

# LAND AUCTION

**237 ± ACRES · HAMILTON COUNTY, NE**  
**TUESDAY, FEBRUARY 18TH AT 10 A.M.**  
**BREMER CENTER · 1604 L STREET · AURORA, NE**

**TWO TRACTS!**

### Highlights:

- Pivot irrigated farms
- Over 94% Class I soils
- Excellent access to grain markets
- Offers an acreage with home

**Driving Directions:** Located approximately 7 miles West and 6 miles North of Aurora, Nebraska. The farm is on the Northeast corner of West 19th Road and North J Road.



**866.995.8067**

415 W. 4th Ave. • Holdrege, NE 68949

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### Property Information:

Well located, center pivot irrigated farms in Hamilton County, Nebraska with great access to several grain markets. The farm consists of 94% Class I and 6% Class II soils and offers an acreage with a home and shop.

#### Tract 1

##### Legal Description:

West ½ Southwest ¼ in Section 33, Township 12 North, Range 7 West

**Acres (per assessor):** 79.02+/-

##### FSA Information:

Cropland Acres: 78.93

Corn: 69.6 base acre – 182 PLC Yield

Soybeans: 6 base acres – 57 PLC Yield

**2019 Real Estate Taxes:** \$6,258.70

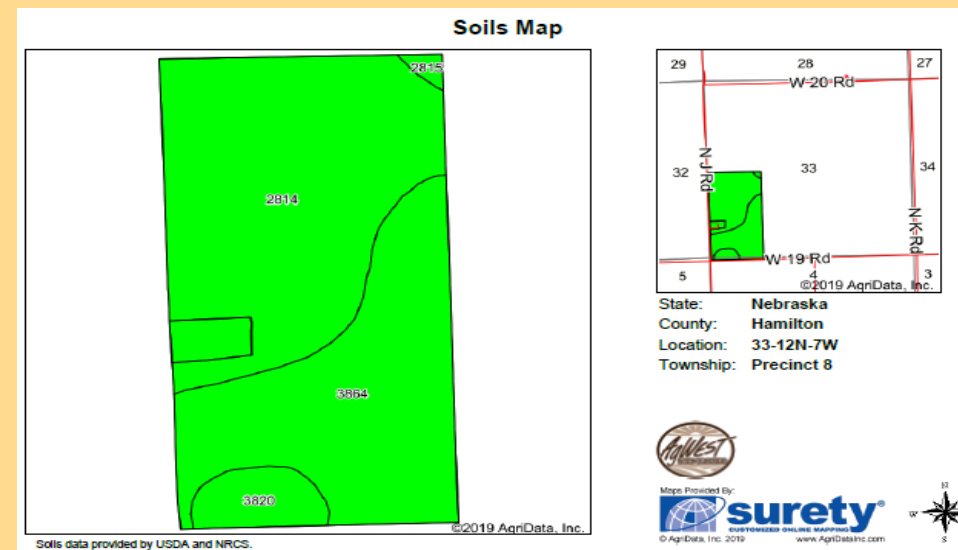
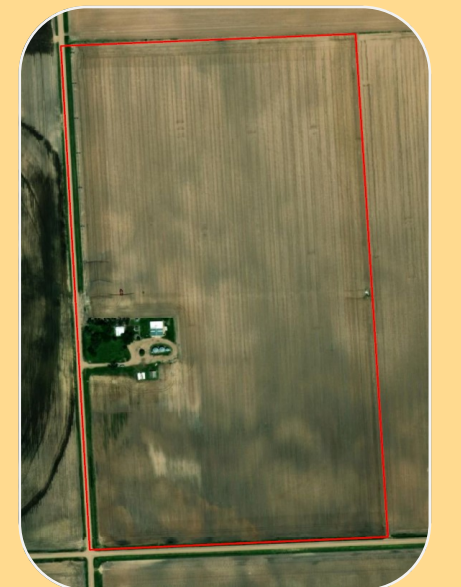
##### Improvements:

- 1,828 sq. ft., 1 1/2 story house
- 40' x 60' building with 1/2 concrete floor and electricity
- 3 grain bins

**Irrigation Equipment:** Zimmatic pivot, 4045T John Deere diesel engine, fuel tank

##### Well Information:

G-009576, drilled 1957, 1,000 gpm, static level 98', pumping level 112', well depth 154'. Located in the Central Platte Natural Resource District (NRD) and has 72 certified irrigated acres.



Area Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class 'c	Irr Class 'c	SRPG	Altalfa hay	Altalfa hay irrigated	Corn	Corn irrigated	Grain sorghum	Grain sorghum irrigated	Soybeans irrigated	Winter wheat	'n NCCPI Soybeans
2814	Uly silt loam, 0 to 1 percent slopes	44.28	54.7%		llc	lle	69									78
3864	Hastings silt loam, 0 to 1 percent slopes	31.77	39.3%		llw	llw	74									68
3820	Butler silt loam, 0 to 1 percent slopes	4.32	5.3%		llw	llw	65									61
2815	Uly silt loam, 1 to 3 percent slopes	0.56	0.7%		lle	lle	69	4	6	67	157	77	112	42	38	70
							<b>Weighted Average</b>	70.7	4	67	157	77	112	42	38	70

\*n: The aggregation method is "Weighted Average using major components"  
 'c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

• Tract 2

**Legal Description:**

West ½ Southeast ¼ & East ½ Southwest ¼ in Section 33,  
Township 12 North, Range 7 West

**Acres (per assessor):** 158.74 +/-

**FSA Information:**

Cropland Acres: 154.57

Corn: 150.3 base acre – 182 PLC Yield

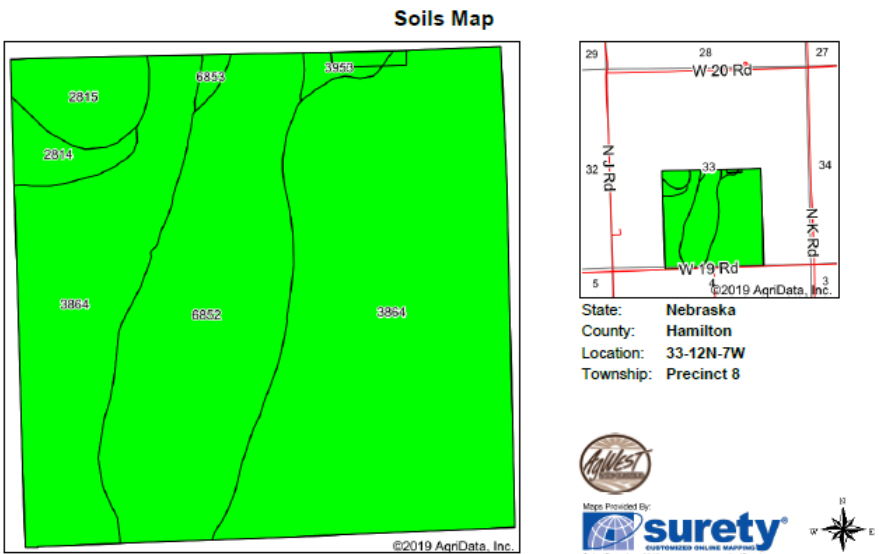
Soybeans: 2.7 base acres – 57 PLC Yield

**2019 Property Taxes:** \$10,199.34

**Irrigation Equipment:** Valley pivot, International power unit,  
fuel tank

**Well Information:**

G-035621, drilled 1971, 1,253 gpm, static level 91', pumping  
level 104', well depth 198'. Located in the Central Platte  
Natural Resource District (NRD) and has 139.1 certified  
irrigated acres.



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class 'c'	Irr Class 'c'	SRPG	Alfalfa hay	Alfalfa hay irrigated	Cor n	Com Irrigated	Grain sorghum	Grain sorghum irrigated	Soybeans irrigated	Winter wheat	*n NCCPI Soybeans
3864	Hastings silt loam, 0 to 1 percent slopes	102.06	65.7%		IIw	IIw	74									68
6852	Ortello loam, loamy substratum, 0 to 1 percent slopes	40.86	26.3%		I	I	67	5	6	65	154	77	110	40	38	60
2815	Uly silt loam, 1 to 3 percent slopes	6.71	4.3%		IIe	IIe	69	4	6	67	157	77	112	42	38	70
2814	Uly silt loam, 0 to 1 percent slopes	3.42	2.2%		IIc	IIe	69									78
3953	Fillmore silt loam, drained, 0 to 1 percent slopes	1.55	1.0%		IIw	IVw	68	2		38	78	53	110	1	22	63
6853	Ortello loam, loamy substratum, 1 to 3 percent slopes	0.71	0.5%		IIe	IIe	72	3	6	60	151	68	108	36	34	65
		<b>Weighted Average</b>					<b>71.8</b>	<b>1.5</b>	<b>1.3</b>	<b>20.6</b>	<b>48.8</b>	<b>24.4</b>	<b>35.4</b>	<b>12.5</b>	<b>12</b>	<b>*n 66.1</b>

\*n: The aggregation method is "Weighted Average using major components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



**AUCTION TERMS & CONDITIONS**

**PROCEDURE:** This is an Auction for 237.76 more or less acres in Hamilton County, NE. The 237.76 more or less acres will be offered in two individual tracts. There will be open bidding until the close of the auction.

**ACCEPTANCE OF BID PRICES:** All successful bidders will sign a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's approval.

**FINANCING:** Sale is NOT contingent upon Buyer(s) financing. Buyer(s) should arrange financing, if needed, prior to the auction date.

**EARNEST PAYMENT:** Twenty percent (20%) earnest payment on the day of the auction, upon signing a purchase agreement immediately following the close of bidding. The payment may be paid in the form of personal check, business check, or cashier's check. All funds will be deposited and held by the closing agent. The remainder of the purchase price is payable in guaranteed funds or by wire transfer at closing.

**CLOSING:** The sale closing will take place on or before March 18, 2020, or as soon as applicable.

**POSSESSION:** Possession will be given at closing.

**PROPERTY CONDITION:** Property and irrigation equipment 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.

**MINERAL RIGHTS:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**TAXES:** 2019 and prior years taxes paid by Seller. All future taxes will be the responsibility of the Buyer(s).

**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.

**ABSENTEE BIDS:** Bidding via cell phone, and/or on someone's behalf, shall be approved by AgWest Land Brokers 24 hours prior to the auction.

**AGENCY:** AgWest Land Brokers and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in all marketing collateral is subject to the terms and conditions outlined in the agreement to purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the asset for sale. The information contained in all marketing collateral is believed to be accurate, but is subject to verification by all parties relying on it. Maps shown are for illustration purposes only and are not intended to represent actual property lines. No liability for its accuracy, errors or omissions is assumed by the Seller or the Broker, or any of their representatives. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Broker 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 Auctioneer are final.

**NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the auction information.

**NOTE:** Videotaping, flash photography and/or public announcements will be allowed on auction day ONLY with prior approval from AgWest Land Brokers.

**SELLER:** Pamela J. Dauner



Call for more information or to pre-register to bid at this auction.

**Jeff Moon, ALC**  
Jeff.Moon@AgWestLand.com  
308.627.2630



**Kraig Urkoski**  
Kraig.Urkoski@AgWestLand.com  
308.548.8431

