

# ONLINE-ONLY LAND AUCTION 119± ACRES OF DRYLAND NORTON COUNTY, KANSAS

**BIDDING OPENS: JUNE 23<sup>RD</sup> AT 10 A.M.**  
**BIDDING BEGINS TO CLOSE: JUNE 30<sup>TH</sup> AT 10 A.M.**  
**BID ONLINE AT [BID.AGWESTLAND.COM](http://bid.agwestland.com)**

Located in the northwest corner of Norton County, Kansas, this immaculate dryland farm is perfect for the farmer or investor looking to add quality acres to their land portfolio. Just a short drive to the Nebraska state line, this property also offers ease of access from US Hwy 36 through County Roads W11 and E. Consisting of 118.94+/- total acres, this farm features 102.16+/- tillable farm acres, according to FSA records, with established base acres in corn and wheat crops. The remaining 15.98+/- acres is currently native grass and waterways. There is a lease in place for the 2026 crop season and is to be planted to milo this May with the stalks to be baled. Signs will be posted.



**CLAYTON ESSLINGER**

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**NORTON, KANSAS**

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**(785) 202-2066**

**SCAN OR CALL  
TO LEARN MORE**



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## LEGAL DESCRIPTION

SW1/4 of NE1/4 and W1/2 of SE1/4 Less RD R/W, Section 24, Township 01, Range 25 in Norton County, KS

## PROPERTY TAXES (2025)

\$747.36

## ACRE BREAKDOWN (PER ASSESSOR)

- Total Acres: 118.94+/-
- Dryland Acres: 102.96+/-
- Grassland Acres: 15.98+/-

## FSA INFORMATION

- Total Cropland Acres: 102.16
- Wheat: 51.26 Base Acres - 42 PLC Yield
- Corn: 13.13 Base Acres - 92 PLC Yield
- Total Base Acres: 64.39

## MINERAL RIGHTS

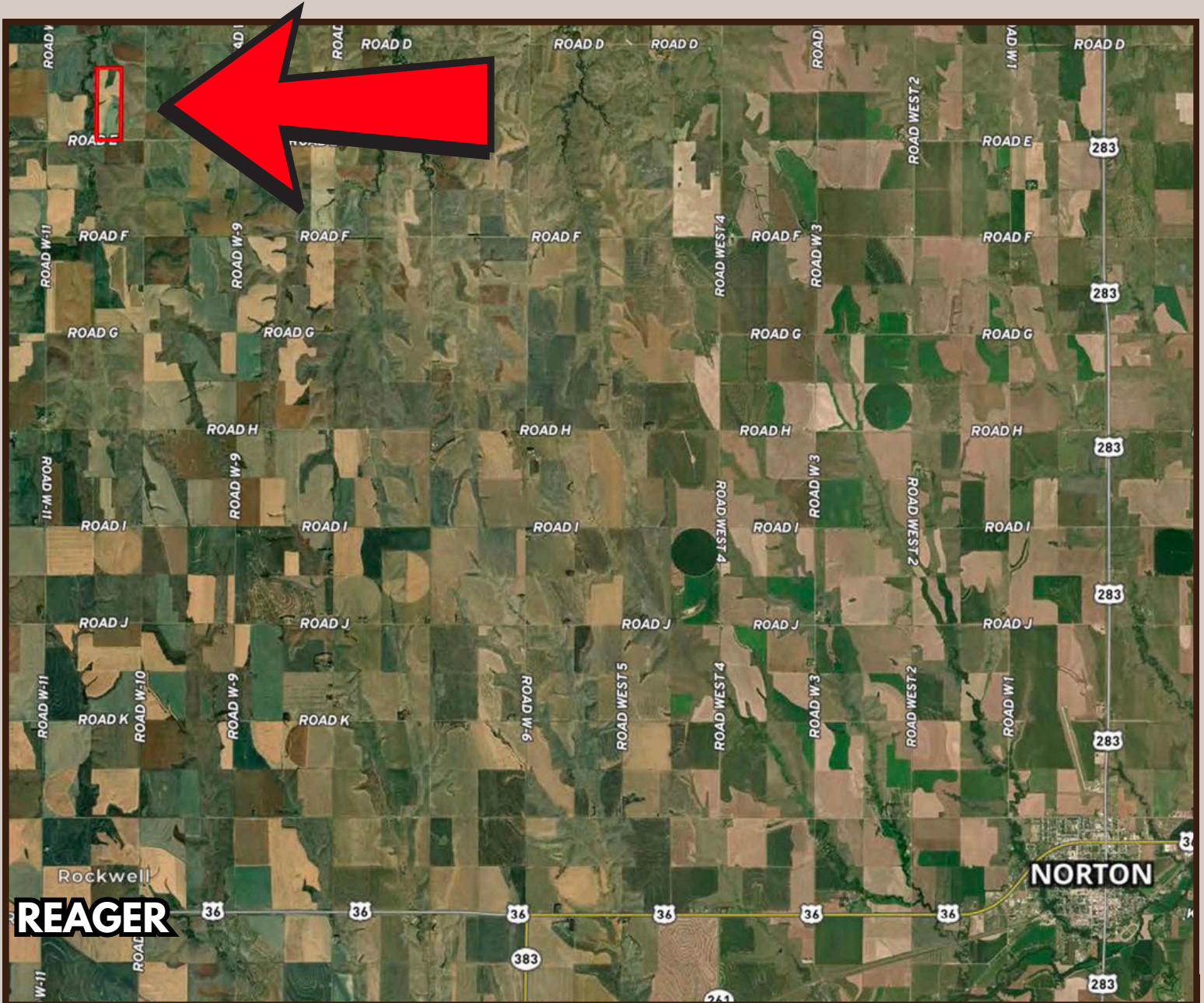
All mineral rights owned by the seller, if any, convey to the buyer.

## FARM LEASE

There is a lease in place for the 2026 crop season and is to be planted to milo this May with the stalks to be baled.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	GPI	NCCPI	CAP
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	76.22	64.19	0	63	4e
3561	Hobbs silt loam, occasionally flooded	18.21	15.33	0	79	2w
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	18.0	15.16	0	68	3e
2812	Uly silt loam, 10 to 20 percent slopes	6.31	5.31	0	66	6e
TOTALS		118.74(=)	100%	-	66.37	3.65



From Reager, Kansas travel north on County Road W11 for 8 miles. Turn east at the intersection of County Road W11 and Road E, continue for .5 miles. The property will be located on the north side of the road. Signs will be posted.



# AUCTION TERMS AND CONDITIONS

**PROCEDURE:** This is an online-only auction for 118.94 more or less acres in Norton County, KS. There will be open bidding until the close of the auction. Online bidding will take place beginning at 10:00 a.m. CDT Tuesday, June 23rd, 2026 and will “soft close” at 10:00 a.m. CDT Tuesday, June 30th, 2026. At 10:00 a.m. CDT on Tuesday, June 30th, 2026, bidding will continue in five-minute increments until five minutes have passed with no new bids.

**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:** 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 July 30th, 2026 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 will be the closing agent.

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

**CURRENT LEASES:** There is a lease in place for the 2026 crop season and is to be planted to milo this May with the stalks to be baled.

**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.

**SURVEY:** No survey will be provided by the Seller.

**MINERAL RIGHTS:** All mineral rights owned by the seller, if any, convey to the 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.

**SELLERS:** Thomas E Sr. and Marcella R Hoff Living Trust

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