LIVE & ONLINE LAND AUCTION

2,059 +/- ACRES OFFERED IN 10 TRACTS
FURNAS COUNTY, NEBRASKA

AgWEST LAND BROKERS

ONLINE BIDDING OPENS:
FRIDAY, JUNE 6TH AT 8:00 A.M. CDT

ONLINE BIDDING WILL PAUSE AT 12:00 P.M. JUNE 10TH AND WILL OPEN AGAIN DURING THE LIVE AUCTION AT 1:00 P.M. CDT.

LIVE AUCTION WILL BE HELD AT 1:00 P.M. ON TUESDAY, JUNE 10TH AT:

ELLA MISSING CENTER
411 6TH STREET
ARAPAHOE, NEBRASKA 68922

BID ONLINE AT: BID.AGWESTLAND.COM

Tracts are subject to cash rent lease. All mineral rights owned by seller, if any, convey to buyer. Full FSA information available upon request.

JEFF MOON, ALC

FARM & RANCH SPECIALIST
HOLDREGE, NEBRASKA
JEFF.MOON@AGWESTLAND.COM
308.627.2630

NAA National Auction Association

NEBRASKA AUCTIONEERS ASSOCIATION

TRACT 1 - COMBINATION FARM

This is a sizable combination farm that has a good mix of non-irrigated cropland and pasture. Roads around the majority of the farm allow for good access. The pasture is well-fenced, with cross fencing to allow for rotational grazing. Several ponds and dams provide water for livestock throughout the pasture. Additionally, there is a well located at the southern end of the property within the corrals, which is powered by a solar panel. The solar panel is owned by the tenant and is not included in the sale. All water tanks that hold water are owned by the tenant and are not included in the sale.

TOTAL ACRES (PER ASSESSOR) - 642 +/-

- Dryland Acres - 369 +/-
- Grassland Acres - 259 +/-
- Other Acres - 14 +/-

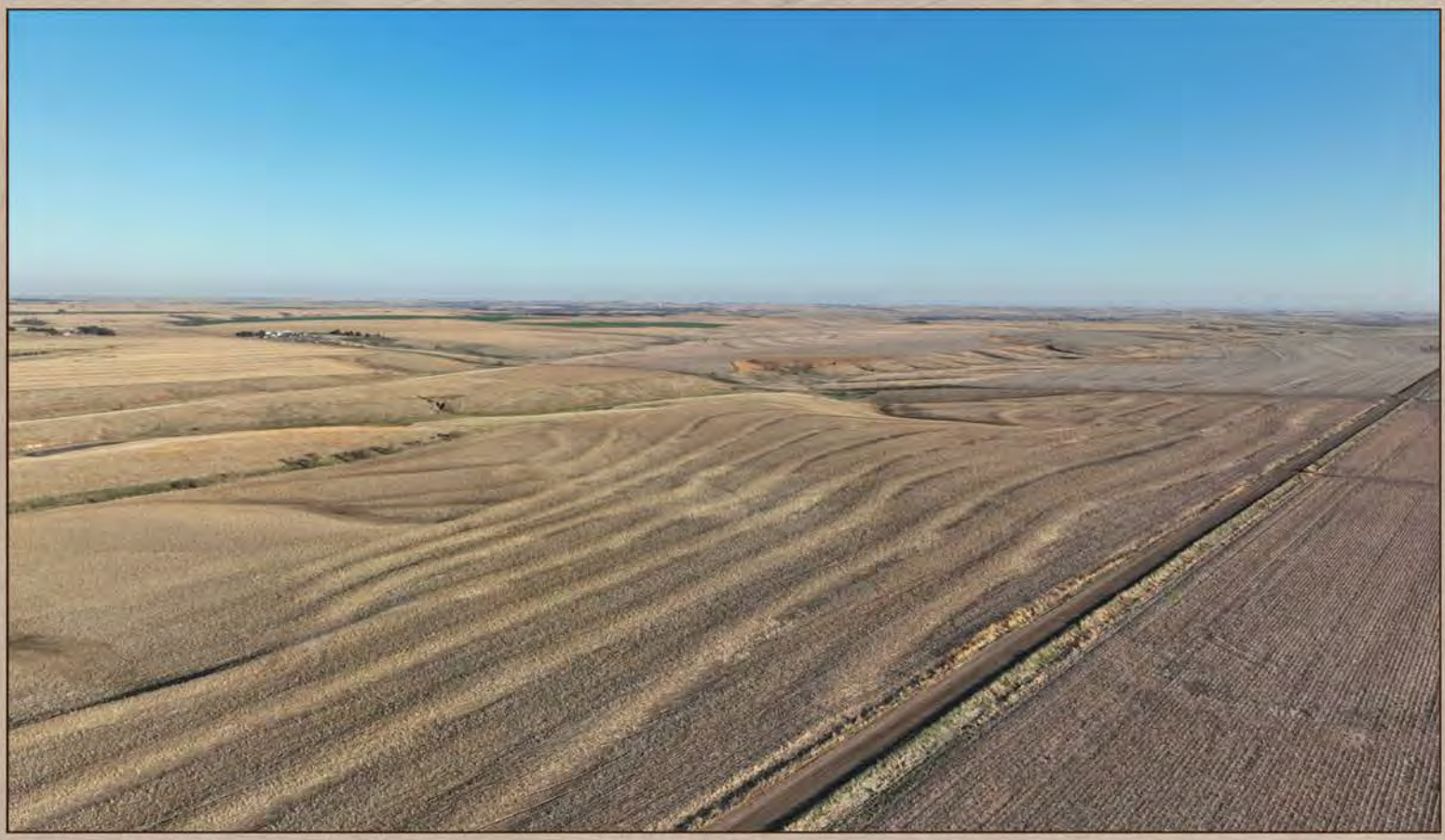
ESTIMATED PROPERTY TAXES - $7,517.10

LEGAL DESCRIPTION
W1/2NE1/4 2-1-22; NW1/4 2-1-22; SW1/4 2-1-22; W1/2SE1/4 2-1-22; SE1/4SE1/4 2-1-22; NE1/4NW1/4, NW1/4NE1/4, NE1/4NE1/4 11-1-22

2025 CASH RENT TOTAL - $37,297.00

TRACT 2 - DRYLAND FARM

This is a nice laying dryland farm that offers productive soils. Roads to the north and east allow for good access. This would be a nice farm for any investor or farming operation.



TOTAL ACRES (PER ASSESSOR) - 122 +/-

- Dryland Acres - 118 +/-
- Other Acres - 4 +/-

ESTIMATED PROPERTY TAXES - $1,705.76

LEGAL DESCRIPTION - E1/2NE1/4, NE1/4SE1/4 2-1-22

2025 CASH RENT TOTAL - $8,614.00

TRACT 3 - COMBINATION FARM

This farm is predominantly made up of hardland grass with good fences. The pasture is cross-fenced to allow for rotational grazing. The balance of the farm is productive non-irrigated cropland that offers Holdrege silt loam soils and has good access off a minimum maintenance road. Water tanks that hold water are owned by the tenant and are not included in the sale.

TOTAL ACRES (PER ASSESSOR) - 324 +/-

- Dryland Acres - 38.06 +/-
- Grassland Acres - 282.81 +/-
- Other Acres - 3.13 +/-

ESTIMATED PROPERTY TAXES - $4,108.00

LEGAL DESCRIPTION - N1/2 1-1-22

2025 CASH RENT TOTAL - $14,090.38

TRACT 4 - DRYLAND FARM

This dryland farm is located right off a minimum-maintenance road and would be a nice farm to add to any investor's land portfolio or farming operation.

TOTAL ACRES (PER ASSESSOR) - 324 +/-

- Dryland Acres - 307.19 +/-
- Grassland Acres - 11.33 +/-
- Other Acres - 5.48 +/-

ESTIMATED PROPERTY TAXES - $5,657.00

LEGAL DESCRIPTION - S1/2 1-1-22

2025 CASH RENT TOTAL - $22,424.87

TRACT 5 - DRYLAND FARM

This is a very nice dryland farm with productive soils, is located off good gravel roads, and would make a great addition to any farming operation.

TOTAL ACRES (PER ASSESSOR) - 80 +/-

- Dryland Acres - 74 +/-
- Other Acres - 6 +/-

ESTIMATED PROPERTY TAXES - $1,668.00

LEGAL DESCRIPTION - W1/2NW1/4 11-1-22

2025 CASH RENT TOTAL - $5,402.00

TRACT 6 - DRYLAND FARM

This would be a great farm to add to your land holdings. It's a predominantly tillable farm that is well-drained and offers good access off a well-maintained road.

There is an irrigation well on this property that supplies water to Tract 8. The tenant owns the AgSense pivot monitoring equipment.

TOTAL ACRES (PER ASSESSOR) - 80 +/-

- Dryland Acres - 62.67 +/-
- Grassland Acres - 13.76 +/-
- Other Acres - 3.57 +/-

ESTIMATED PROPERTY TAXES - $1,760.00

LEGAL DESCRIPTION - N1/2SW1/4 12-1-22

2025 CASH RENT TOTAL - $4,574.91

TRACT 7 - DRYLAND FARM

This is an outstanding farm that offers productive bottom ground. There is approximately a 1/2 mile of the Sappa Creek that meanders through the property with excellent hunting habitat. Located on a nice gravel road.

There is an irrigation well on this property that supplies water to Tract 8. The tenant owns the AgSense pivot monitoring equipment.

TOTAL ACRES (PER ASSESSOR) - 75.52 +/-

- Dryland Acres - 66.02 +/-
- Other Acres - 9.5 +/-

ESTIMATED PROPERTY TAXES - $1,382.00

LEGAL DESCRIPTION - SE1/4SW1/4 & PT. SW1/4SE1/4

2025 CASH RENT TOTAL - $4,672.00

TRACT 8 - DRYLAND/IRRIGATED FARM

This farm has it all with abundant wildlife habitat and productive bottom ground along nearly 4,000 ft. of Sappa Creek running through the property. On the south side of the road is a nearly level irrigated farm with 7 tower electric Reinke pivot. The farm is irrigated with 3 irrigation wells located in Tracts 6, 7 & 8. The tenant owns the AgSense pivot monitoring equipment.

IRRIGATION INFORMATION
Located in the Lower Republican Natural Resource District and has certified irrigation rights for 194.4 acres. There is a water allocation of 45 inches for a 5-year period. For the 2023-2027 period, 42.4+/- inches remain (per NRD).

IRRIGATION EQUIPMENT

- 1996, 7 tower Reinke pivot
- Well G-014198A - drilled in 2003, 300 gpm, 18' static level, 42' pumping level, 52' well depth
- Well G-014198B - drilled in 2014, 950 gpm, 42' static level, 58' pumping level, 75' well depth
- Well G-014198C - drilled in 1980, 350 gpm, unknown static level, unknown pumping level, unknown well depth

TOTAL ACRES (PER ASSESSOR) - 305 +/-

- Dryland Acres - 69.75 +/-
- Irrigated Acres - 194.4 +/-
- Grassland Acres - 31.85 +/-
- Other Acres - 9 +/-

ESTIMATED PROPERTY TAXES - $7,709.46

OCCUPATION TAX (ESTIMATED) - $1,944

LEGAL DESCRIPTION
W1/2SW1/4 7-1-21, E1/2SE1/4 12-1-22, NE1/4NE1/4 13-1-22, NW1/4NW1/4 18-1-21, PT. SE1/4NE1/4 13-1-22, SW1/4NW1/4 & PT. E1/2NW1/4 18-1-21

2025 CASH RENT TOTAL - $46,785.84

*Buyer to pay for any pivot or well repair needed after closing.

TRACT 9 - PIVOT-IRRIGATED FARM

This is a well-laying pivot irrigated farm with productive silt loam soils and is located off a gravel road. A portion of the farm has the Sappa Creek running through it, offering excellent wildlife habitat.

IRRIGATION INFORMATION
Located in the Lower Republican Natural Resource District and has certified irrigation rights for 62 acres. There is a water allocation of 45 inches for a 5-year period. For the 2023-2027 period, 42.4+/- inches remain (per NRD).

IRRIGATION EQUIPMENT
- 2018, 7 tower Reinke pivot
- Diesel power unit
- Well G-086715 - drilled in 1995, 400 gpm, 27' static level, 42' pumping level, 60' well depth

TOTAL ACRES (PER ASSESSOR) - 100 +/-
- Dryland Acres - 33 +/-
- Irrigated Acres - 62 +/-
- Other Acres - 5 +/-

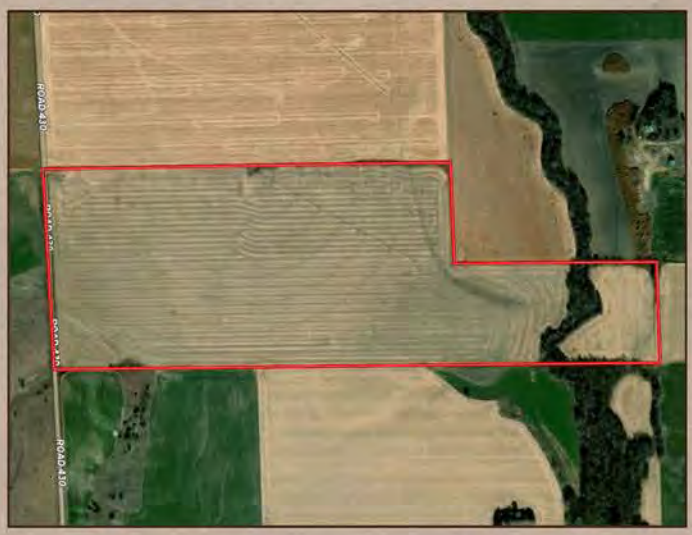
ESTIMATED PROPERTY TAXES - $2,156.66

OCCUPATION TAX (ESTIMATED) - $620.00

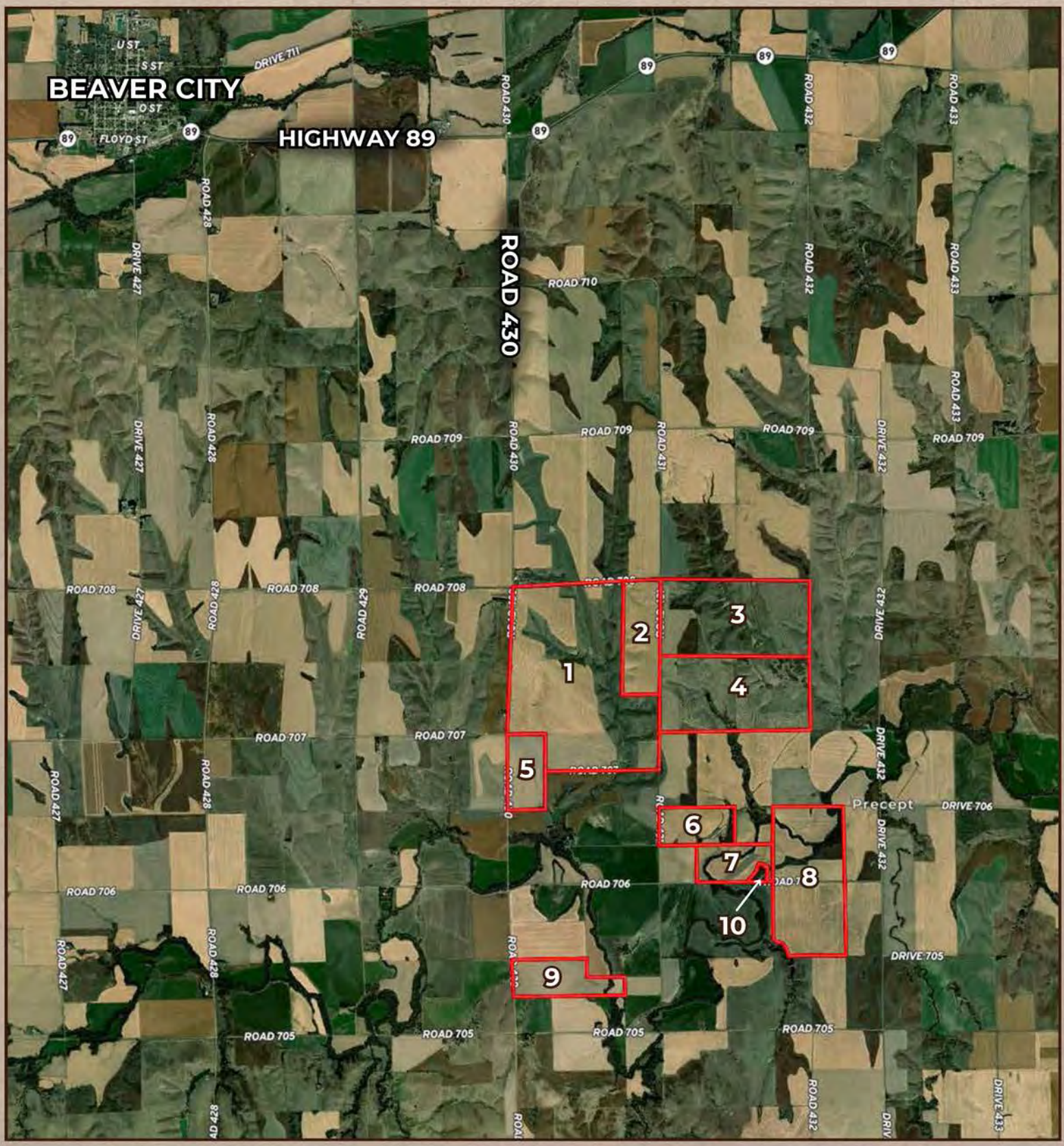
LEGAL DESCRIPTION
N1/2SW1/4 & S1/2NW1/4SE1/4 14-1-22

2025 CASH RENT TOTAL - $15,739.00

*Buyer to pay for any pivot or well repair needed after closing.



PROPERTY MAP



PROPERTY DIRECTIONS

From Beaver City, travel east on Highway 89 two miles to Road 430. Head south on Road 430 approximately 5 3/4 miles. The farms are all located in the area of Road 430 between Road 708 and Road 705.

MODERN COUNTRY LIVING

BEAUTIFUL HOME WITH ENDLESS VIEWS!

6.48 +/- ACRES | TRACT 10 | FURNAS COUNTY, NE

Discover the perfect blend of comfort and country living in this expansive ranch-style home, ideally situated within the esteemed Southern Valley School District. This single-family residence offers 4 bedrooms and 3 bathrooms, thoughtfully designed to accommodate both relaxation and entertainment. Embrace the tranquility and charm of country living without sacrificing modern conveniences. This property offers a unique opportunity to enjoy a spacious, well-equipped home in a beautiful natural setting.

ESTIMATED PROPERTY TAXES - $4,574.00

PROPERTY ADDRESS
43169 Road 706, Beaver City, NE 68926

OPEN HOUSE
SATURDAY, MAY 17TH & SATURDAY, MAY 31ST
10:00 AM - 12:00 PM

*House does not have a septic tank/system. Buyer will need to install septic tank/system.

HOME FEATURES

- **Generous Living Space:** With 3,062 sq. ft. of well-appointed living area, this home provides ample room for family gatherings and personal retreats.
- **Bedrooms & Bathrooms:** Four spacious bedrooms and three bathrooms ensure comfort and privacy for all family members.
- **Partially Finished Basement:** The partially finished basement offers versatile space, perfect for a recreation room, home office, or additional storage.
- **Climate Control:** Equipped with central air conditioning, maintaining a comfortable indoor environment year-round is effortless.
- **Square Footage:** 2,070 +/- sq. ft. basement below grade / subterranean with 930 +/- sq. ft. finished. 2,132 +/- sq. ft. above grade finished.

OUTDOOR AMENITIES

- **Two-Car Garage:** Provides convenient and secure parking with ample storage space.
- **30' x 60' Outbuilding:** This substantial outbuilding is ideal for a workshop, additional storage, or hobby space.
- **Mature Shade Trees:** Enhance the property's beauty and offer cool, shaded areas for outdoor enjoyment.
- **Abundant Wildlife:** Nature enthusiasts will appreciate the frequent visits from local wildlife, adding to the serene country atmosphere.
- **Scenic Views:** Experience stunning sunrises and sunsets from the comfort of your home, with picturesque landscapes stretching as far as the eye can see.

LOCATION HIGHLIGHTS

- Families will benefit from being near the highly regarded Southern Valley Schools, known for their commitment to academic excellence and comprehensive extracurricular programs.

SURVEY

A SURVEY OF A TRACT OF LAND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 12-T1N-R22 WEST OF THE 6TH P.M., FURNAS COUNTY, NEBRASKA.

Scale: = 100 feet

■ = Found Sectional Corner; monument and ties described below.

● = Found Corner; LS Cap stamped NE 441 KS 894, unless noted.

◇ = Calculated Point from (record) or measurement.

○ = Established Corner; set 1/2"x 24" rebar with LS Cap stamped NE 441 KS 894.

1337.15' = Measured Distance.
(1337.15') = Recorded Distance.

Basis of Bearing assumes the south line of the SE 1/4 of said Section 12-T1N-R22 West bears N89°11'14" E as surveyed by Wayne M. Dietz LS #441 dated November 28th, 2023.

LEGAL DESCRIPTION: A tract of land located in the SW 1/4 of the SE 1/4 of Section 12-T1N-R22 West of the 6th P.M., Furnas County, Nebraska; more particularly described as follows and assuming the south line of the SE 1/4 of said Section 12 bears N89°11'14" E as surveyed by Wayne M. Dietz LS #441 dated November 28th, 2023. Commencing at the S 1/4 Corner of said Section 12; thence S 89°11'14" W 458.00 feet on the south line of said SW 1/4 of the SE 1/4 to the True Point of Beginning; thence N 00°48'44" W 59.56 feet to a point; thence N 42°33'45" E 432.39 feet to a point; thence N 17°18'47" E 303.87 feet to a point; thence S 76°29'58" E 184.81 feet to a point; thence S 16°28'57" E 95.24 feet to a point; thence N 80°24'17" E 83.28 feet to a point; thence S 00°43'52" W 538.17 feet to a point; thence S 89°11'14" W 664.10 feet to the True Point of Beginning.

Said tract containing 6.48 +/- Acres. Subject to County Road R.O.W. and any easements of record.

SURVEYOR'S CERTIFICATION: I, Wayne M. Dietz, Nebraska Professional Land Surveyor No. 441, duly licensed under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the tract of land depicted on the accompanying plat and that there were no search of any other easements of record on said tract of land and no title search was conducted at this time of survey; all monuments, dimensions and roadways on said plat is a true delineation of said survey performed personally or under my direct supervision to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

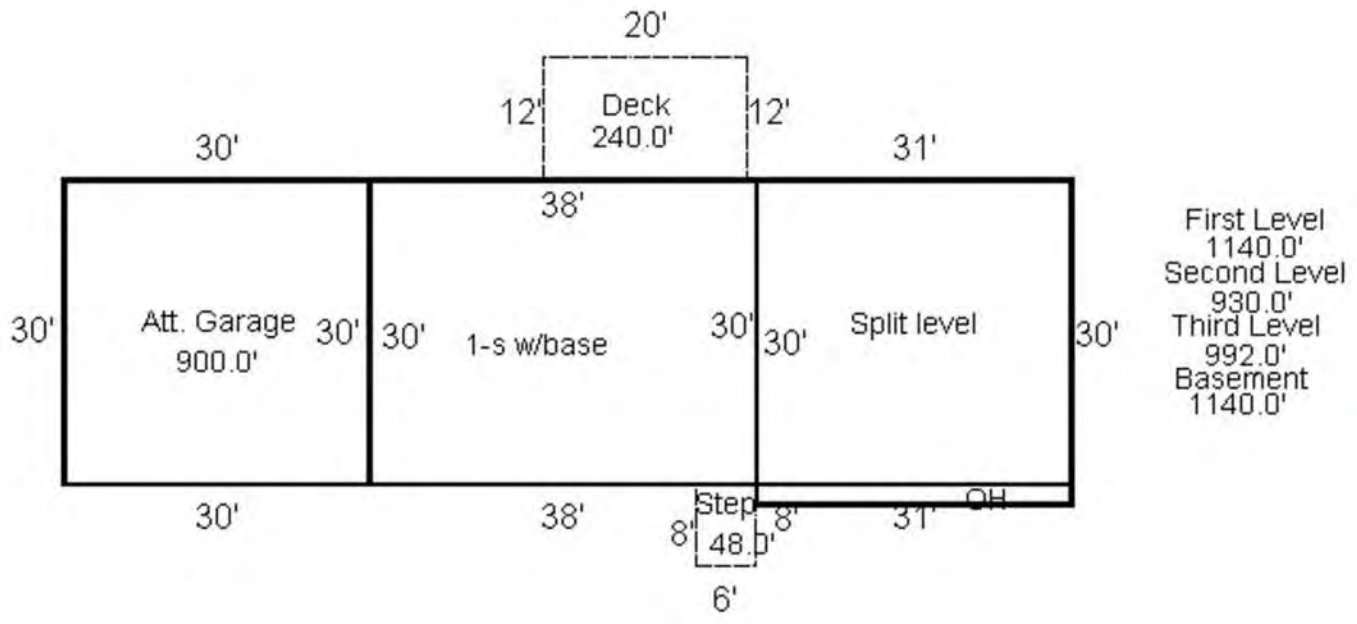
Completed this 23rd day of April, 2025.

Wayne M. Dietz, P.L.S. #441
Professional Land Surveyor
P.O. Box 473
Orleans, NE 68966 - Tele. (308) 473-7611

S 1/4 Corner Sec. 12-1-22; found aluminum Cap, used in place.
Fd Ties: NE 51.64' to 5/8" rebar and reference cap.
SE 52.48' to mag nail in top fence post.
SW 53.92' to mag nail in power pole.
NW 39.90' to 5/8" rebar and reference cap.

S 1/16th Corner of the SE 1/4; obliterated corner, found 5/8" rebar with LS Cap stamped NE 441 KS 894, used in place.
Fd Ties: SE 67.63' to "X" nails in power pole.
S 37.05' to 5/8" rebar.
SW 52.47' to 5/8" rebar.

ADDITONAL DETAILS



AUCTION TERMS & CONDITIONS

PROCEDURE: *This is an Auction for 2,059 more or less acres in Furnas County, NE. The 2,059 more or less acres will be offered in ten (10) individual tracts. No combinations will be offered. The live auction will be held on June 10th, 2025, at 1:00PM, at the Ella Missing Community Center, 411 6th St., Arapahoe, NE 68922. Online bidding will begin on June 6th, 2025, at 8:00AM and close at the end of the live event.*

ACCEPTANCE OF BID PRICES: *The successful bidder(s) will sign a purchase agreement at the auction site immediately following the close of the auction.Final bids are subject to court 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-five percent (25%) 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 July 10th, 2025, or as soon as applicable.*

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

PROPERTY CONDITION: *Property and equipment to be sold AS IS—WHERE IS and no warranty or representation, either express or implied, will be given to any bidder(s) or Buyer(s). Buyer(s) 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. Seller to retain the first half of the 2025 cash rent. Buyer to receive second half of the 2025 cash rent from the tenant when it is due.*

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

TAXES: *2024 and prior years general taxes paid by Seller. First half of the 2025 general taxes to be paid by the Seller. Second half of 2025 and future general taxes will be the responsibility of the Buyer(s).*

CONVEYANCE INSTRUMENT: *Seller shall execute a Referee's Deed and/or a Trustee's Deed (and Bill of Sale if personal property is included) transferring and conveying said property to Buyer(s), 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(s).*

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(s). McCook Abstract Company will be the closing agent.*

ONLINE/ABSENTEE BIDS: *Bidding via online, cell phone, and/or on someone's behalf is available. Pre-registration and approval are required by AgWest Land Brokers, LLC prior to the auction. If you have trouble placing your online bid, immediately call Jeff Moon at (308) 627-2630 for assistance in placing your bid.*

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

DISCLAIMER AND ABSENCE OF WARRANTIES: *All information contained in this auction's promotional materials and marketing collateral is believed to be accurate but is subject to verification by all parties relying on it. No liability for accuracy, errors, or omissions is assumed by the seller, broker, auction company, or any of their representatives. All sketches, maps, dimensions, square footage and acreages are approximate and based on legal descriptions, assessor information, FSA information or aerial photographs, and maps are for illustration purposes only—not intended to represent actual property lines. The property is being sold "AS IS, WHERE IS," with no warranties or representations, expressed or implied. Each potential bidder is solely responsible for conducting independent inspections, investigations, inquiries, and due diligence concerning the property or asset before bidding. Online bidding will be available on our website; for assistance registering, call (308) 627-2630. If you encounter issues placing an online bid, which may be due to internet or software errors, call Jeff Moon at (308) 627-2630. AgWest Land Brokers, LLC, its affiliates, or representatives are not liable for the functionality of the bidding platform, and in the event of technical difficulties, the auction company reserves the right to extend, continue, or close bidding. The broker and auction company also reserve the right to preclude any person from bidding based on credentials or other concerns, and all bidding increments and auction conduct are at the discretion of the auctioneer. All decisions made by the auctioneer are final, and any announcements made during the auction will take precedence over previously printed or stated material.*

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, LLC.*

SELLER: *Susan J. Bayliss, Trustee of the Ruth E. Clason Living Trust dated July 13, 2011, Steven P. Vinton, Referee*

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