

LYNNE & PHYLLIS HALDERMAN | LAND FOR SALE

ONLINE-ONLY LAND AUCTION

155+/- ACRES | NORTON COUNTY, KS

BIDDING OPENS: MONDAY, NOV. 30TH AT 10 A.M.
BIDDING CLOSES: THURSDAY, DEC. 3RD AT 10 A.M.
BID ONLINE AT: BID.AGWESTLAND.COM

Up for auction is an exceptional dryland farm 9 miles northeast of Alma, KS or 13 miles southwest of Stamford, NE. This region offers some of the best farmland in northwest Kansas, and is primarily known for growing corn, soybeans, and wheat. Located in the northeast corner of Norton County, KS this tract of land is positioned in an area with Furnas County, NE just to the north, Harlan County, NE just to the northeast and Phillips County, KS just to the east. These highly sought-after farms are great investments for your real estate portfolio, offering premium soils and easy access from gravel roads. This tract is predominately dry cropland with mostly Holdrege silt loam soils and there is a small grass area on the west side. This tract would be an excellent candidate given the layout, soils and slopes to square up this tract and make it all tillable dry cropland. With the gentle landscape across most of this property, one could easily add additional tillable acres to this farm. Don't miss out on this great opportunity to own this highly coveted dryland farm! Contact Jeff or scan the QR code for more information.

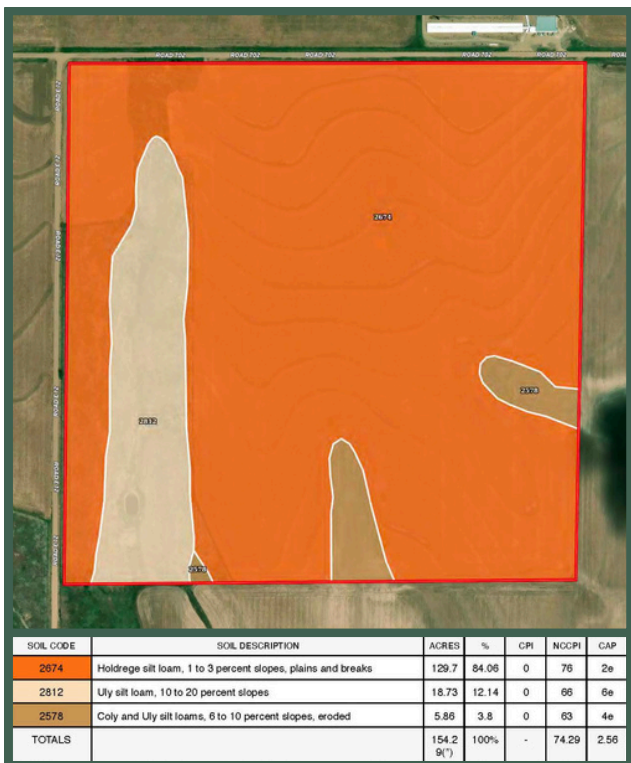


JEFF WILHELM

Farm & Ranch Specialist | Alma, NE
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(308) 920-0361





LEGAL DESCRIPTION

- NW1/4 Less Road R/W Section 02 - Township 01 South - Range 21 West Norton County, KS

PROPERTY TAXES

- \$1,447.80

ACREAGE BREAKDOWN (per assessor)

- Total Acres: 154.55+/-
- Dryland Acres: 121.82+/-
- Grassland Acres: 32.73+/-

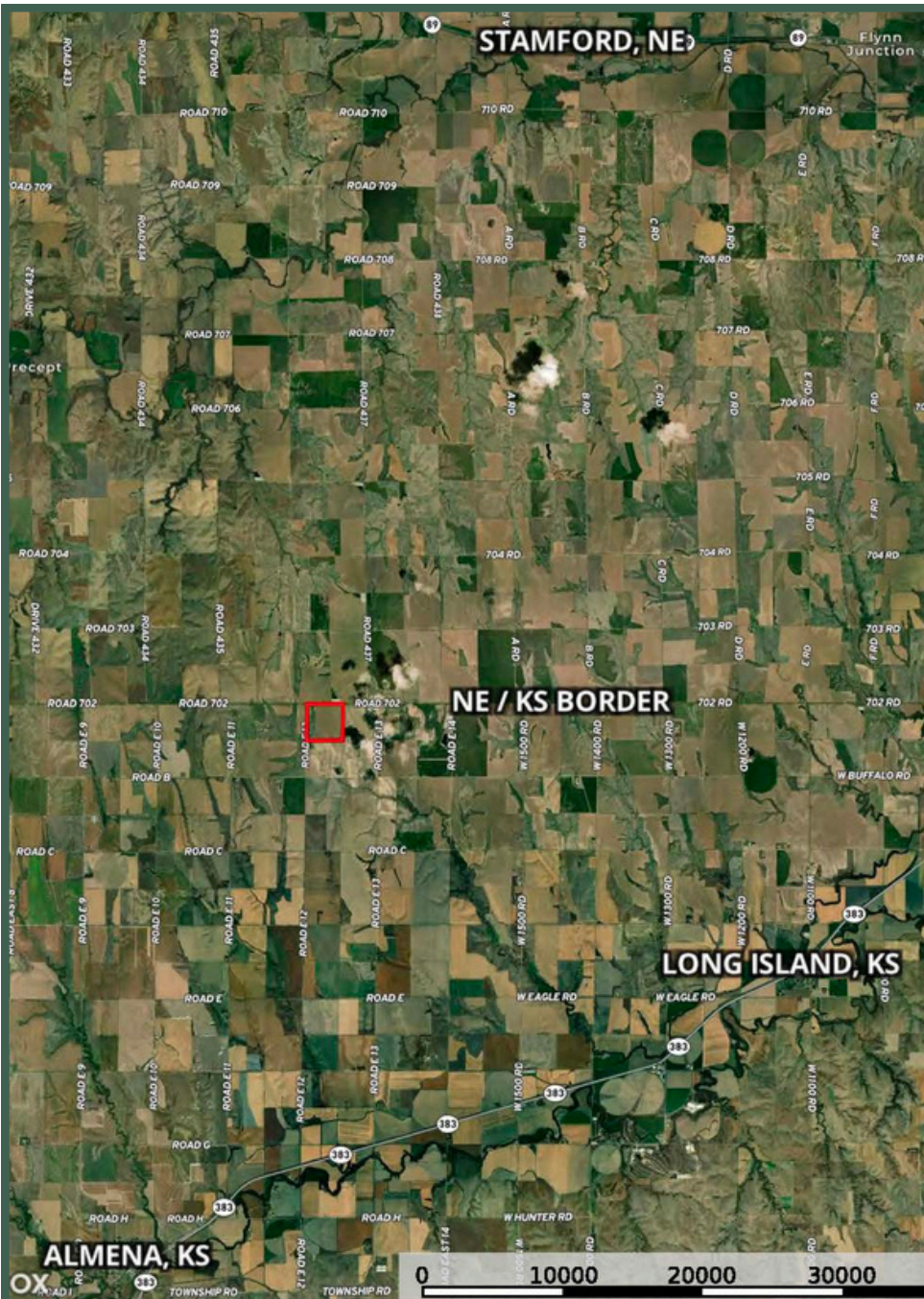
FSA INFORMATION

- Total Cropland Acres: 122.45
- Corn: 70.94 Base Acres - 86 PLC Yield
- Soybeans: 26.15 Base Acres - 34 PLC Yield
- Wheat: 15.26 Base Acres - 45 PLC Yield
- Grain Sorghum: 0.76 Base Acres - 57 PLC
- Total Base Acres: 113.11

*Subject to 2026 lease. Buyer will have full possession after April 1st for the 2027 growing season.

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





Property Directions: From Almena, Kansas travel 7.5 miles north on Road E10, then turn east on Road A and travel 2 miles. The property will begin on the southeast side of the intersection of Road A & Road E12. Signs will be posted.



AUCTION TERMS AND CONDITIONS

PROCEDURE: This is an online-only auction for 154.55 more or less acres in Norton County, KS. There will be open bidding until the close of the auction. Online bidding will take place beginning at 10:00 a.m. CDT Monday, November 30th, 2026 and will “soft close” at 10:00 a.m. CDT Thursday, December 3rd, 2026. At 10:00 a.m. CDT on Thursday, December 3rd, 2026, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be available at AgWest Commodities in Holdrege, NE on Thursday, December 3rd, 2026 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: 2026 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 30th, 2026 or as soon as applicable.

CLOSING EXPENSES: Buyer shall be responsible for the filing fees for purposes of recording the Deed. Closing agent fee shall be divided equally between the Seller and Buyer. Norton County Title will be the closing agent.

POSSESSION/CURRENT LEASES: Buyer will have full possession after April 1st for the 2027 growing season. Subject to current verbal lease ending April 1st, 2027 and tenant rights.

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 the seller, if any, convey to the 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(S): Lynne and Phyllis Halderman

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.

