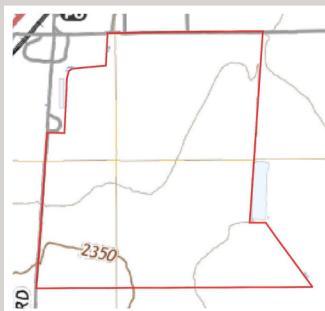
TOTAL ACRES : 120.37+/- (ESTIMATED PER ASSESSOR)

- Irrigated Acres: 117.02+/-
- Other Acres: 3.35+/-



IRRIGATION INFORMATION

- Irrigation Well G-047594 (North)
 - Drilled in 1975, 1,150 GPM, 175' Static Level, 220' Pumping Level, 278' Well Depth
 - 460 Ford Power Unit
- 9 Tower Valley Center Pivot with End Gun
 - 900 gpm, 36 psi
 - Power Unit and Pivot Owned by Tenant
- Located in Tri-Basin NRD



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2689	Holdrege silt loam, 1 to 3 percent slopes, eroded	65.79	56.08	0	69	2e
2667	Holdrege silt loam, 0 to 1 percent slopes	20.49	17.47	0	80	2e
3910	Scott silt loam, frequently ponded	18.18	15.5	0	27	4w
3726	Detroit silt loam, 0 to 1 percent slopes	8.91	7.6	0	66	2c
2668	Holdrege silt loam, 1 to 3 percent slopes	3.75	3.2	0	79	2e
3820	Butler silt loam, 0 to 1 percent slopes	0.18	0.15	0	70	2w
TOTALS		117.3()	100%	-	64.5	2.31



FSA INFORMATION (FOR BOTH TRACTS)

- Total Cropland Acres: 274.75
- Corn: 270.2 Base Acres - 217 PLC Yield
- Soybeans: 4.1 Base Acres - 62 PLC Yield
- Total Base Acres: 274.3

*Subject to 2025 and 2026 50/50 crop share lease.

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



AUCTION TERMS AND CONDITIONS

PROCEDURE: This is an online-only auction for 286 more or less acres in Phelps County, NE. The 286 more or less acres will be offered in two (2) individual tracts or in combination. There will be open bidding until the close of the auction. Online bidding will take place beginning at 10:00 a.m. CDT Friday, January 30th, 2026, and will "soft close" at 10:00 a.m. CDT Thursday, February 5th, 2026. At 10:00 a.m. CDT on Thursday, February 5th, 2026, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at the AgWest Commodities Conference Room in Holdrege, NE from 9:00 a.m. on February 5th, 2026 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(s) will sign a purchase agreement in a form provided by AgWest Land Brokers 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: 2025 and prior years taxes paid by Seller. All future taxes will be the responsibility of the Buyer.

CLOSING: Will take place on or before March 6th, 2026 or as otherwise set forth in the purchase agreement.

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. Phelps County Title will be the closing agent.

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

CURRENT LEASES: Subject to 2025 and 2026 50/50 crop share lease.

CONVEYANCE INSTRUMENT: Seller shall execute a Special Warranty Deed (and Bill of Sale if personal property is included) transferring and conveying the applicable 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 and any endorsements, 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.

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.

SELLERS: Leffler Farms, LLC., Mike Leffler

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.