

**175.6 ACRE ADAMS COUNTY, NEBRASKA**

**Gravity Irrigated Land**

**FOR SALE**



**RUHTER**  
AUCTION & REALTY, INC.



(402) 463-8565



***Listing Agent:***

**TRAVIS AUGUSTIN**

402-469-0219





## Hwy 6

Hwy 281

# 175.6 Acres

**LOCATION:** From the intersection of Hwy 6 & Showboat Blvd on the east side of Hastings 1 ½ miles south on Showboat Blvd.

**LEGAL DESCRIPTION:** All NW ¼ lying S of RR Ex Tax Lot 1 & N ½, SW ¼ S of RR & E65A of S ½, SW ¼ Ex Rd in 21-T7N-R9W Adams County, Nebraska 175.6 acres +/-

**EQUIPMENT:** Amarillo 125 hp gearhead 1:1 ratio (used less than 1 season) & irrigation pipe.

## FSA INFORMATION:

Farmland	176.60
Cropland	174.93
Corn Base	174.90

**TAXES:** \$11,890.78 (2022)

**ASKING PRICE: \$11,250/ Acre**

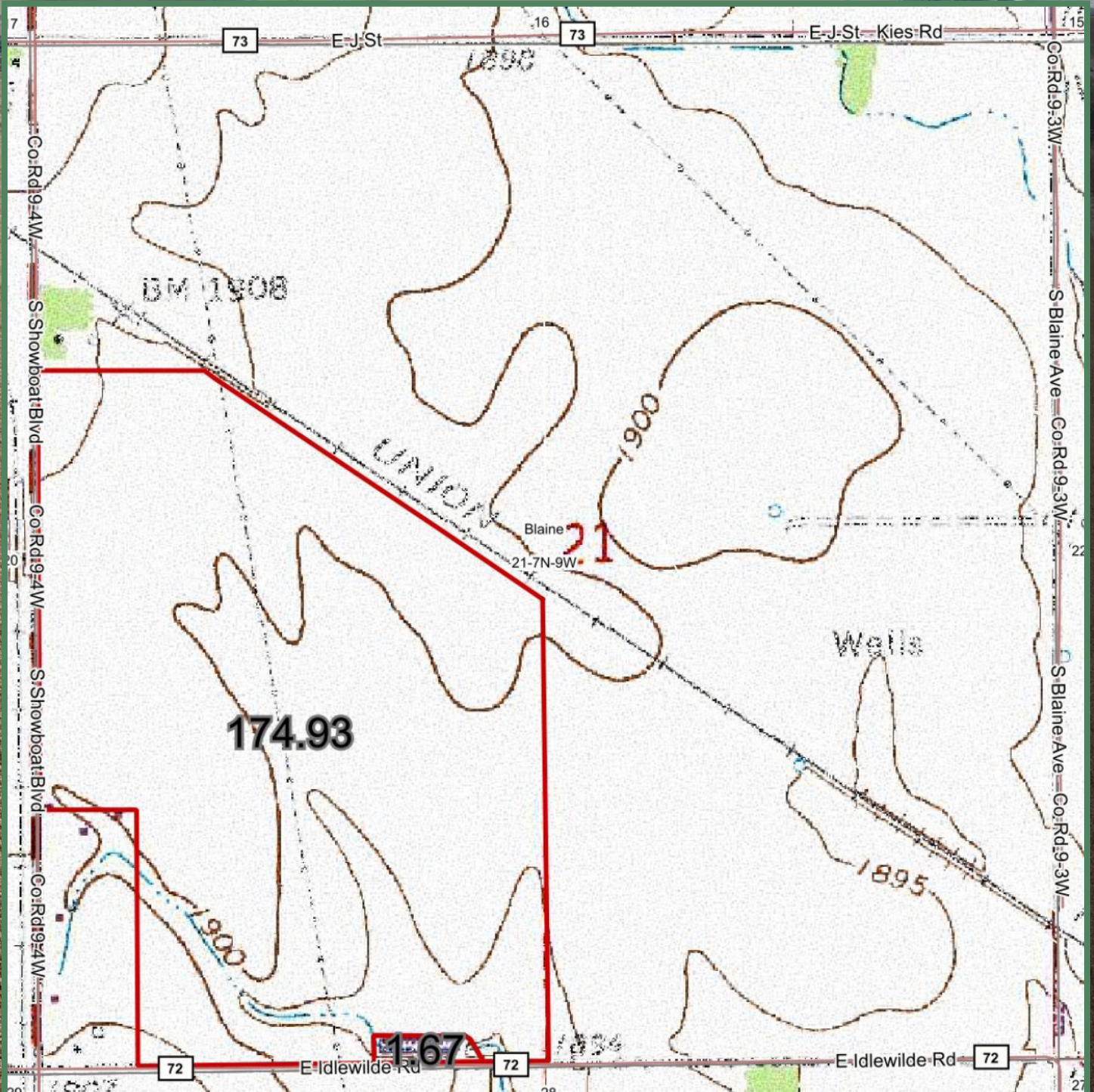


# AERIAL MAP



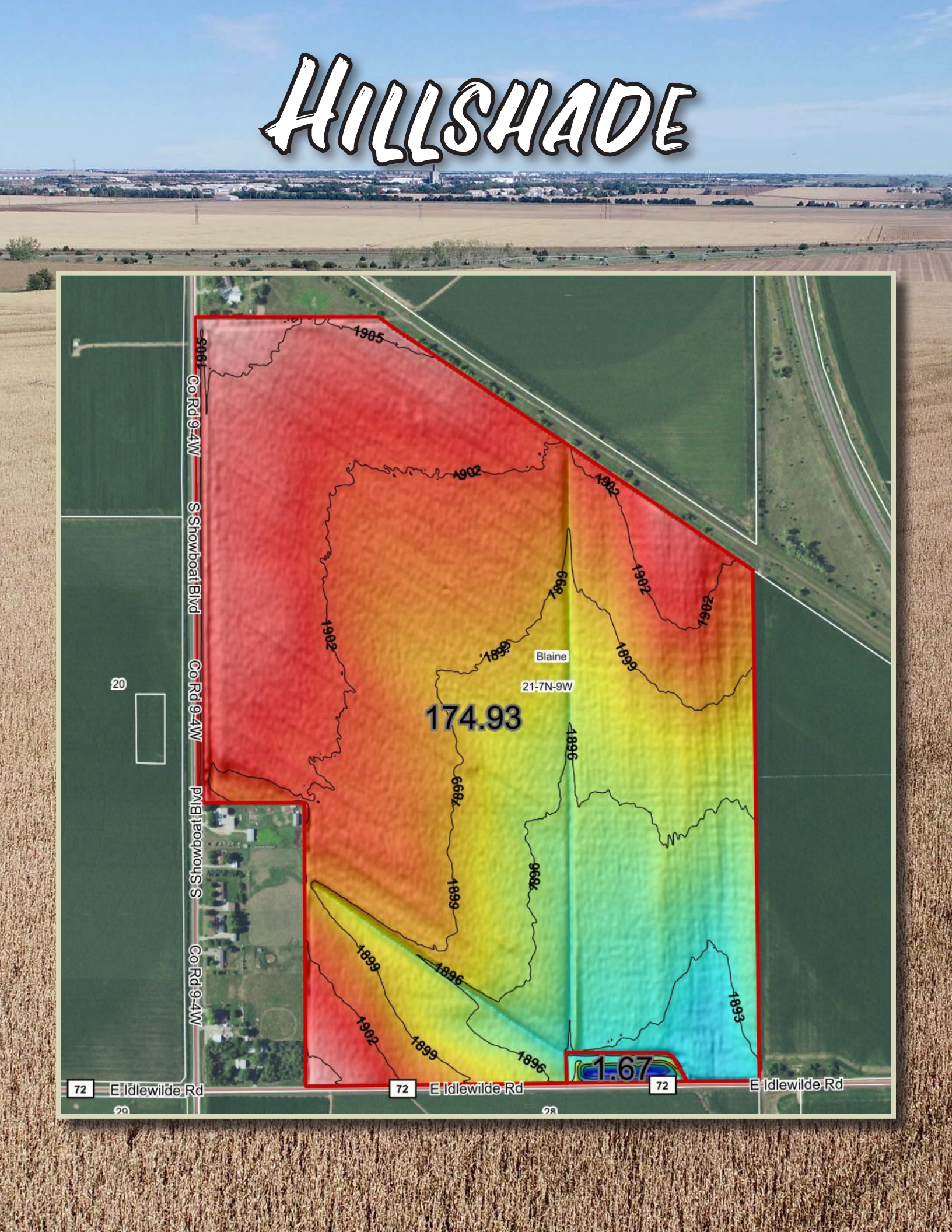


# Topography Map



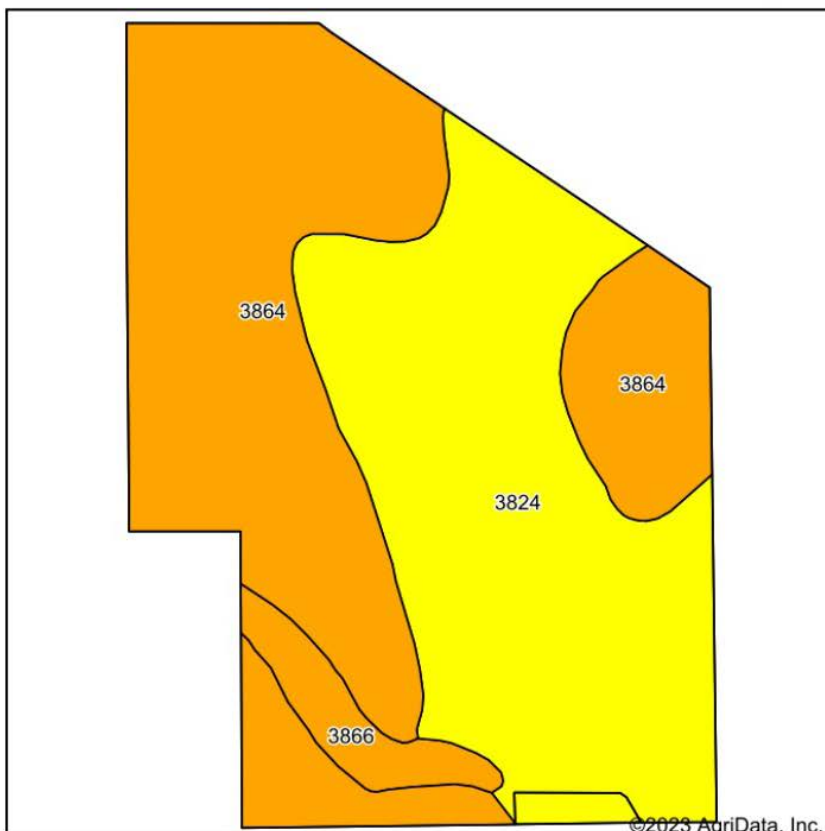


# HILLSHADE

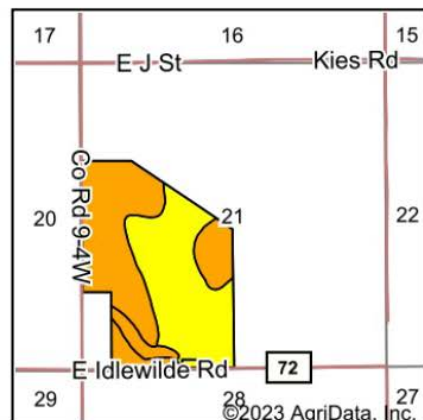




# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Adams**  
 Location: **21-7N-9W**  
 Township: **Blaine**  
 Acres: **176.6**  
 Date: **10/4/2023**

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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	*n NCCPI Soybeans
3864	Hastings silt loam, 0 to 1 percent slopes	89.21	50.5%		lw	lw	75	69
3824	Crete silt loam, 0 to 1 percent slopes	80.04	45.3%		lls	lls	69	64
3866	Hastings silt loam, 1 to 3 percent slopes	7.35	4.2%		lle	lle	74	68
Weighted Average					1.49	1.49	72.2	*n 66.7

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# FSA & WELL DATA

**Tract Number** : 379  
**Description** : SW4 Pt, Pt S RR S2NW4 21-7-9  
**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** : BLAINE FARMS  
**Other Producers** : None  
**Recon ID** : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
176.60	174.93	174.93	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	174.93	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	174.90	0.00	184

**TOTAL** **174.90** **0.00**

## NOTES

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-024831 WellID: 31339	I A	Adams Little Blue 7N 9W 21 NWNW 30N 30W	11/22/1965 12/20/1965  ---	185 2000 gpm 116 ft 140 ft PRO	11 in --- 215 ft	Blaine Farms Inc OwnerID: 47901 6060 East South Street Hastings NE 68901





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