

DECATUR COUNTY COMBINATION FARM

ONLINE AUCTION

Bid.AgWestLand.com

Bidding Opens: March 15 at 11am CDT

Bidding Closes: March 21 at 11am CDT



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DECATUR COUNTY, KANSAS

6,027.45 +/- ACRES

OFFERED IN 7 TRACTS



IRRIGATED CROPLAND ACRES	231.08 +/-
NON-IRRIGATED CROPLAND ACRES	2,120.44 +/-
NATIVE GRASS ACRES	3,673.02 +/-
MISCELLANEOUS	2.00 +/-

A productive cropland farm and cattle ranch located in northern Kansas. This property offers 231.08 +/- acres of pivot irrigated cropland, 2,120.44 +/- acres of non-irrigated cropland, 3,673.02 +/- acres of native hardland grass, and 2 +/- acres of miscellaneous.

For the avid sportsman, many mule deer, whitetail deer, upland birds and turkey tend to travel the creek bottoms and roam the several thousand acres of open prairie this ranch has to offer.

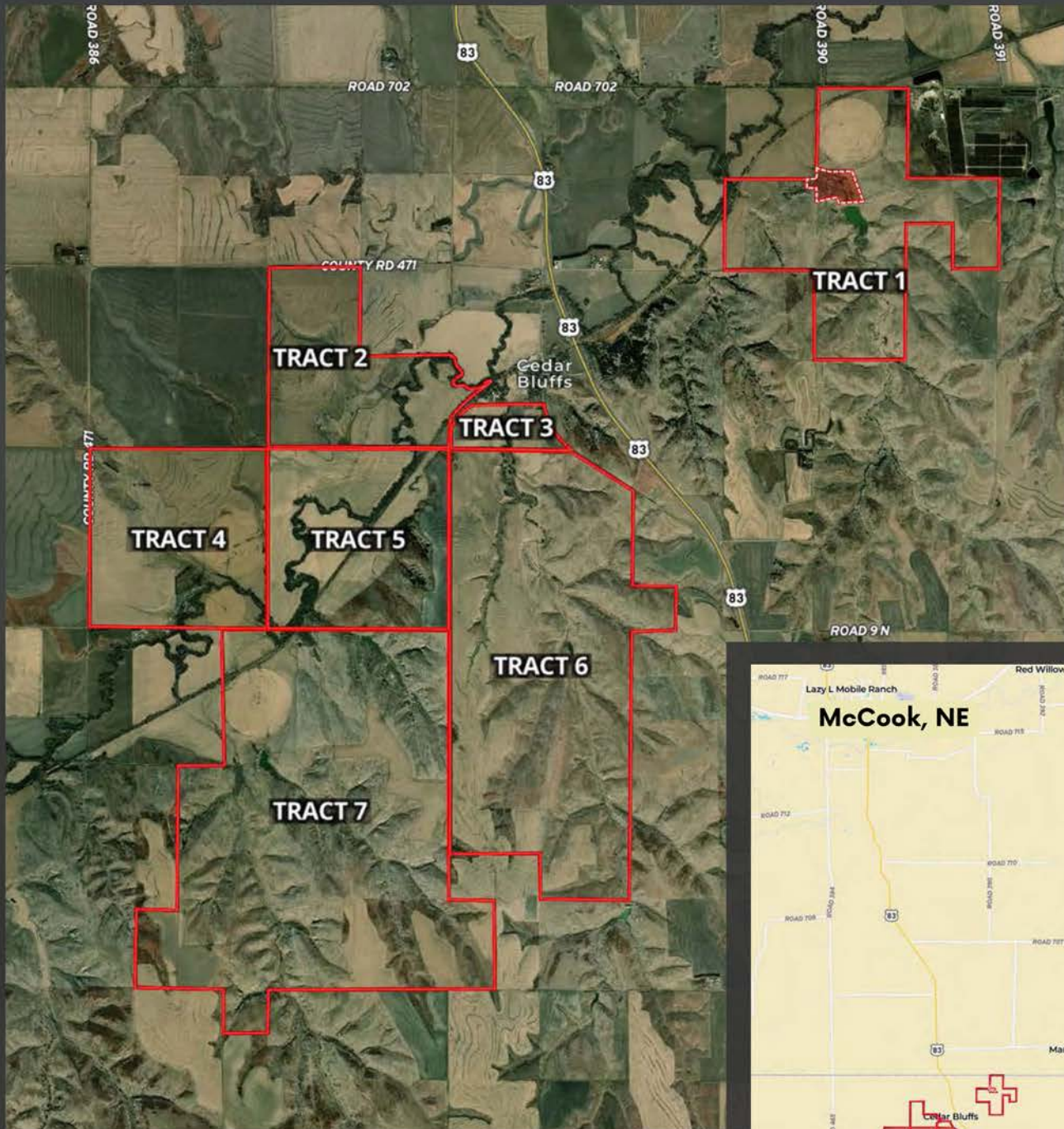
The farm is located between Oberlin, KS and McCook, NE on each side of Hwy 83 running north and south. Don't miss this unique opportunity to own a sizable farm and ranch in northern Kansas.

All mineral rights owned by seller, if any, will convey to buyer(s).

Final legal descriptions to come from title commitment.

Decatur05

TRACT MAP



TRACT 1

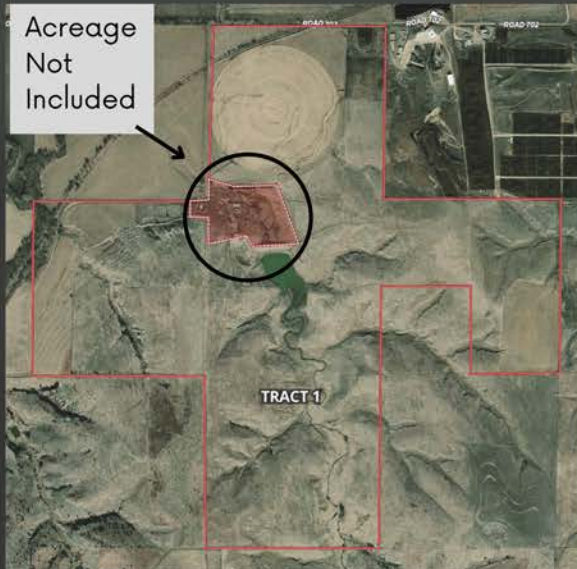


Non-Irrigated Cropland Acres: 99.62

Irrigated Cropland Acres: 67.75

Native Grass Acres: 560.53

Total Acres: 727.90 +/-



Legal Description

Part of Southeast 1/4 Section 2

Part of Northwest 1/4 Section 12

Part of West 1/2; North 1/2 Southeast 1/4 Section 1

All in Township 1 South, Range 29 West

Property Taxes

\$4,937.39

Irrigation Info

Net Acres Authorized 97+/-

Authorized Rate (GPM) 480

Authorized Quantity (AF) 97 +/-

Net Rate (GPM) 480

Net Quantity (AF) 97 +/-

Acres Irrigated 70

Per WIMAS Water Right Information Sheet

Available Upon Request

Soil Maps

Topography Maps

Waterline Maps

FSA Information

Additional Information

Included in the Sale: 5-Tower Valley Irrigation Pivot, Electric Well

Buyer to reimburse tenant for chemical application at closing

Ask broker for details

TRACT 2



Non-Irrigated Cropland Acres: 369.94

Native Grass Acres: 121.36

Total Acres: 491.3 +/-

Legal Description

Original Town Cedar Bluffs , Part of Section 10

West 1/2; Southeast 1/4 Section 9

All in Township 1 South, Range 29 West

Property Taxes

\$4,344.47

Available Upon Request

Soil Maps

Topography Maps

Waterline Maps

FSA Information

Additional Information

Buyer to reimburse tenant for chemical application at closing

Ask broker for details

TRACT 3



Non-Irrigated Cropland Acres: 74.83

Native Grass Acres: 9.83

Misc Acres: 1.0

Total Acres: 85.66 +/-

Legal Description

Original Town Cedar Bluffs

Part of Section 10, Township 1 South, Range 29 West

Available Upon Request

Soil Maps
Topography Maps
Waterline Maps
FSA Information

Property Taxes

\$777.46

Additional Information

Water provided by house well located on north side of road

TRACT 4



Non-Irrigated Cropland Acres: 347.28

Irrigated Cropland Acres: 86.13

Native Grass Acres: 182.89

Misc Acres 1.0

Total Acres: 617.3 +/-

Legal Description

Section 17, Township 1 South, Range 29 West

Property Taxes

\$6,771.42

Irrigation Info

Net Acres Authorized 60 +/-

Authorized Rate (GPM) 700

Authorized Quantity (AF) 110 +/-

Net Rate (GPM) 700

Net Quantity (AF) 110 +/-

Acres Irrigated 84

Per WIMAS Water Right Information Sheet

Available Upon Request

Soil Maps

Topography Maps

Waterline Maps

FSA Information

Additional Information

Buyer to reimburse tenant for chemical application at closing.

Ask broker for details.

Included in the Sale

3-Tower & 5-Tower Reinke Irrigation Pivots
and diesel power unit

TRACT 5



Non-Irrigated Cropland Acres: 429.52

Native Grass Acres: 190.97

Total Acres: 620.49 +/-

Legal Description

Section 16, Township 1 South, Range 29 West

Property Taxes

\$4,556.74

Available Upon Request

Soil Maps

Topography Maps

FSA Information

TRACT 6



Non-Irrigated Cropland Acres: 448.56

Native Grass Acres: 1,073.98

Total Acres: 1,522.54 +/-

Legal Description

East 1/2 Less Tract Section 15

West 1/2 Section 15

Section 22

Southwest 1/4 Southwest 1/4 Section 14

Northeast 1/4; North 1/2 Northwest 1/4 Section 27

All in Township 1 South, Range 29 West

Available Upon Request

Soil Maps

Topography Maps

Waterline Maps

FSA Information

Property Taxes

\$7,349.43

TRACT 7



Non-Irrigated Cropland Acres: 350.69

Irrigated Cropland Acres: 77.2

Native Grass Acres: 1,534.37

Total Acres: 1,962.26 +/-

Legal Description

East 1/2 East 1/2; Southwest 1/4 Southeast 1/4 Section 20
Section 21

West 1/2 Southwest 1/4 Section 27
Section 28

East 1/2; East 1/2 Southwest 1/4 Section 29
Northeast 1/4 Northeast 1/4 Section 32
All in Township 1 South, Range 29 West

Available Upon Request

Soil Maps
Topography Maps
Waterline Maps
FSA Information

Additional Information

Buyer to reimburse tenant for
chemical application at closing.

Buyer to receive cash rent for
planted wheat acres (111 +/-).

Ask broker for details.

Property Taxes

\$9,918.46

Irrigation Information

Net Acres Authorized 77 +/-

Authorized Rate (GPM) 500

Authorized Quantity (AF) 140 +/-

Net Rate (GPM) 500

Net Quantity (AF) 140 +/-

Acres Irrigated 75

Per WIMAS Water Right Information Sheet

Included in the Sale

6-Tower Reinke Irrigation Pivot with diesel power unit

ONLINE AUCTION TERMS & CONDITIONS



PROCEDURE: This is an Auction for 6,027.45 more or less acres in Decatur County, KS. The 6,027.45 more or less acres will be offered in seven (7) individual tracts. There will be open bidding on all tracts and combinations until the close of the auction. Online bidding will take place beginning at 11:00 am CDT Wednesday, March 15th, 2023 and will "soft close" at 11:00 am CDT Tuesday, March 21st, 2023. At 11:00 am CDT on Tuesday, March 21st, 2023, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at the Red Willow County Fairgrounds in McCook, NE on March 21st, 2023 from 9:00 am 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 Seller's 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: 2022 and prior years taxes paid by Seller. All 2023 and future taxes will be the responsibility of the Buyer.

CLOSING: Will take place on or before April 14th, 2023 or as soon as applicable in 2023.

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. Decatur County Title & Abstract Company in Oberlin, Kansas will be the closing agent.

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

EASEMENTS AND LEASES: Sale of the property is subject to any and all easements of record and any and all leases.

SURVEY: No Survey of the Property shall be required and the purchase price set forth herein is not based upon actual surveyed acres.

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. If you have trouble placing your online bid, immediately call Jeff Moon at (308) 627-2630 for assistance in placing your bid.



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