

# ONLINE - ONLY LAND AUCTION



**153 +/- ACRES  
IRRIGATED FARM  
PHELPS COUNTY, NE**



Up for auction is a top-notch farm in Phelps County that offers 98.5% productive Holdrege Silt Loam soils. The farm is well located near several competitive grain markets and feedlots. In December 2024, approximately 27.5 ton/acre of manure was applied and deep chiseled. This farm is open for the 2025 crop year. Seller would also entertain a leaseback.



## **BIDDING OPENS**

WEDNESDAY, FEBRUARY 26TH  
10:00 A.M. CST

## **BEGINS TO CLOSE**

FRIDAY, FEBRUARY 28TH  
10:00 A.M. CST

**BID ONLINE AT [BID.AGWESTLAND.COM](https://bid.agwestland.com)**

## **Jeff Moon, ALC**

Farm & Ranch Specialist  
Holdrege, Nebraska  
[Jeff.Moon@AgWestLand.com](mailto:Jeff.Moon@AgWestLand.com)  
308.627.2630





# PROPERTY DETAILS



## PIVOT IRRIGATED FARM

**PROPERTY TAXES** - \$6,008.28

**TOTAL ACRES (PER ASSESSOR)** - 153 ±

Irrigated Acres - 149.536 ±

Other Acres - 3.465 ±

### LEGAL DESCRIPTION

Pt. Northwest 1/4 Section 18, Township 6  
North, Range 19 West

### FSA INFORMATION

Total Cropland Acres: 147.71 +/-

Corn - 127.74 Base Acres - 209 PLC Yield

Soybeans - 2.91 Base Acres - 65 PLC Yield

Total Base Acres - 130.65

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





## IRRIGATION INFORMATION

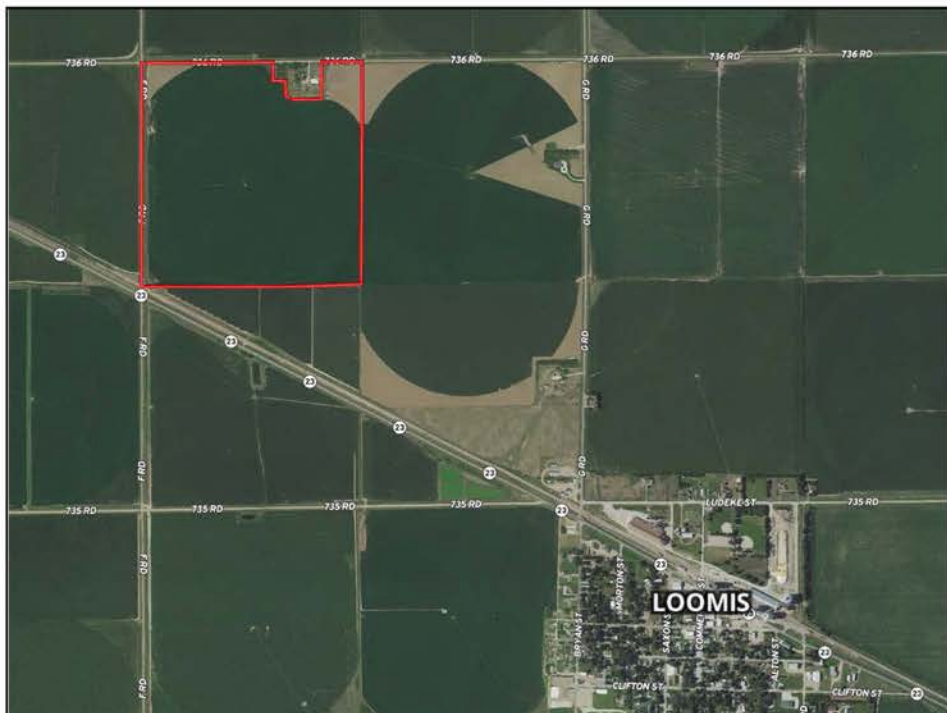
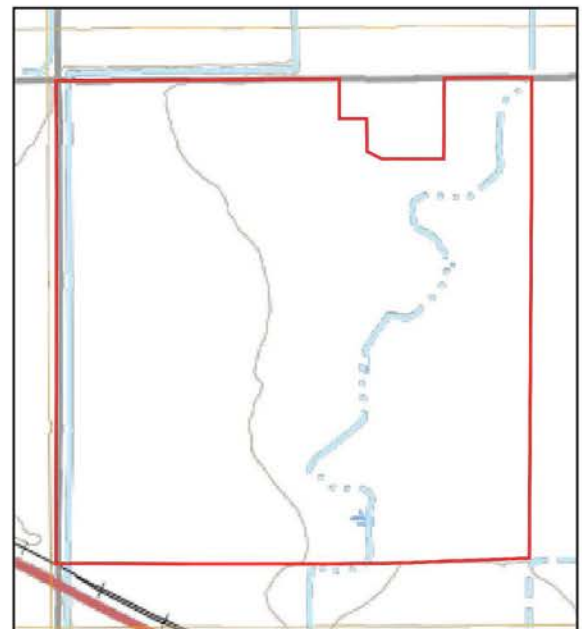
- Located in the Tri-Basin Natural Resource District and has certified irrigation rights for 149.53 acres.
- 153 CNPPID contract acres.

## IRRIGATION EQUIPMENT

- Well G-133563, Drilled April 2005, 800 gpm, 130' static level, 170' pumping level, 320' well depth, 2004 60HP VHS motor/panel, and 2004 25HP canal pump.
- 2014 Valley model 8098, 7-tower, 1,260' full circle base with 287' gps corner pivot plus end gun, SN: 11046109.
- Fertilizer tanks not included in sale.

## PROPERTY DIRECTIONS

From Loomis, head west on Highway 23 for 1 mile. At F Road, turn right to head north. The property sits on northeast corner of the intersection of F Road and Highway 23 (north of the railroad tracks).



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	238.43	98.16	0	70	2e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	2.33	0.96	0	78	2e
2810	Uly and Coly silt loams, 11 to 30 percent slopes	2.13	0.88	0	65	6e
TOTALS		242.89(*)	100%	-	70.03	2.04

(\*) 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.







## AUCTION TERMS & CONDITIONS

**PROCEDURE:** This is an Online Only Auction for 153 more or less acres in Phelps County, NE. The 153 more or less acres will be offered in one (1) individual tract. Online bidding will take place beginning at 10:00 a.m. CST Wednesday, February 26th, 2025, and will "soft close" at 10:00 CST Friday, February 28th, 2025. At 10:00 CST on Friday, February 28th, 2025, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at the AgWest Commodities Conference Room in Holdrege, NE 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](http://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:** 2024 and prior years taxes paid by Seller. All future taxes will be the responsibility of the Buyer.

**CLOSING:** Will take place on or before March 28th, 2025 or as soon as applicable.

**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. Phelps County Title will be the closing agent.

**POSSESSION:** Possession will be given at closing and funding. Subject to current lease and tenant rights.

**CURRENT LEASES:** No current leases in place.

**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.

**FIRST RIGHT OF REFUSAL:** Auction of 153 acres +/- in Phelps County, NE subject to Buyer executing a Right Of First Refusal for the benefit of Craig and Debra Hadley and their successors and assigns. The term of the Right Of First Refusal is 30 years and it will be recorded of record at closing. The Right Of First Refusal to be executed by Buyer is available for inspection now and at the auction.

**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 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. 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:** Craig & Debra Hadley

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.