

81.24 ACRES FARMLAND
Clay County, Nebraska

LAND AUCTION

Friday, January 17th, 2025 • 10:00 a.m.

Ruhter Auction & Realty, Inc. Auction Facility
2837 W. Hwy 6 Hastings, NE

Online Bidding offered with prior approval



Listing Agent:

RYAN SAMUELSON
(402) 460-9800

LOCATION Map





**Located in an area with tremendous markets consisting of large grain terminals, ethanol production, soybean processing facilities & livestock feeding facilities. A great opportunity for the farmer or investor. **

LOCATION: From the Hwy 6 & Hwy 14 Intersection east of Harvard, ½ mile west.

LEGAL DESCRIPTION: S ½ of the SW ¼ Section 12-7-7 west of the 6th pm, Clay County, Nebraska. 81.24 acres +/-

DESCRIPTION: Quality dryland farm, Located in the Upper Big Blue NRD with irrigation development opportunities. Good soil types and rolling terrain.

SOIL TYPES: Hobbs-Holder-Hastings Silt Loams

FSA INFORMATION:	Cropland Acres	74.28
	Farmland Acres	76.64
	Soybean Base Acres	36.05
	Corn Base Acres	36.05
	Total Base Acres	72.10

TAXES: \$1,690.66 (2023)

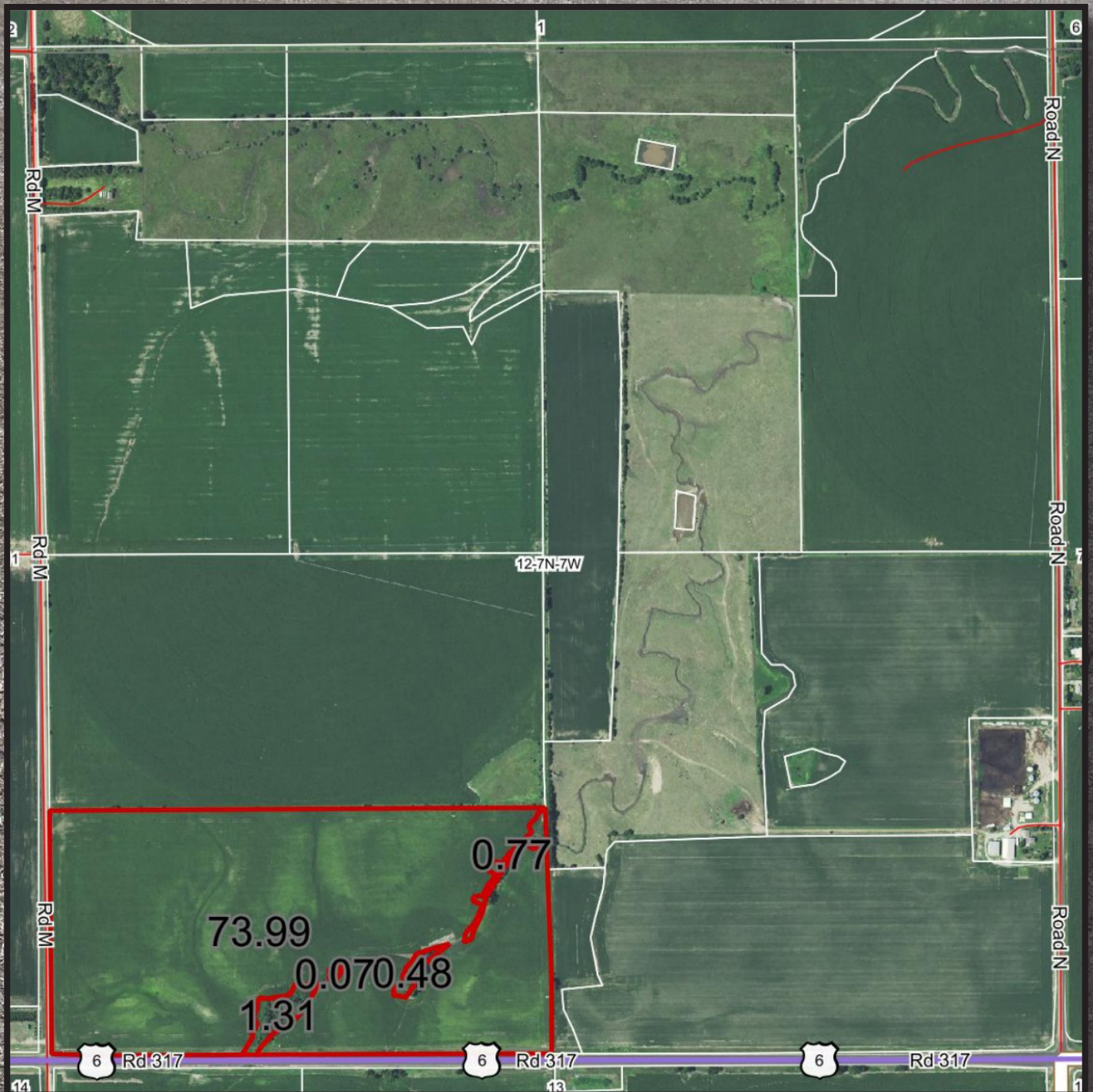
POSSESSION: Available at closing.

SELLERS: KISSINGER FAMILY

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

See our website for terms: www.ruhterauction.com

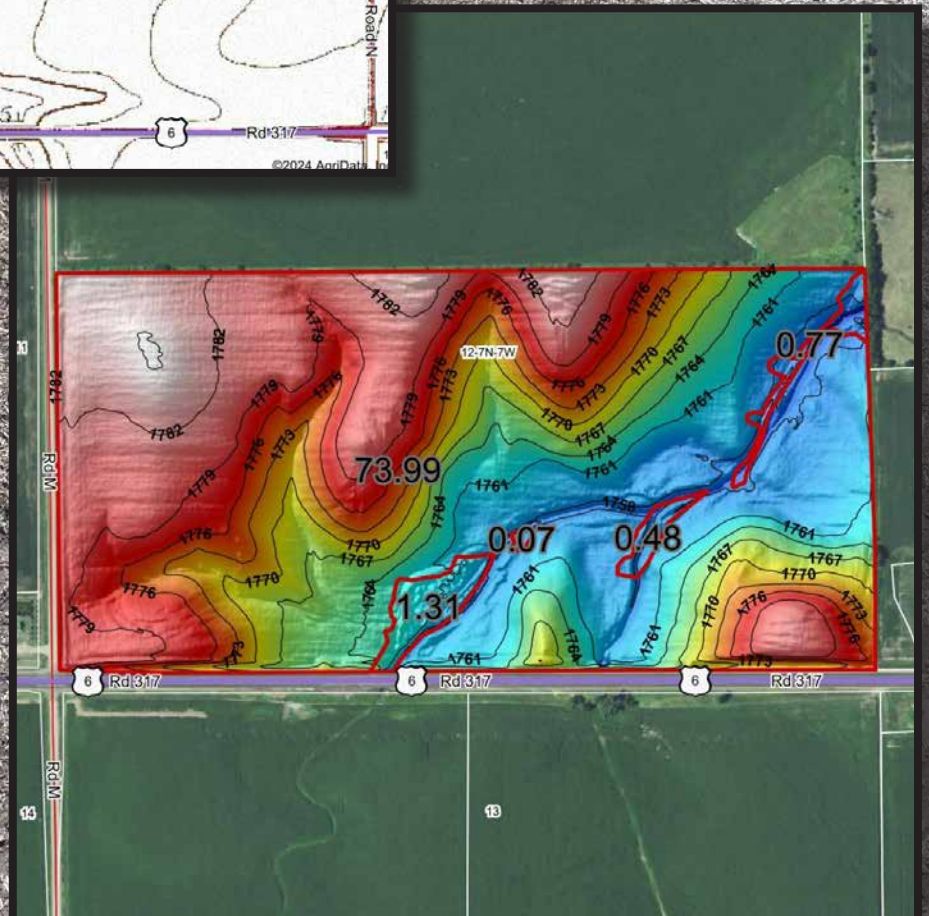
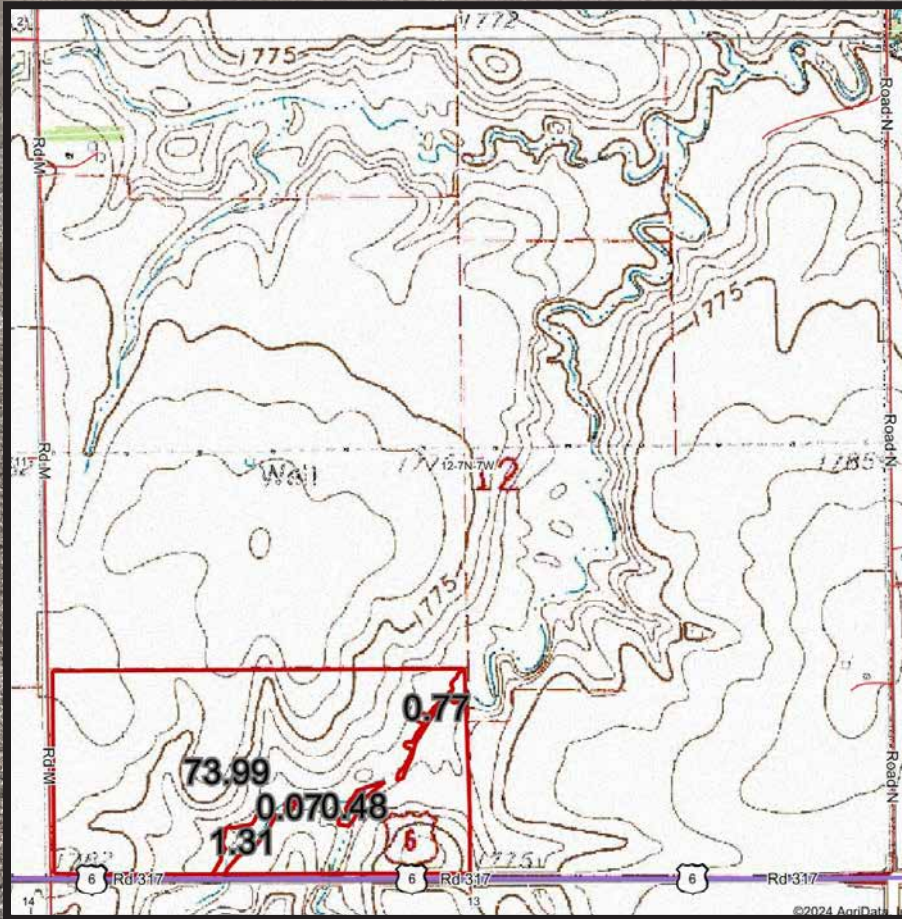
AERIAL MAP



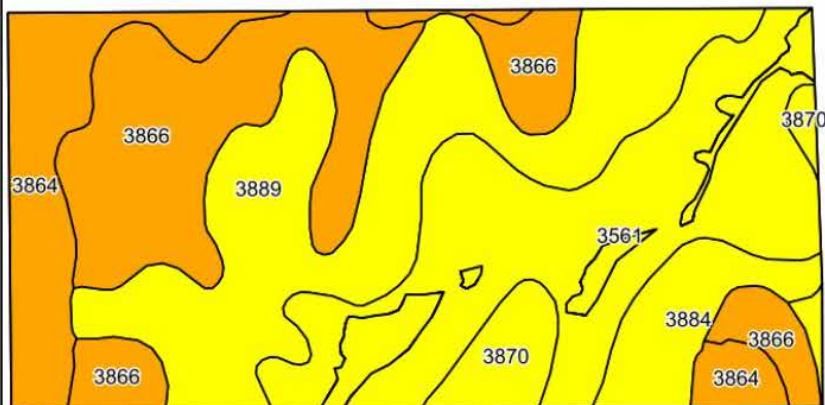
Topo & Hillshade Maps

The image displays two maps of a rural landscape, overlaid on a background photograph of a field. The top map is a topographic map showing contour lines and elevation. The bottom map is a hillshade map showing the same area with a color gradient representing elevation.

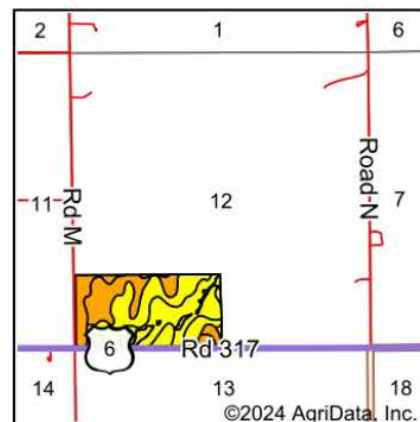
Topographic Map: This map shows contour lines with labels such as 1775, 1772, 1770, 1768, 1766, 1764, 1762, 1760, 1758, 1756, 1754, 1752, 1750, 1748, 1746, 1744, 1742, 1740, 1738, 1736, 1734, 1732, 1730, 1728, 1726, 1724, 1722, 1720, 1718, 1716, 1714, 1712, 1710, 1708, 1706, 1704, 1702, 1700, 1698, 1696, 1694, 1692, 1690, 1688, 1686, 1684, 1682, 1680, 1678, 1676, 1674, 1672, 1670, 1668, 1666, 1664, 1662, 1660, 1658, 1656, 1654, 1652, 1650, 1648, 1646, 1644, 1642, 1640, 1638, 1636, 1634, 1632, 1630, 1628, 1626, 1624, 1622, 1620, 1618, 1616, 1614, 1612, 1610, 1608, 1606, 1604, 1602, 1600, 1598, 1596, 1594, 1592, 1590, 1588, 1586, 1584, 1582, 1580, 1578, 1576, 1574, 1572, 1570, 1568, 1566, 1564, 1562, 1560, 1558, 1556, 1554, 1552, 1550, 1548, 1546, 1544, 1542, 1540, 1538, 1536, 1534, 1532, 1530, 1528, 1526, 1524, 1522, 1520, 1518, 1516, 1514, 1512, 1510, 1508, 1506, 1504, 1502, 1500, 1498, 1496, 1494, 1492, 1490, 1488, 1486, 1484, 1482, 1480, 1478, 1476, 1474, 1472, 1470, 1468, 1466, 1464, 1462, 1460, 1458, 1456, 1454, 1452, 1450, 1448, 1446, 1444, 1442, 1440, 1438, 1436, 1434, 1432, 1430, 1428, 1426, 1424, 1422, 1420, 1418, 1416, 1414, 1412, 1410, 1408, 1406, 1404, 1402, 1400, 1398, 1396, 1394, 1392, 1390, 1388, 1386, 1384, 1382, 1380, 1378, 1376, 1374, 1372, 1370, 1368, 1366, 1364, 1362, 1360, 1358, 1356, 1354, 1352, 1350, 1348, 1346, 1344, 1342, 1340, 1338, 1336, 1334, 1332, 1330, 1328, 1326, 1324, 1322, 1320, 1318, 1316, 1314, 1312, 1310, 1308, 1306, 1304, 1302, 1300, 1298, 1296, 1294, 1292, 1290, 1288, 1286, 1284, 1282, 1280, 1278, 1276, 1274, 1272, 1270, 1268, 1266, 1264, 1262, 1260, 1258, 1256, 1254, 1252, 1250, 1248, 1246, 1244, 1242, 1240, 1238, 1236, 1234, 1232, 1230, 1228, 1226, 1224, 1222, 1220, 1218, 1216, 1214, 1212, 1210, 1208, 1206, 1204, 1202, 1200, 1198, 1196, 1194, 1192, 1190, 1188, 1186, 1184, 1182, 1180, 1178, 1176, 1174, 1172, 1170, 1168, 1166, 1164, 1162, 1160, 1158, 1156, 1154, 1152, 1150, 1148, 1146, 1144, 1142, 1140, 1138, 1136, 1134, 1132, 1130, 1128, 1126, 1124, 1122, 1120, 1118, 1116, 1114, 1112, 1110, 1108, 1106, 1104, 1102, 1100, 1098, 1096, 1094, 1092, 1090, 1088, 1086, 1084, 1082, 1080, 1078, 1076, 1074, 1072, 1070, 1068, 1066, 1064, 1062, 1060, 1058, 1056, 1054, 1052, 1050, 1048, 1046, 1044, 1042, 1040, 1038, 1036, 1034, 1032, 1030, 1028, 1026, 1024, 1022, 1020, 1018, 1016, 1014, 1012, 1010, 1008, 1006, 1004, 1002, 1000, 998, 996, 994, 992, 990, 988, 986, 984, 982, 980, 978, 976, 974, 972, 970, 968, 966, 964, 962, 960, 958, 956, 954, 952, 950, 948, 946, 944, 942, 940, 938, 936, 934, 932, 930, 928, 926, 924, 922, 920, 918, 916, 914, 912, 910, 908, 906, 904, 902, 900, 898, 896, 894, 892, 890, 888, 886, 884, 882, 880, 878, 876, 874, 872, 870, 868, 866, 864, 862, 860, 858, 856, 854, 852, 850, 848, 846, 844, 842, 840, 838, 836, 834, 832, 830, 828, 826, 824, 822, 820, 818, 816, 814, 812, 810, 808, 806, 804, 802, 800, 798, 796, 794, 792, 790, 788, 786, 784, 782, 780, 778, 776, 774, 772, 770, 768, 766, 764, 762, 760, 758, 756, 754, 752, 750, 748, 746, 744, 742, 740, 738, 736, 734, 732, 730, 728, 726, 724, 722, 720, 718, 716, 714, 712, 710, 708, 706, 704, 702, 700, 698, 696, 694, 692, 690, 688, 686, 684, 682, 680, 678, 676, 674, 672, 670, 668, 666, 664, 662, 660, 658, 656, 654, 652, 650, 648, 646, 644, 642, 640, 638, 636, 634, 632, 630, 628, 626, 624, 622, 620, 618, 616, 614, 612, 610, 608, 606, 604, 602, 600, 598, 596, 594, 592, 590, 588, 586, 584, 582, 580, 578, 576, 574, 572, 570, 568, 566, 564, 562, 560, 558, 556, 554, 552, 550, 548, 546, 544, 542, 540, 538, 536, 534, 532, 530, 528, 526, 524, 522, 520, 518, 516, 514, 512, 510, 508, 506, 504, 502, 500, 498, 496, 494, 492, 490, 488, 486, 484, 482, 480, 478, 476, 474, 472, 470, 468, 466, 464, 462, 460, 458, 456, 454, 452, 450, 448, 446, 444, 442, 440, 438, 436, 434, 432, 430, 428, 426, 424, 422, 420, 418, 416, 414, 412, 410, 408, 406, 404, 402, 400, 398, 396, 394, 392, 390, 388, 386, 384, 382, 380, 378, 376, 374, 372, 370, 368, 366, 364, 362, 360, 358, 356, 354, 352, 350, 348, 346, 344, 342, 340, 338, 3



SOIL MAP



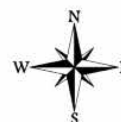
©2024 AgriData, Inc.



State: **Nebraska**
 County: **Clay**
 Location: **12-7N-7W**
 Township: **Lynn**
 Acres: **76.62**
 Date: **12/2/2024**

RUHTER
 AUCTION & REALTY, INC.

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



Soils data provided by USDA and NRCS.

Area Symbol: NE035, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
3561	Hobbs silt loam, occasionally flooded	21.61	28.2%		IIw	IIw	69	80
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	20.42	26.7%		IVe	IVe	66	66
3866	Hastings silt loam, 1 to 3 percent slopes	18.23	23.8%		Ile	Ile	73	67
3864	Hastings silt loam, 0 to 1 percent slopes	8.98	11.7%		Iw	Iw	71	68
3884	Holder silt loam, 7 to 11 percent slopes	4.15	5.4%		IVe	IVe	69	77
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	3.23	4.2%		IIIe	IIIe	70	58
Weighted Average					2.57	2.57	69.4	*n 70.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA DATA

NEBRASKA

CLAY

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5343

Prepared : 11/25/24 1:48 PM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 31-035-2017-77
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
			0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00		0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn		0.00		0
Soybeans		0.00		0

TOTAL 0.00

NOTES

Tract Number : 1343
Description : S1/2 SW1/4 12-7-7
FSA Physical Location : NEBRASKA/CLAY
ANSI Physical Location : NEBRASKA/CLAY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : DOUGLAS KISSINGER TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.64	74.28	74.28	0.00	0.00	0.00	0.00	0.0

TERMS - KISSINGER LAND AUCTION

TERMS:

A payment equal to 10% of the purchase price will be due the day of the auction. The balance will be due on or before February 21st, 2025 or sooner by certified funds, or a direct wire transfer to the closing agent. The 2024 and all prior taxes will be paid by the sellers. Title insurance will be split equally between the buyer and the seller. All equipment and improvements sell in "as is" condition.

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. **Online bidding** is offered with **approval at least 48 hours prior to auction.**

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. 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.

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 these properties 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.

DISCLAIMER:

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 these properties 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 sellers.