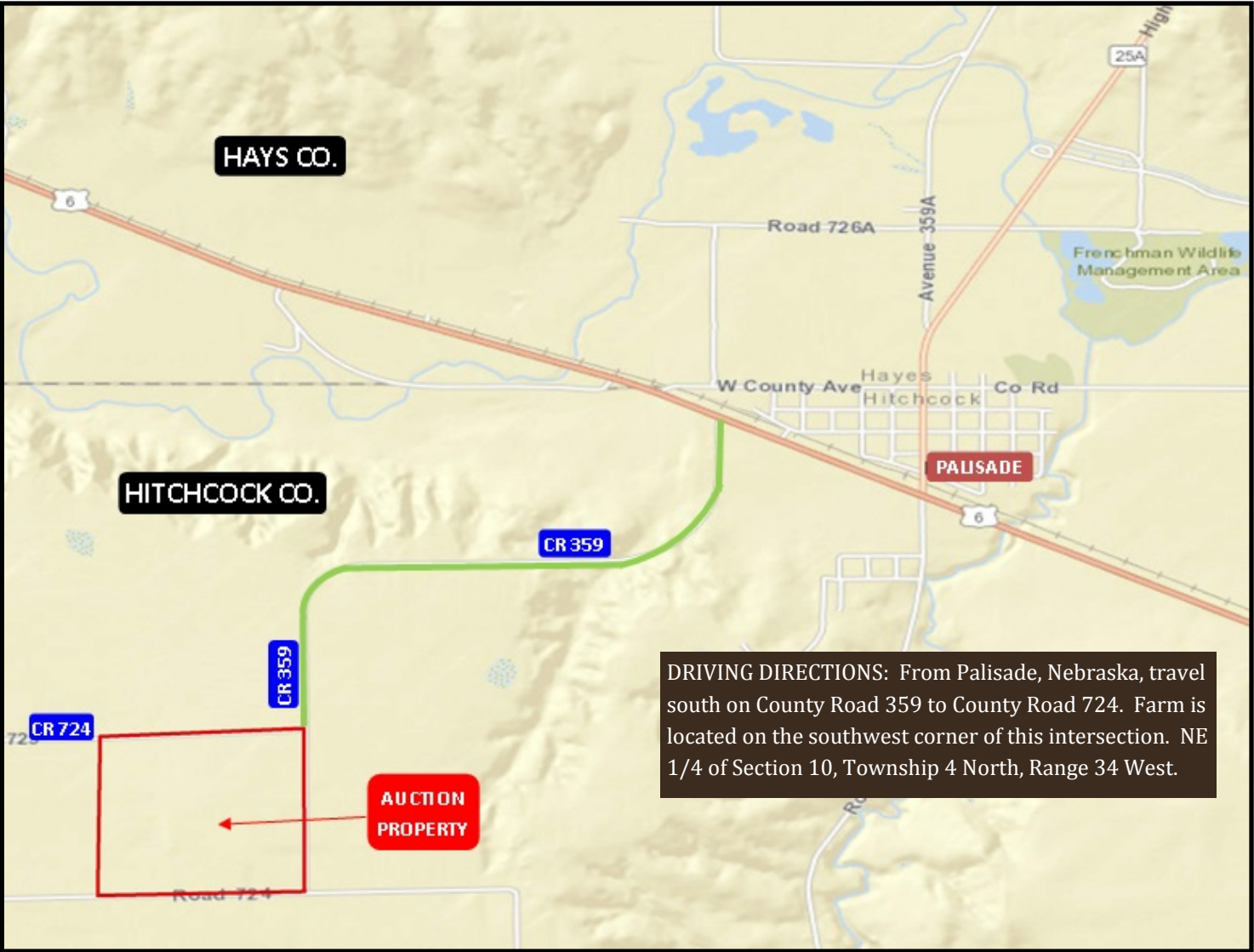


Hitchcock Co. Absolute Auction

156 ± Cropland Acres

Thursday, May 23rd at 10 am CST
 Mihm Hall
 103 N. Vennum St. · Palisade, NE 69040



DRIVING DIRECTIONS: From Palisade, Nebraska, travel south on County Road 359 to County Road 724. Farm is located on the southwest corner of this intersection. NE 1/4 of Section 10, Township 4 North, Range 34 West.



Well Registration Number G-113336 reported by Seller to have been drilled December, 2001; 600 gpm; 165 ft. Static Level; 260 ft. Pumping; and 270 ft. depth.

Middle Republican NRD information available upon request.

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

Cord Hesseltine
 Farm and Ranch Specialist
308.539.2192



Legal Description: NE 1/4 of Section 10, Township 4 N, Range 34 W, Hitchcock County, Nebraska

- Outstanding Pivot Irrigated Farm
- Production Class I and II Soils
- Gravel County Road on 3 sides
- Full possession for the 2019 crop season



866.995.8067
 415 W 4th Ave. PO Box 1098 · Holdrege, NE 68949

AgWestLand.com



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AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Absolute Auction for 156.64 ± acres in Hitchcock County, NE. There will be open bidding until the close of the auction.

ACCEPTANCE OF BID PRICES: This is an Absolute Auction. All successful bidders will sign a purchase agreement at the auction site immediately following the close of the auction.

DOWN PAYMENT: Ten percent (10%) down payment on the day of the auction, upon signing a purchase agreement immediately following the close of bidding. The down payment may be paid in the form of personal check, business check, or cashier's check. The remainder of the purchase price is payable in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

TAXES AND ASSESSMENTS: Real estate taxes, personal property taxes, and occupation taxes for 2018 payable in 2019 will be paid by the Seller. All 2019 and future taxes will be the responsibility of the Buyer.

CLOSING: Will take place on or before July 5, 2019, or as soon as applicable closing documents and surveys (if needed) are completed.

POSSESSION: Possession will be given at closing and funding.

TITLE: Seller shall provide an Owner's Policy of Title Insurance on the surface tract in the amount of the purchase price. Buyer will be responsible for all expenses related to acquiring a mortgagee's title policy, if required. Seller shall execute a Warranty Deed conveying the real estate to the Buyer.

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. No surface lease will survive closing.

GOVERNMENT AGRICULTURAL PROGRAMS: Seller will receive landowner's share of the 2018 crop year government agricultural payments.

SURVEY: AT THE SELLER'S OPTION, the Seller shall provide a new survey where there is no existing legal description. Any need for a new survey will be determined solely by the Seller. The Seller will provide a survey at its own cost, if needed. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. All advertised acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos.

MINERAL RIGHTS: This auction is for Surface Estate only.

GROWING CROP CONVEYANCE: The growing crop will convey to the Buyer. Seller will be reimbursed by the Buyer at closing for expenses associated with the conveyed crop, as outlined in Addendum 1.

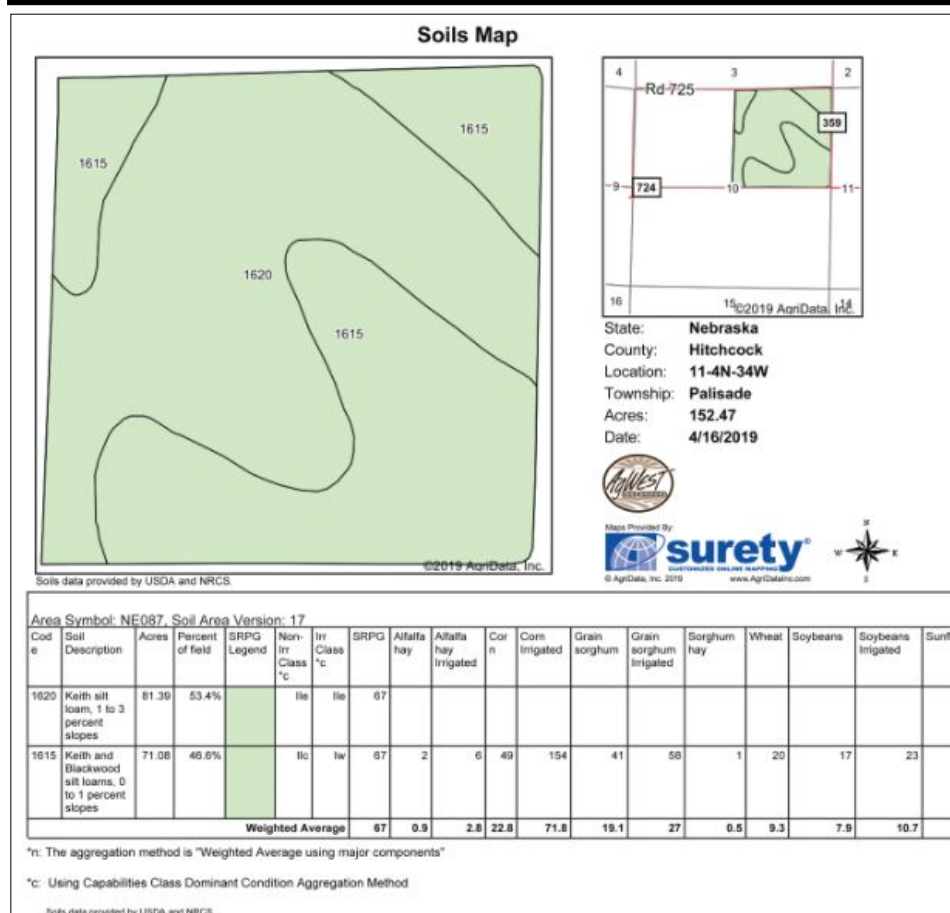
AGENCY: AgWest Land Brokers and its representatives are exclusive agents of the Seller.

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 PODIUM 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. 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: Hagan & Sons Leasing Inc.



This is an outstanding pivot irrigated farm in southwest Nebraska with Productive Class I & II soils.



It is located near several grain elevators, and has great access with gravel county roads on three sides.



The Valley Center Irrigation Pivot, motor, fuel tank, and fertilizer tank will convey to the Buyer.

Hitchcock Co Auction - FSA Information		
Farmland Acres	Cropland Acres	Government Program
152.47	152.47	ARC - County
Crop	Base Acres	PLC Yield
Wheat	60.11	35
Corn	49.65	123
Soybeans	23.7	34
Total Base Acres	133.46	

