

ONLINE-ONLY LAND AUCTION



BIDDING OPENS
MARCH 5TH
10:00 AM CDT

BIDDING CLOSES
MARCH 11TH
10:00 AM CDT

BID ONLINE AT: bid.agwestland.com

122.75+/- ACRES | IRRIGATED FARM THAYER COUNTY, NEBRASKA

This is a nice irrigated, rolling farm with easy highway access, offering 122+/- tillable acres with 105+/- acres irrigated. The farm has a 2003 Reinke 8 tower pivot, with natural gas available, and a 650 GPM 6" well. Located just one mile north of Chester on Hwy 81, the farm provides outstanding access and logistical efficiency, with close proximity to multiple grain elevators. The combination of productivity and location make this a strong addition to an existing operation or a strategic long-term investment.



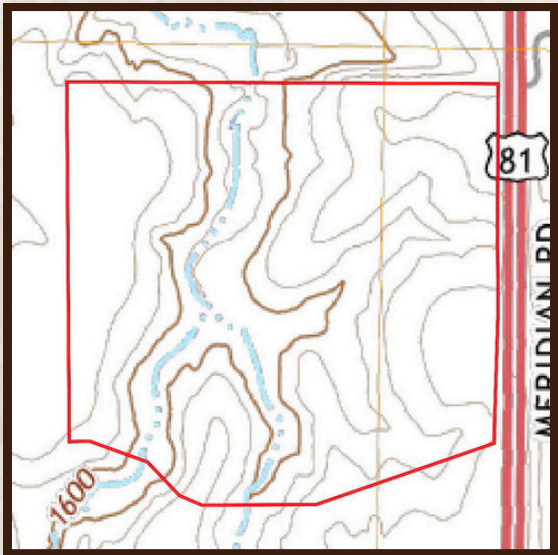
KORY KOCH

Farm & Ranch Specialist
Davenport, Nebraska
Kory.Koch@AgWestLand.com

(402) 364-3071

Call for more information about this auction.





TOTAL ACRES (PER SURVEY) - 122.75 +/-

- Irrigated Acres: 105.55+/-
- Dryland Acres: 17.2+/-

PROPERTY TAXES (2025) - \$4,091

LEGAL DESCRIPTION -

Part of SE ¼ Section 23, Township 1 North, Range 3 West, Thayer County, NE

*Open for 2026 season

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

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	35.81	30.32	0	58	3e
3839	Geary silty clay loam, 11 to 30 percent slopes	34.43	29.16	0	52	6e
3841	Geary silty clay loam, 11 to 30 percent slopes, severely eroded	14.75	12.49	0	51	6e
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	10.22	8.65	0	63	2e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	7.77	6.58	0	65	2s
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	7.47	6.33	0	62	3e
3868	Hastings silt loam, 3 to 7 percent slopes	4.75	4.02	0	68	3e
3952	Fillmore silt loam, frequently ponded	1.87	1.58	0	45	3w
3955	Geary silty clay loam, 7 to 11 percent slopes, severely eroded	1.02	0.86	0	55	4e
TOTALS		118.0 9(")	100%	-	56.69	4.11

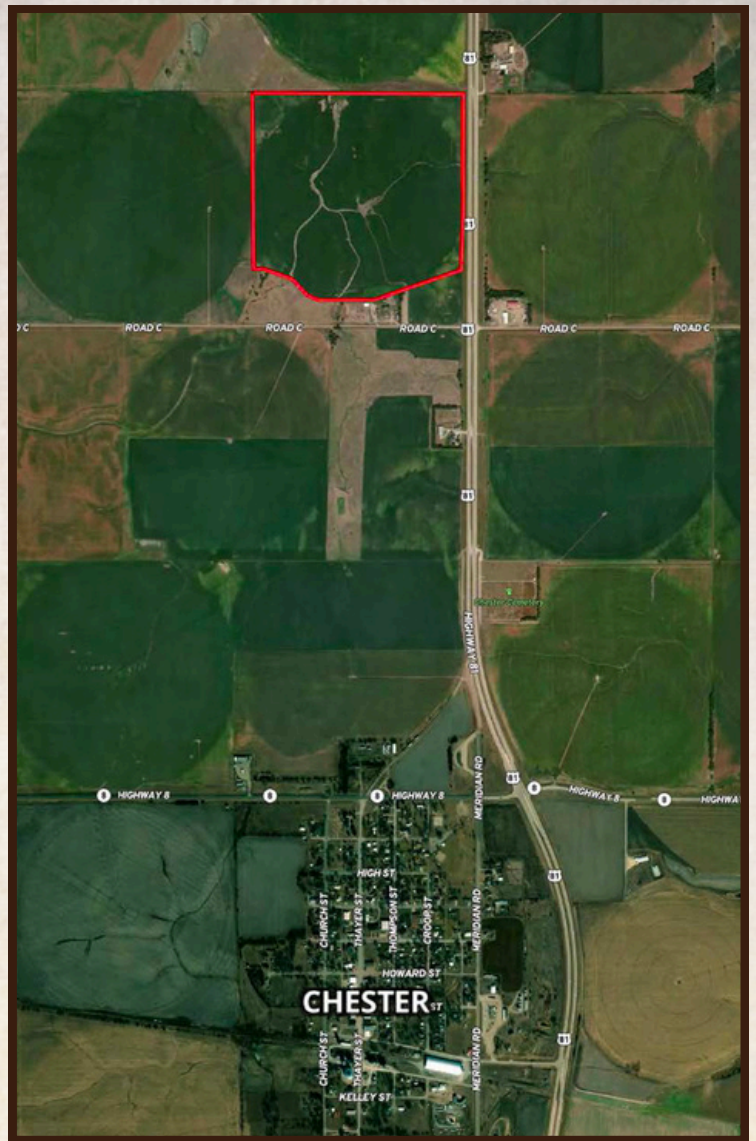
IRRIGATION INFORMATION

- Well G-067697, Drilled 2/19/81
 - 650 GPM, 135' Static Level, 138' Pumping Level, 221' Well Depth
- 8-Tower Reinke Irrigation Pivot
 - 2003 Model
- Located in Little Blue NRD
- 105.55+/- Certified Irrigated Acres
- Natural Gas available on the property

FSA INFORMATION

*For South ½ of S23, T1N, R3W

- Total Cropland Acres: 283.05
- Wheat: 23.87 Base Acres - 33 PLC Yield
- Corn: 224.56 Base Acres - 179 PLC Yield
- Sorghum: 25.1 Base Acres - 91 PLC Yield
- Soybeans: 1.6 Base Acres - 57 PLC Yield
- Total Base Acres: 275.13



PROPERTY DIRECTIONS

Travel one mile North out of Chester, NE on Hwy 81. Turn West on Road C and the property sits on the North side of the road.

AUCTION TERMS AND CONDITIONS

PROCEDURE: This is an online-only auction for 122.75 more or less acres in Thayer County, NE. The 122.75 more or less acres will be offered in one (1) tract. There will be open bidding until the close of the auction. Online bidding will take place beginning at 10:00 a.m. CDT Thursday, March 5th, 2026, and will “soft close” at 10:00 a.m. CDT Wednesday, March 11th, 2026. At 10:00 a.m. CDT on Wednesday, March 11th, 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 Stastny Community Center in Hebron, NE from 9:00 a.m. on March 11th, 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 April 10th, 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. Thayer 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: No current leases on the property. Open for the 2026 season.

CONVEYANCE INSTRUMENT: Seller shall execute a 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: Hissong Family Farms, Travis Hissong

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