ONLINE AUCTION

79.71 +/- ACRE IRRIGATED FARM
HAMILTON COUNTY, NE

BIDDING OPENS: JAN. 11 AT 10 A.M.
BIDDING CLOSES: JAN. 13 AT 10 A.M.
BID ONLINE AT BID.AGWESTLAND.COM



Great location, abundant water, and productive Hastings silt loam soils make this farm hard to pass up! Take advantage of this opportunity to own a very good, irrigated farm in Hamilton County, just south of Aurora, Nebraska. The close access to grain markets and electric irrigation well makes this an attractive farm to own as well. Give Jeff a call today for more farm information.



Jeff Moon, ALC
Farm & Ranch Specialist
Holdrege, Nebraska
(308) 627-2630
Jeff.Moon@AgWestLand.com

Legal Description

E ½ of NE ¼ Section 17, T10N, R6W, in Hamilton County, NE



Property Taxes (2025): $3,433.88

Total Acres (per assessor): 79.71+/-

- Irrigated Acres: 74.37+/-
- Grassland Acres: 2.37+/-
- Other Acres: 2.97+/-

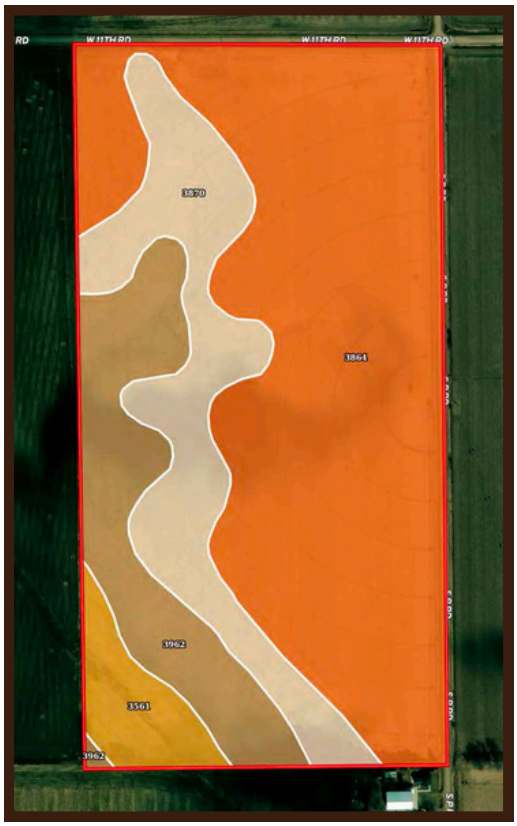
Irrigation Information

- Well G-140173, Drilled in 2006. 800 GPM, 85' Static Level, 95' Pumping Level, 245' Well Depth
- 7-Tower Reinke Irrigation Pivot. 1,000 GPM and 38 PSI
  - Owned by the tenant
- Located in Upper Big Blue NRD
- Certified Irrigated Acres: 74.37

FSA Information

- Total Cropland Acres: 76.55
- Corn: 53.5 Base Acres - 189 PLC Yield
- Soybeans 16.1 Base Acres - 58 PLC Yield
- Total Base Acres: 69.6

Subject to 2026 lease.
All mineral rights owned by Seller, if any, convey to Buyer.

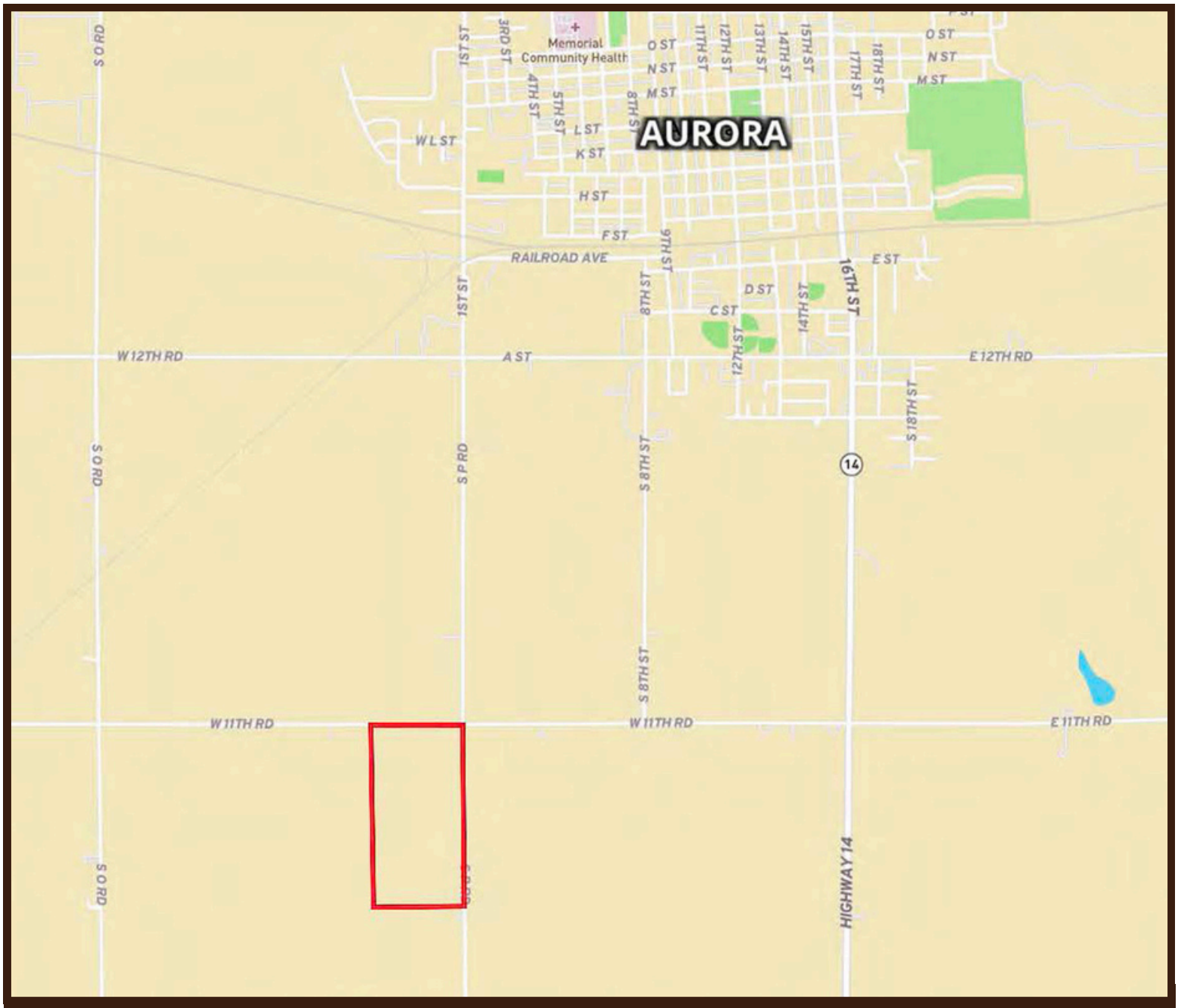






SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	47.35	59.49	0	69	1
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	15.6	19.6	0	58	3e
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	12.49	15.69	0	57	4e
3561	Hobbs silt loam, occasionally flooded	4.15	5.21	0	81	2w
TOTALS		79.59(*)	100%	-	65.59	1.91

(*) 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.



Property Directions

Head south out of Aurora, NE on Highway 14. Turn west on West 11th Road and go 1 mile to South P Road. The property is located to the southwest of this intersection.







AUCTION TERMS AND CONDITIONS

PROCEDURE: This is an online-only auction for 79.71 more or less acres in Hamilton County, NE. There will be open bidding until the close of the auction at Bid.AgWestLand.com. Online bidding will take place beginning at 10:00 a.m. CDT Monday, January 11th, 2027 and will "soft close" at 10:00 a.m. CDT Wednesday, January 13th, 2027. At 10:00 a.m. CDT on Wednesday, January 13th, 2027, 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 Wednesday, January 13th, 2027 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 February 12th, 2027 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. Nebraska Title Company will be the closing agent.

POSSESSION/CURRENT LEASES: Buyer will have possession at closing, subject to current 2026 lease 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. Buyer 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): Cass Farms, LLC - Steve Wilson

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.