



ONLINE-ONLY LAND AUCTION

136.88 +/- ACRES OF DRYLAND OFFERED IN 2 TRACTS
NORTON COUNTY, KANSAS

ONLINE BIDDING OPENS:

THURSDAY, AUGUST 28THTH, 2025
10:00 AM CDT

ONLINE BIDDING CLOSES:

THURSDAY, SEPTEMBER 4TH, 2025
STARTING AT 10:00 AM CDT

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



Clayton Esslinger

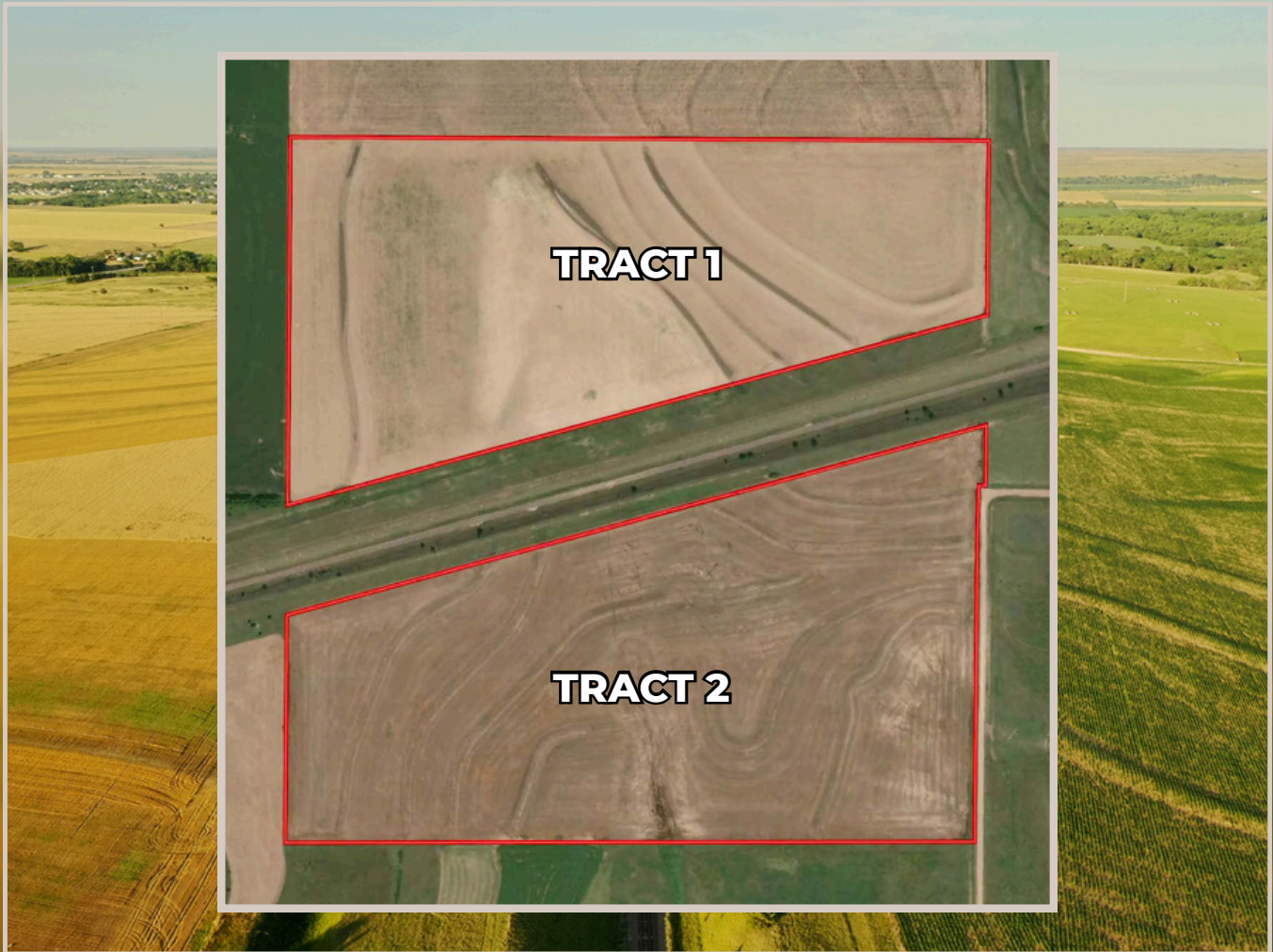
Farm & Ranch Specialist

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(785) 202-2066



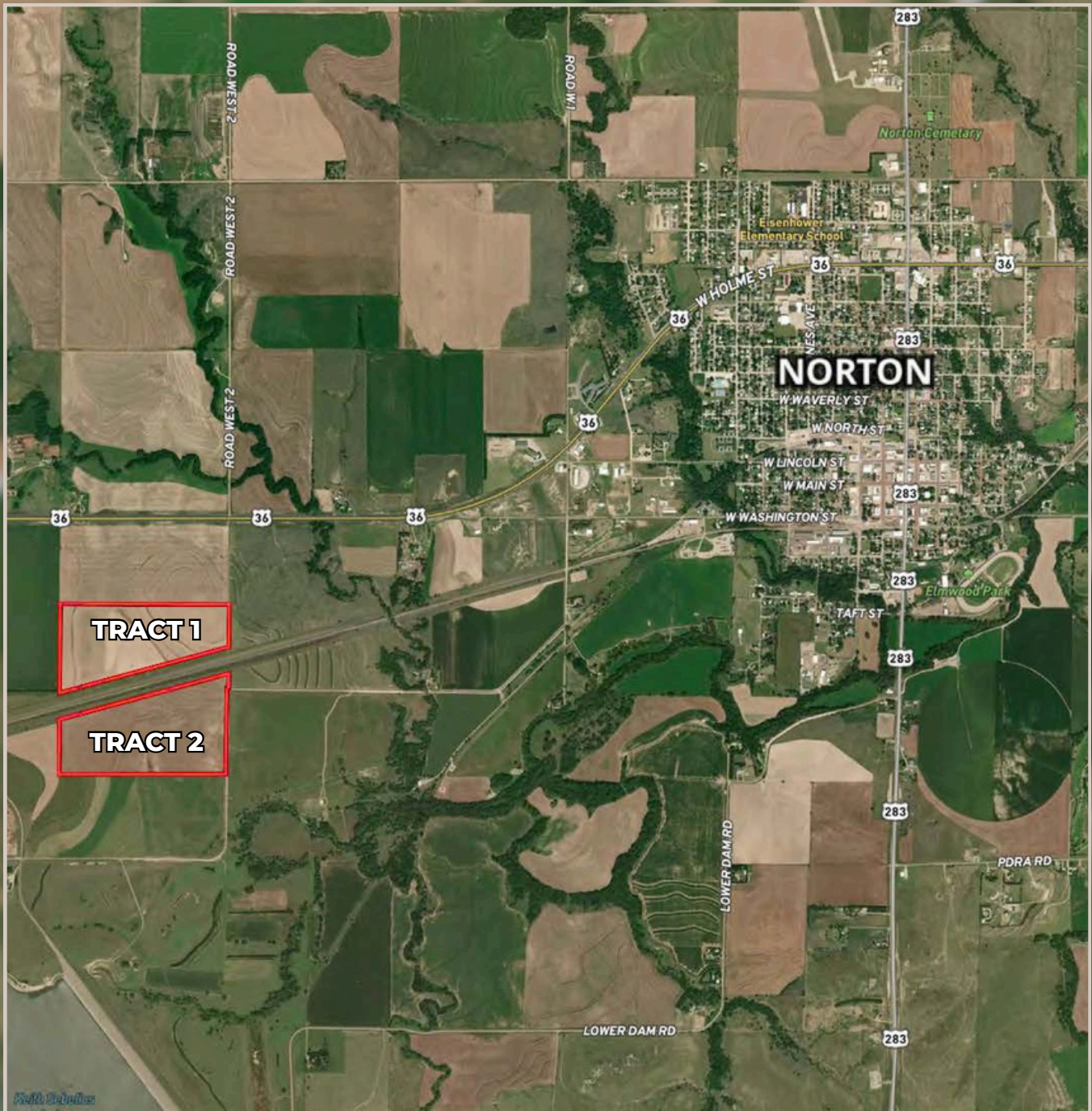


PROPERTY DESCRIPTION

Conveniently located just a short drive outside of Norton city limits, this scenic dryland farm overlooking the Keith Sebelius Reservoir offers the perfect locations for a future homesite or land investment opportunity. Selling in two tracts, these fully tillable parcels feature 136.88+/- acres of prime tillable soil and a gentle landscape across most of the farm. Known as one of the best fishing lakes in the state of Kansas, Keith Sebelius is only minutes away, with quick access to the Prairie Dog State Park from both tracts. Whether you are looking to add to your farm portfolio or develop into a place to call home, do not miss out on this once in a lifetime sale!

Tract 1 consists of 62.40+/- tillable acres. This farm is located on the north side of the railroad and is accessed through an easement from US Hwy 36. Consisting of premium Holdrege silt loam soils across a majority of the farm and a near level landscape, we do not see many farms of this caliber come onto the market. This property is currently wheat stubble.

Tract 2 is located south of the railroad and has 74.48+/- acres currently drilled to milo. This property consists of a majority Holdrege silt loam soils and very little slope, with small breaks in the southeast corner of the farm. Like Tract 1, this property has great potential to be developed into a future homesite(s). While still able to enjoy everything Norton has to offer, you are only steps away from Keith Sebelius Reservoir and the Prairie Dog State Park.



PROPERTY DIRECTIONS

Tract 1: From Norton, KS, travel west on US Hwy 36, turn south at the intersection of US Hwy 36 & County Road E2 onto the access road. Continue down the road for a quarter mile where the property will begin.

Tract 2: From Norton, KS, Travel west on US Hwy 36, turning south onto County Road W1. Follow the curve towards the west to merge onto County Road N, staying on the main gravel road for 1 mile. The property will begin at the intersection of County Road W2 & N. Signs will be posted.

TRACT 1 - 62.40+/- ACRES

Total Acres - 62.40 +/-

Dryland Acres - 62.40 +/-

Legal Description - S2 NE4 & N2
SE4 LESS RD R/W SECTION 05,
TOWNSHIP 03, RANGE 23

Property Taxes (estimated) -
\$601.87

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

FSA Information (for combined tracts)

Total Cropland Acres - 135.06

Corn - 39.04 Base Acres - 67 PLC Yield

Wheat - 78.06 Base Acres - 43 PLC Yield

Total Base Acres - 117.1

Fence along multiple sides of each tract
is in good condition.

Verbal lease for the 2025 crop season.





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	26.18	42.08	0	76	2e
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	19.31	31.04	0	77	2c
9976	Borrow pits	16.72	26.88	0	-	-
TOTALS		62.21	100%	-	55.88	2.0

(*) 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.

TRACT 2 - 74.48+/- ACRES

Total Acres - 74.48 +/-

Dryland Acres - 74.48 +/-

Legal Description - S2 NE4 & N2
SE4 LESS RD R/W SECTION 05,
TOWNSHIP 03, RANGE 23

Property Taxes (estimated) -
\$706.83

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

FSA Information (for combined tracts)

Total Cropland Acres - 135.06

Corn - 39.04 Base Acres - 67 PLC Yield

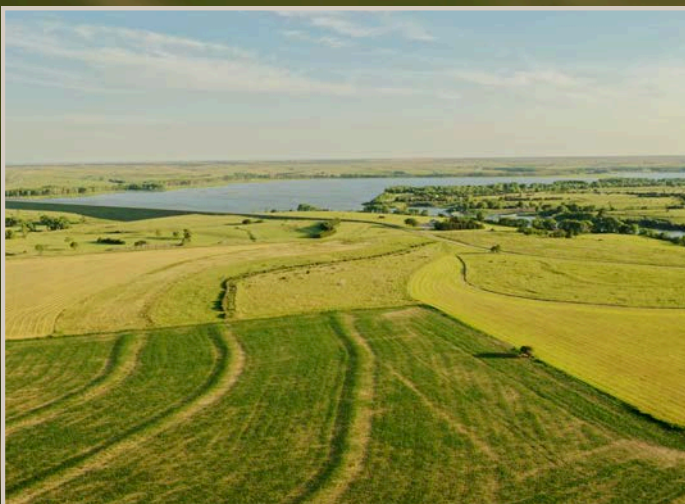
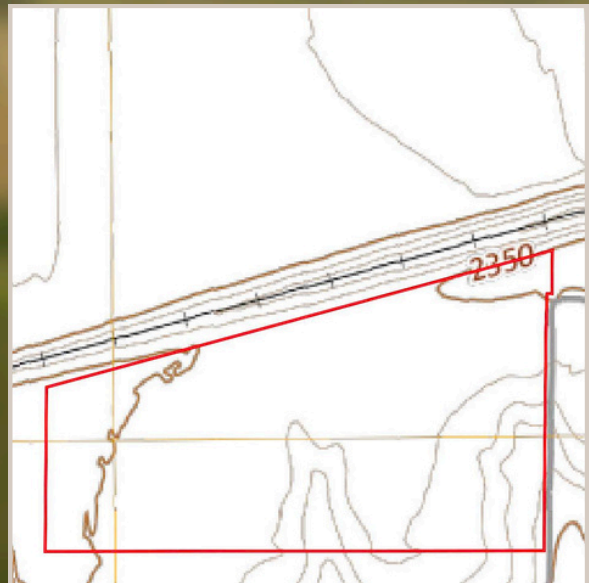
Wheat - 78.06 Base Acres - 43 PLC Yield

Total Base Acres - 117.1

Fence along multiple sides of each tract
is in good condition.

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	44.22	60.73	0	77	2c
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	15.75	21.63	0	76	2e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	12.83	17.62	0	63	4e
2819	Uly silt loam, 6 to 11 percent slopes	0.02	0.03	0	74	4e
TOTALS		72.82	100%	-	74.32	2.35

(*) 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 AND CONDITIONS

PROCEDURE: This is an Online Only Auction for 136.88 more or less acres in Norton County, KS. The 136.88 more or less acres will be offered in two (2) individual tracts. Online bidding will take place beginning at 10:00 a.m. CDT Thursday, August 28th, 2025, and will "soft close" at 10:00 a.m. CDT Thursday, September 4th, 2025. At 10:00 a.m. CDT on Thursday, September 4th, 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 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: 2025 and prior years' taxes paid by Seller. All future taxes will be the responsibility of the Buyer.

CLOSING: Will take place on or before October 1st, 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. Norton County Title Company, LLC will be the closing agent.

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

CURRENT LEASES: Subject to 2025 crop share lease. Tract 1- Buyer will have immediate possession upon closing. Tract 2 - Buyer will have possession after harvest of the 2025 milo crop.

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(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.

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: Genevieve S. Miller; RLT

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.