

155.54 ACRES ADAMS COUNTY, NEBRASKA

Pivot Irrigated Land

FOR SALE



RUHTER
AUCTION & REALTY, INC.



(402) 463-8565



Listing Agent:

TRAVIS AUGUSTIN

402-469-0219



In a region renowned for its agricultural prosperity, this 155.54 acre property has 119.5 acres of pivot irrigation and an additional 35.61 acres of non-irrigated cropland.

Rich in Hastings silt loam soils and blessed with abundant underground water sources, this farm is extremely productive. Its location on a paved road is enhanced by the proximity to ethanol production plants, soybean processing, livestock feeding facilities, and a major grain terminal providing an unparalleled advantage for marketing its bountiful yields.

LOCATION: From the intersection of Hwy 6 & Showboat Blvd on the east side of Hastings 2 ½ miles south on Showboat Blvd.

LEGAL DESCRIPTION: SW ¼ except 41.25' strip over west part and except approximately 2.0 acres in Section 28-T7N-R9W Adams County, Nebraska 155.54 acres more or less.

EQUIPMENT: Amarillo 80 hp gearhead 11:10 ratio. The center pivot & power unit are the property of the tenant and not included.

FSA INFORMATION:

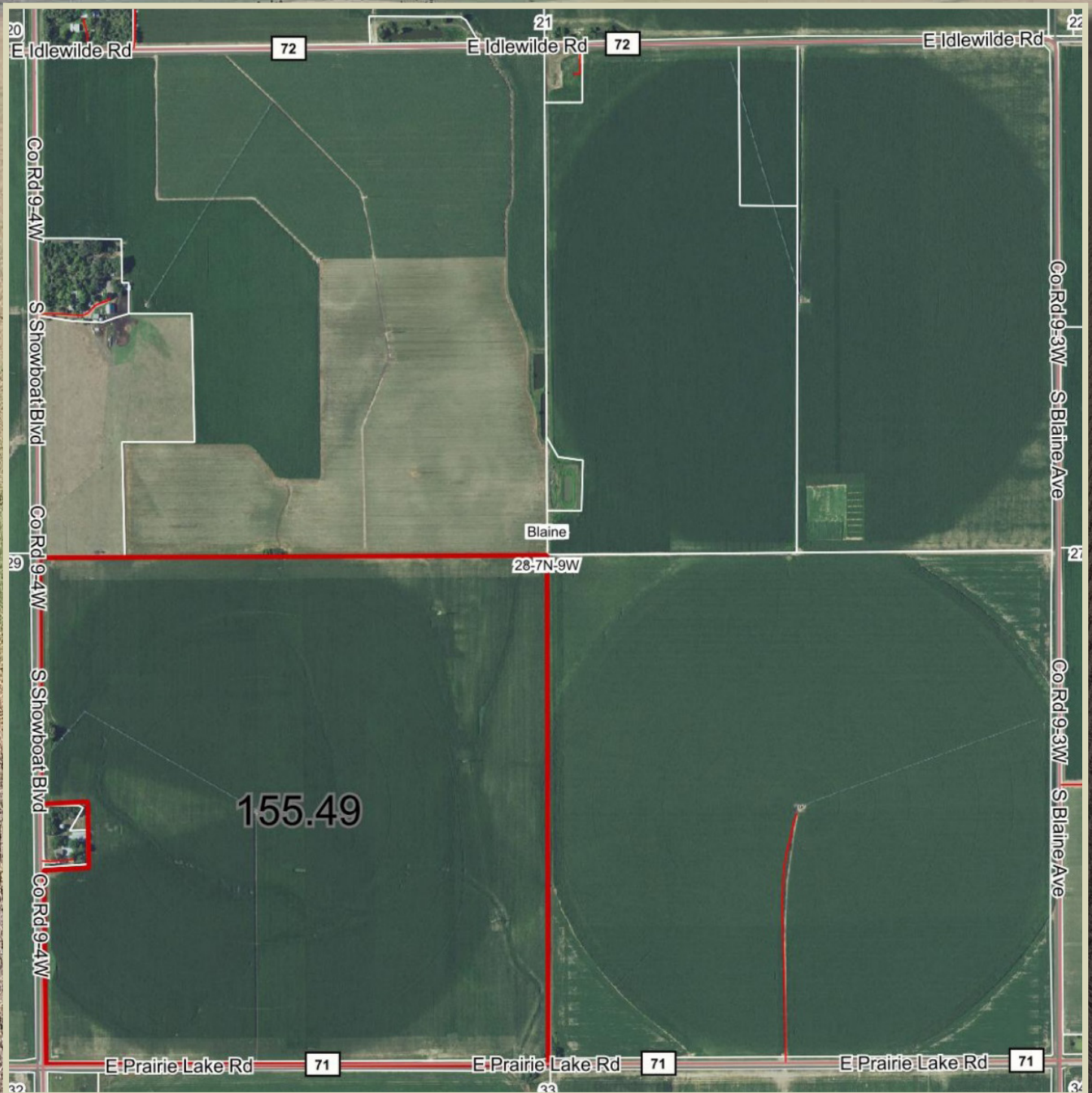
Farmland	156.59
Cropland	155.11
Corn Base	123.1
Soybeans Base	32.0
Total Base	155.1

TAXES: \$10,275 estimated

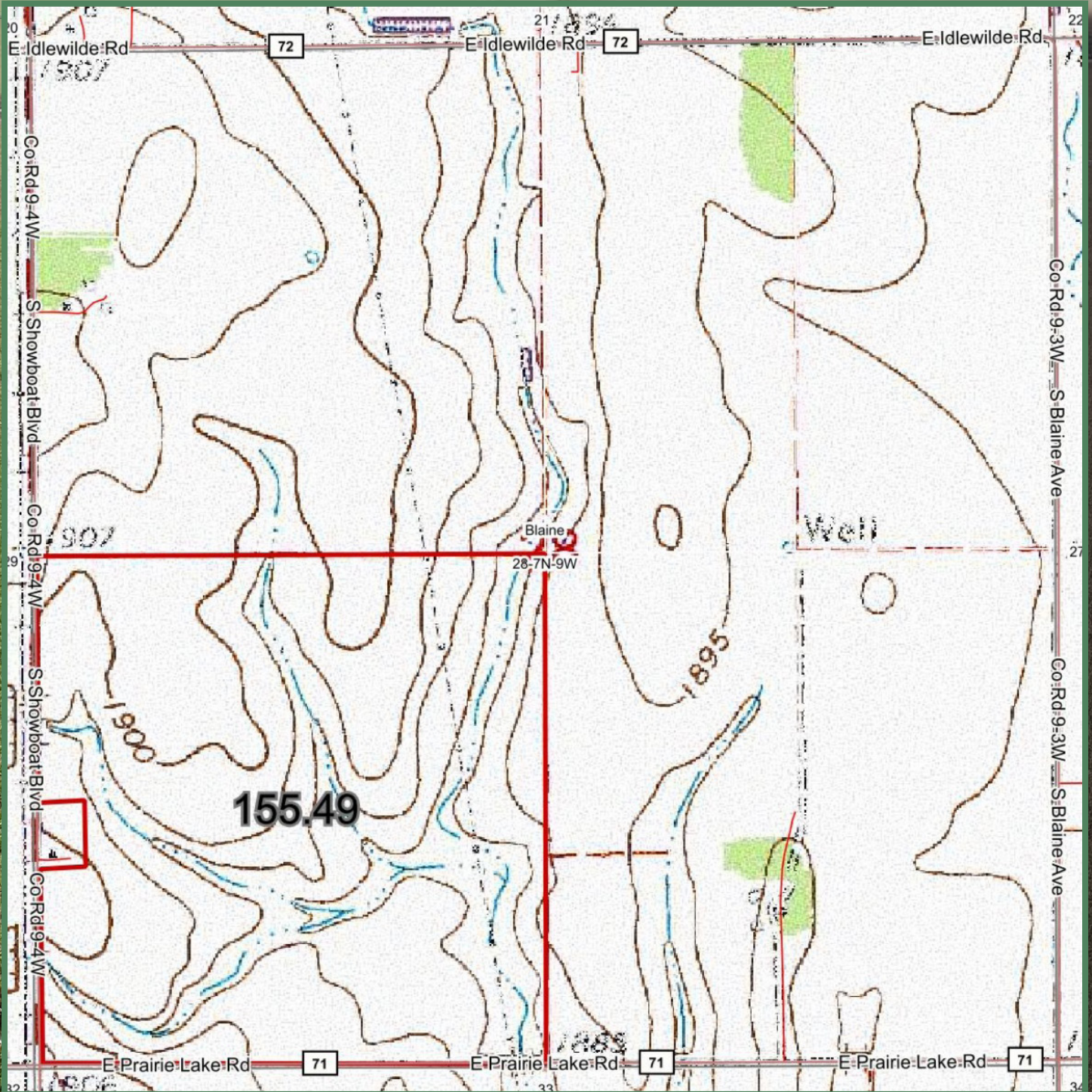
ASKING PRICE: \$1,750,000



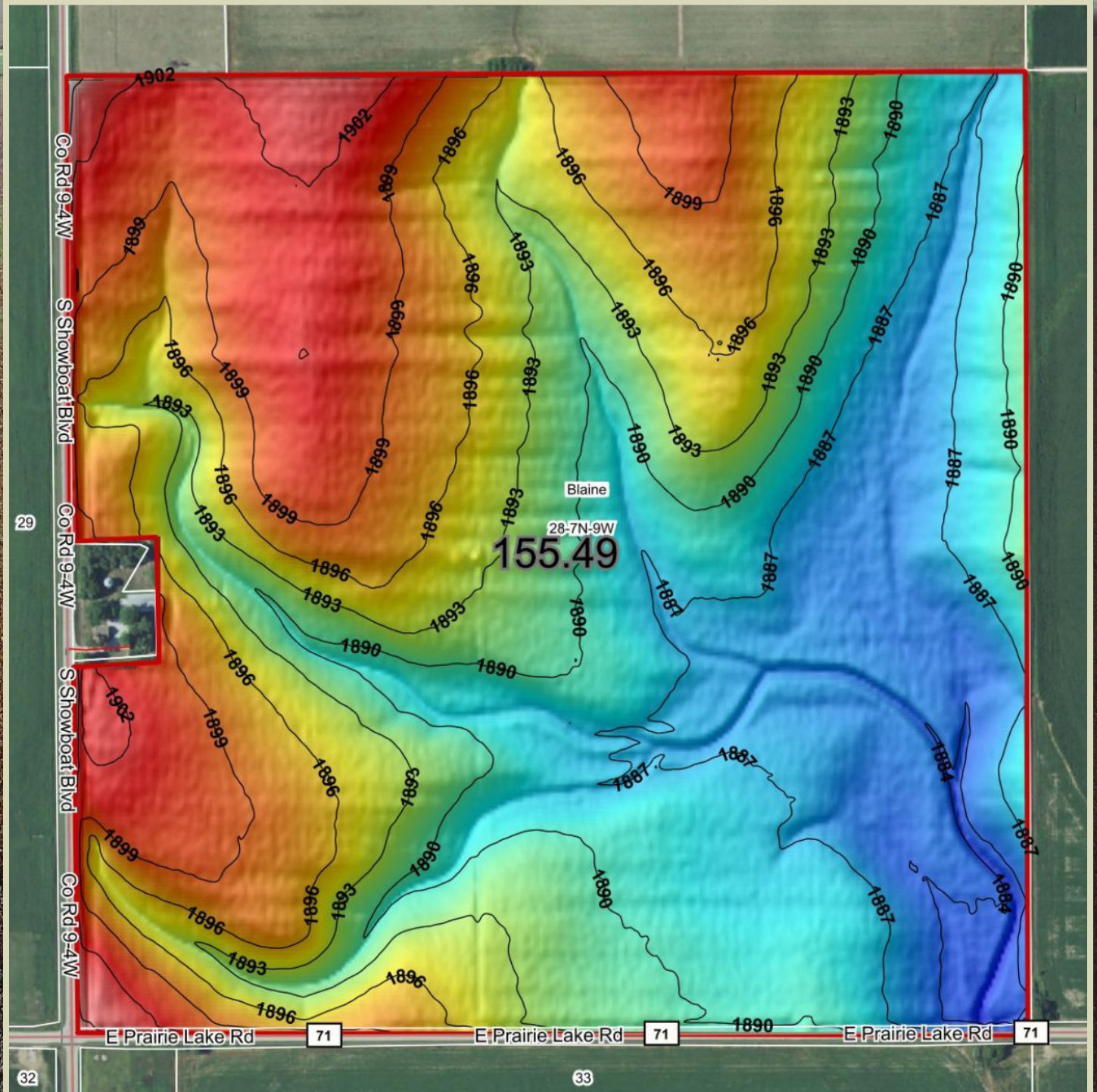
AERIAL MAP



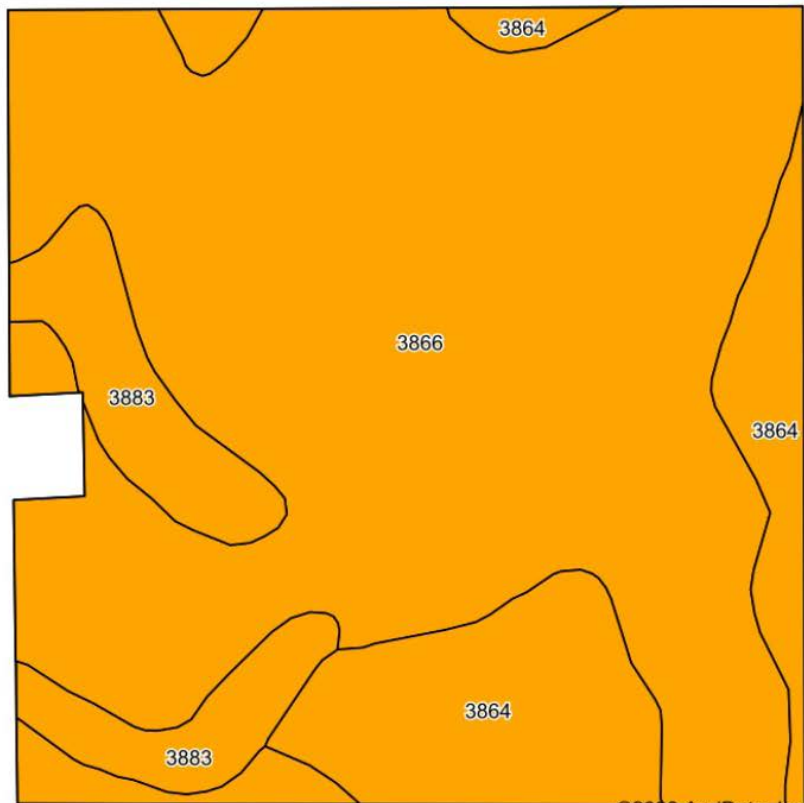
TOPOGRAPHY MAP



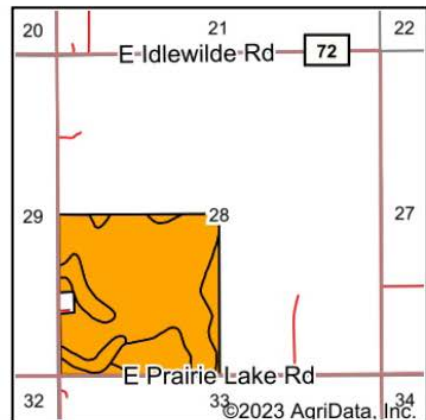
HILLSHADE



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Adams**
 Location: **28-7N-9W**
 Township: **Blaine**
 Acres: **155.49**
 Date: **9/21/2023**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE001, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Corn Bu	Corn Irrigated Bu	*n NCCPI Soybeans
3866	Hastings silt loam, 1 to 3 percent slopes	115.52	74.3%		Ile	Ile	74			68
3864	Hastings silt loam, 0 to 1 percent slopes	25.96	16.7%		Iw	Iw	75			69
3883	Holder silt loam, 3 to 7 percent slopes, eroded	14.01	9.0%		IIle	IIle	74	63	116	68
Weighted Average					1.92	1.92	74.2	5.7	10.5	*n 68.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA & WELL DATA

Tract Number : 389

Description : SW4 28-7-9

FSA Physical Location : NEBRASKA/ADAMS

ANSI Physical Location : NEBRASKA/ADAMS

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : MARY A SCHROEDER

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.59	155.11	155.11	0.00	0.00	0.00	0.00	0.0

Tract 389 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	155.11	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	123.10	0.00	172
Soybeans	32.00	0.00	56

TOTAL

155.10

0.00

Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth	Owner's Name Owner's ID Address
G-096729 WellID: 110449 LBMA-0137	I A	Adams Little Blue 7N 9W 28 SWSW 1320S 1260W	6/3/1998 6/25/1998 --- 39196	120 800 gpm 113 ft 122 ft PRO	8 in 150 ft 200 ft	Mary Schroeder OwnerID: 59755 3335 South Showboat



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