

**160.11 ACRES HAMILTON COUNTY, NEBRASKA
PIVOT IRRIGATED**

LAND AUCTION

FRIDAY, FEBRUARY 2, 2024 • 10:00 A.M.

**Phillips Memorial Hall
501 3rd St., Phillips, Nebraska**

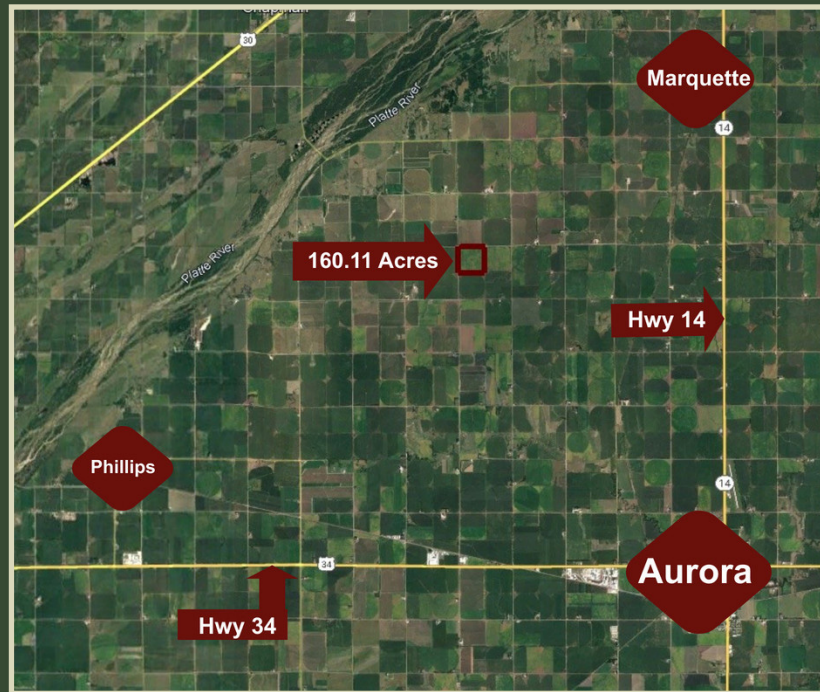
Live auction with online bidding available



Listing Agent:

**RYAN SAMUELSON
(402) 460-9800**

This pivot-irrigated farm offered at public auction is a beacon of agricultural excellence nestled within 15 miles of vital markets including a seed corn processing plant, an ethanol production unit, and a major grain terminal. Surrounded by some of the nation's most fertile lands, this farm boasts not just top-tier soil quality but also abundant, reliable underground water supplies. This strategic location and our rich resources fuse to create an ideal environment for efficient and sustainable farming.



LOCATION: 3 miles west of Aurora (or 5 miles east of the Phillips Spur) on Hwy 34 to K Road (Murphy Rd) then 6 miles north to 19th Road then 1 mile east. The farm is at the intersection of L Rd & 19th Road.

LEGAL DESCRIPTION: Northwest Quarter (NW ¼) in Section Two (2), Township Eleven North (T11N), Range Seven West (R7W) of the 6th P.M. Hamilton County, Nebraska 160.11 acres more or less.

EQUIPMENT: US Motors 75 hp electric well at pivot point, US Motors 50 hp gearhead on northeast well. (Center pivot is owned by the previous tenant and not included. The tenant has expressed a desire to sell the pivot to the new owner, however that would be between the buyer and the previous tenant)

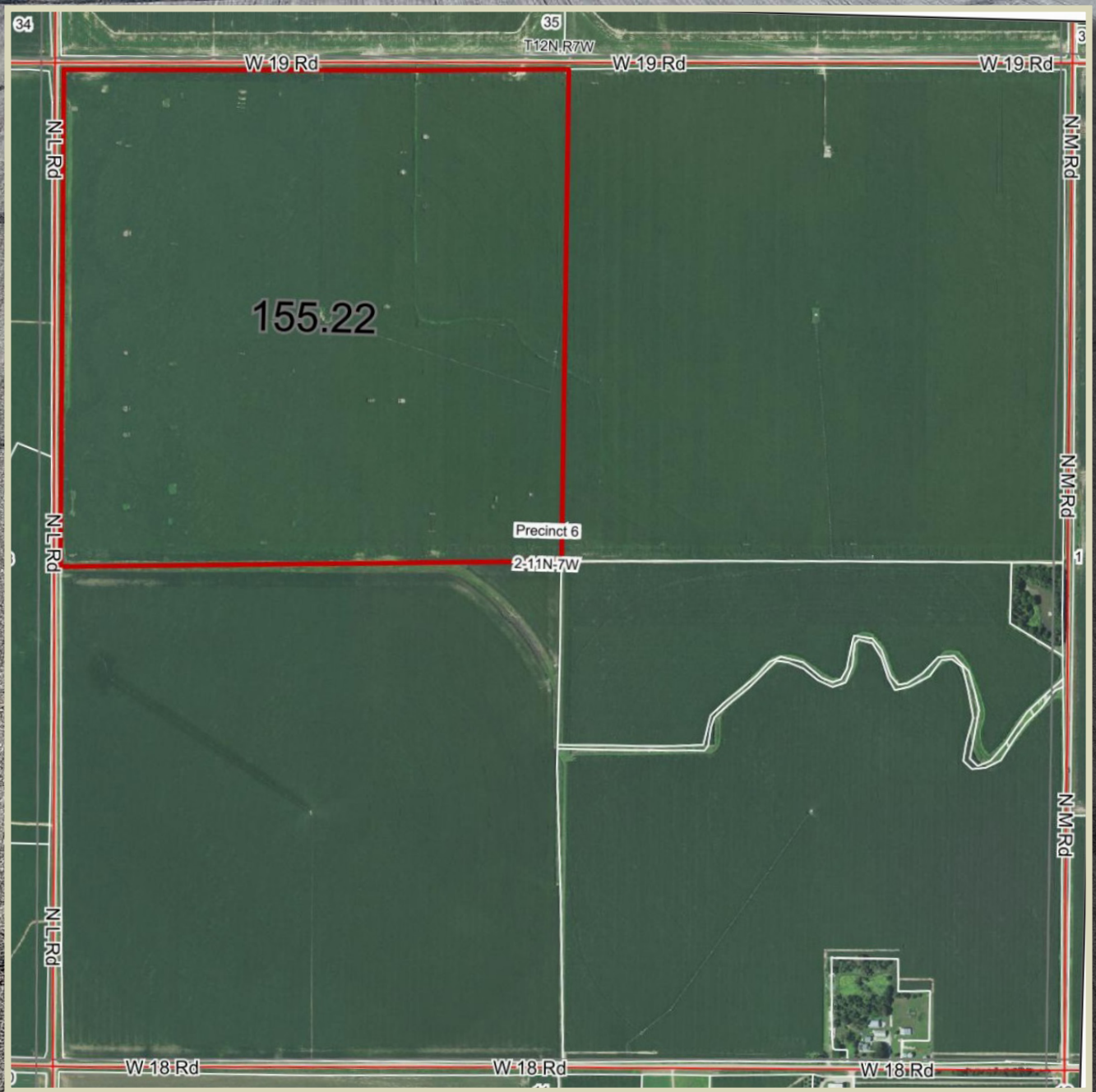
FSA INFORMATION:

Farmland	155.22
Cropland	155.22
Corn Base	132.3
Grain Sorghum Base	18.8
Soybeans Base	3.5
Total Base	154.6

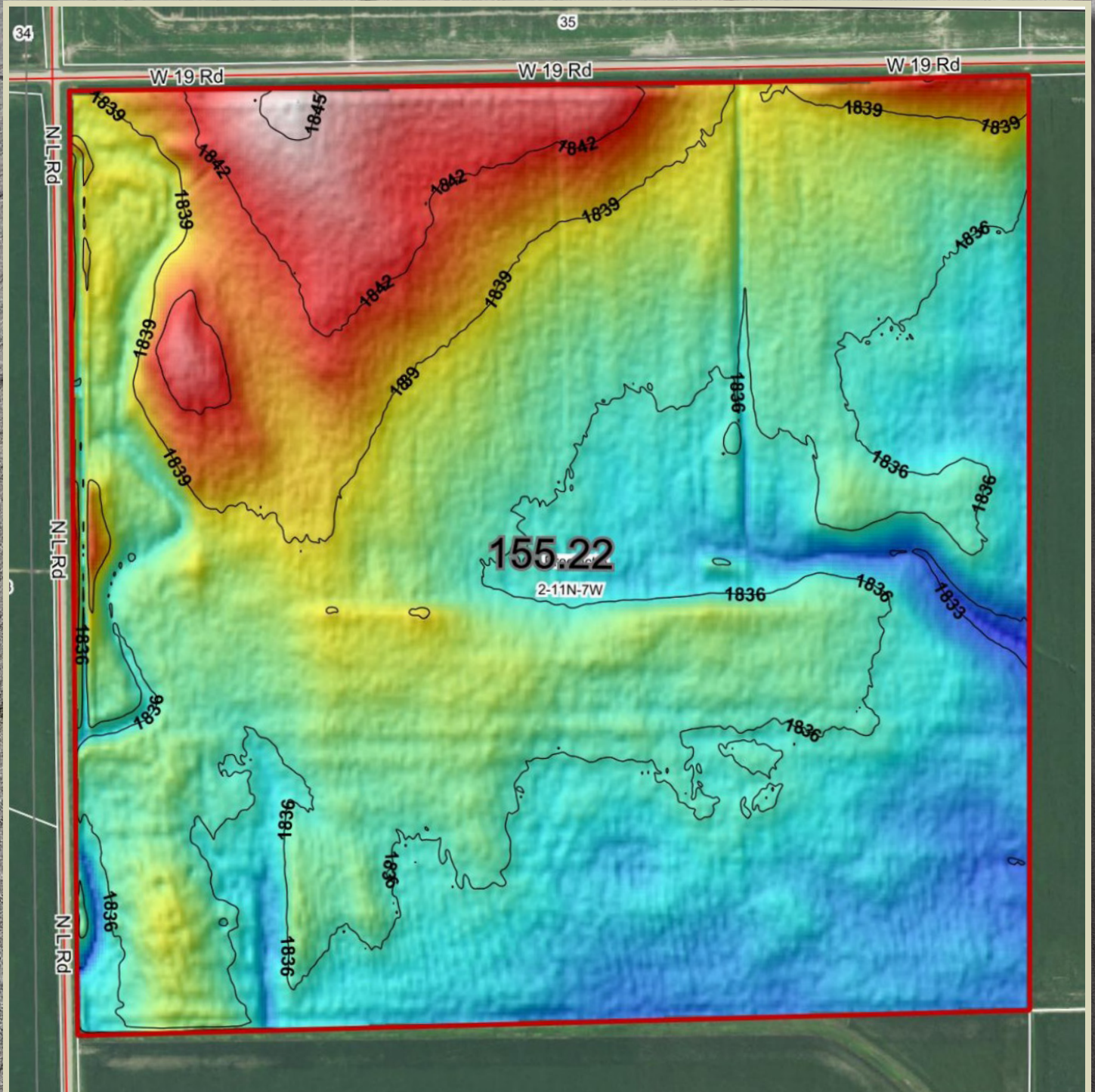
TAXES: \$10,074.02 (2023)



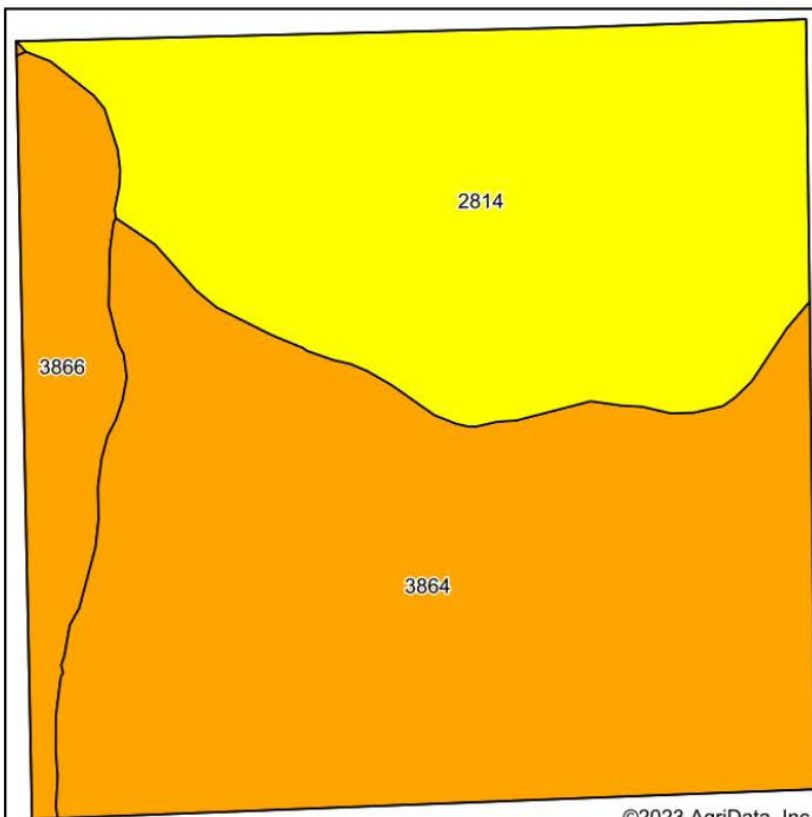
AERIAL MAP



HILLSHADE Map

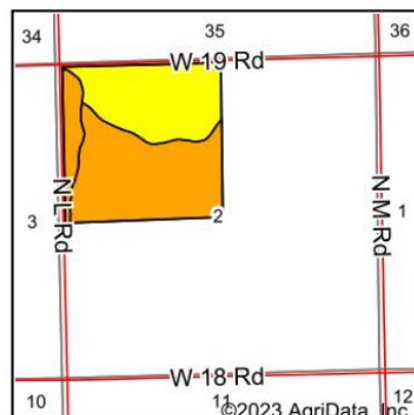


SOIL MAP



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Hamilton**
 Location: **2-11N-7W**
 Township: **Precinct 6**
 Acres: **155.22**
 Date: **12/18/2023**

RUHTER
 AUCTION & REALTY, INC.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



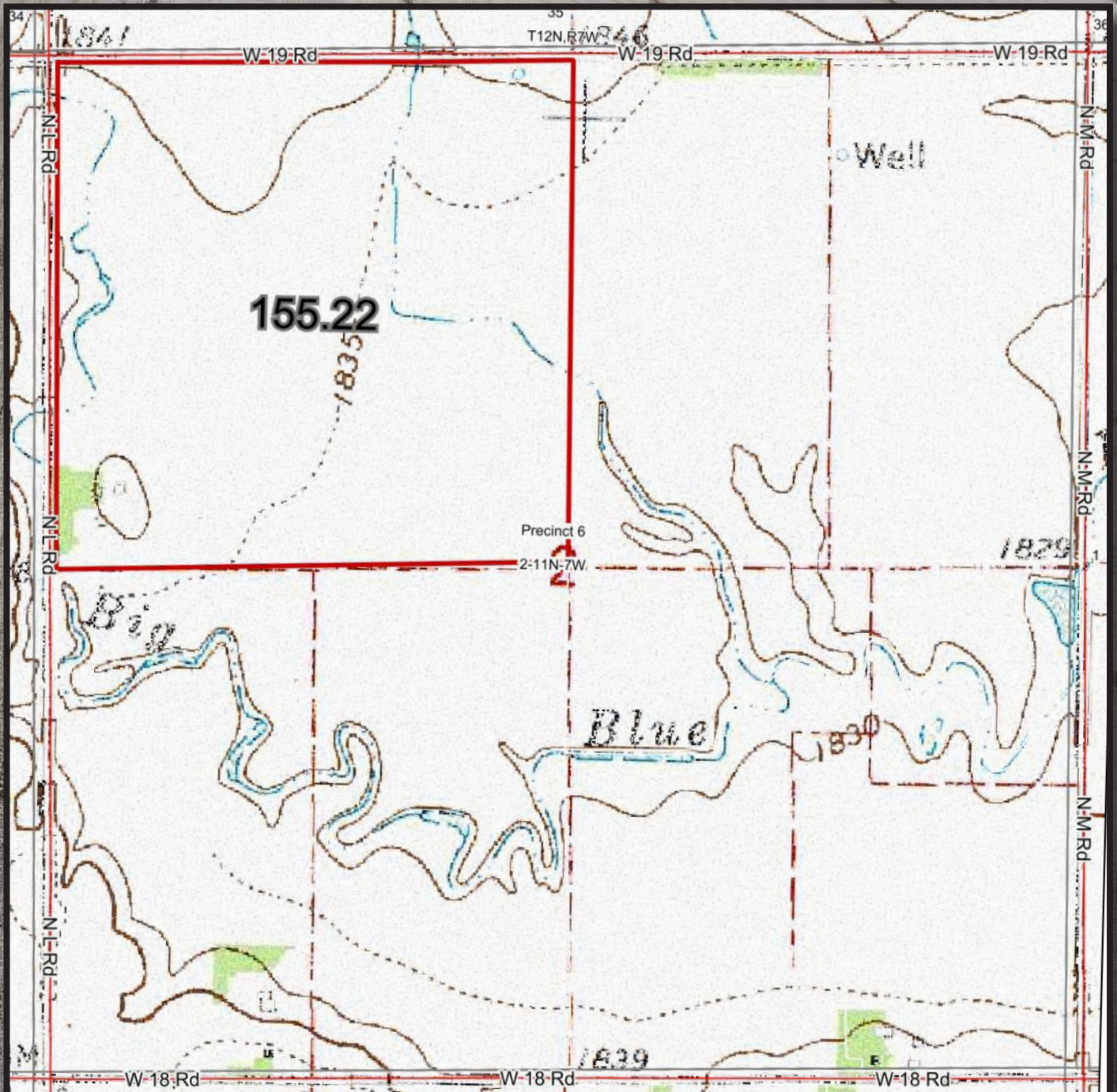
Area Symbol: NE081, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
3864	Hastings silt loam, 0 to 1 percent slopes	81.51	52.5%		lw	lw	74	68
2814	Uly silt loam, 0 to 1 percent slopes	60.32	38.9%		llc	le	69	75
3866	Hastings silt loam, 1 to 3 percent slopes	13.39	8.6%		lle	lle	72	67
Weighted Average					1.47	1.09	71.9	*n 70.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



FSA DATA

NEBRASKA

HAMILTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4309

Prepared : 12/14/23 9:35 AM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
155.22	155.22	155.22	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	155.22		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SORGH, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	132.30	0.00	208	100
Grain Sorghum	18.80	0.00	76	0
Soybeans	3.50	0.00	67	96
TOTAL	154.60	0.00		

NOTES

Tract Number : 10809

Description : NW4 2-11-7
FSA Physical Location : NEBRASKA/HAMILTON
ANSI Physical Location : NEBRASKA/HAMILTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : NOBLE FAMILY LIMITED PARTNERSHIP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.22	155.22	155.22	0.00	0.00	0.00	0.00	0.0

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-022806 WellID: 29199	I A	Hamilton Upper Big Blue 11N 7W 2 NENW 12N 2375W	03/12/1964 04/06/1964 ---	240 1200 gpm 93 ft 115 ft PRO	9 in --- 205 ft	Noble Family Limited Partnership OwnerID: 81629 1030 Highland Drive Hastings NE 68901
G-099724 WellID: 103037 UBB-1-2143	I A	Hamilton Upper Big Blue 11N 7W 2 NW 1320N 1320W	02/19/1997 03/04/1999 --- 39298	120 900 gpm 87 ft 120 ft PRO	8 in 150 ft 200 ft	Noble Family Limited Partnership OwnerID: 81629 1030 Highland Drive Hastings NE 68901

Showing 1 to 2 of 2 records

TERMS: A nonrefundable earnest money payment of \$200,000 will be due the day of the auction. The balance will be due on or before March 15, 2024, by certified funds, or a direct wire transfer to the closing agent. The 2023 and all prior taxes will be paid by the sellers. The buyer will be responsible for all subsequent taxes. Title insurance will be split equally between the buyer and the seller. The sellers will convey fee simple title subject to any existing highways, easements, reservations, or encumbrances of record on file with Hamilton County Register of Deeds.

SOIL SAMPLING: The buyer will be required to reimburse the previous tenant at closing for soil samples in the amount of \$1,694. Contact us for a copy of these soil sample results.

ONLINE BIDDING: Bidders must contact Ruhter Auction & Realty, Inc. and accept the terms prior to being approved to bid.

POSSESSION: Possession for Agricultural Purposes will be granted March 1, 2024. Full possession will be granted at closing.

AUCTION METHOD: Bidding increments are at the discretion of the auctioneer. Any absentee bids or bidding on behalf of another person or entity must be approved by Ruhter Auction & Realty, Inc and the seller.

ANNOUNCEMENTS: All inspections required by the purchaser will need to be made prior to the auction date. This sale is not contingent upon financing and while the information presented in marketing materials and on auction day were obtained from sources deemed reliable neither Ruhter Auction & Realty, Inc. or the seller makes any guarantees or warranties as to the accuracy. This property sells "AS IS WHERE IS" with no warranties either expressed or implied. Interested parties should conduct their own due diligence. Any announcements made Auction Day by Ruhter Auction & Realty, Inc. will take precedence over any previous oral statement, printed materials, or any other communication. Final bids are subject to seller confirmation/ acceptance.

ACRES & MAPPING: The maps used in promotional materials and at the auction may not be to scale and are meant for illustrative purposes only. The acres represented on this property are simply used as a multiplier for total sales price. A survey has not been completed; however, we have used the best sources available to us in determining the correct acreage, but they are not guaranteed.

Ruhter Auction & Realty, Inc. is acting as an agent for the seller.

SELLER: NOBLE FAMILY LIMITED PARTNERSHIP



RUHTER

AUCTION & REALTY, INC.



(402) 463-8565

