

141.08 ACRES WEBSTER COUNTY, NEBRASKA

Pivot Irrigated Land

FOR SALE



RUHTER
AUCTION & REALTY, INC.



(402) 463-8565



Listing Agent:

TRAVIS AUGUSTIN

402-469-0219



Welcome to this highly productive farm, boasting the rich and fertile Hastings silt loam soils that cover nearly 75% of its acreage. The farm is equipped with a 2013 Zimmatic center pivot irrigation system, powered by a reliable Iveco diesel power unit, ensuring exceptional irrigation efficiency. Its strategic location, just half a mile from US Hwy 281, places it in close proximity to tremendous markets including livestock feeding, ethanol production, soybean processing, and major grain terminals. Whether you're an agricultural producer, or an astute investor seeking a promising opportunity, this property offers the ideal foundation for success.

LOCATION: Just south of Blue Hill on Hwy 281 then ½ mile east on Rd Y.

LEGAL DESCRIPTION: NE ¼ except tract in NE ¼, NE ¼ in Section 15-T4N-R10W Webster County, NE 141.08 acres +/-.

EQUIPMENT: 2013 Zimmatic 7 tower pivot w/ 5,534 hours
Iveco diesel power unit w/ 8,365 hours
Amarillo 60 hp gear-head

FSA INFORMATION:

Farmland	134.53
Cropland	133.40
Corn Base	132.30

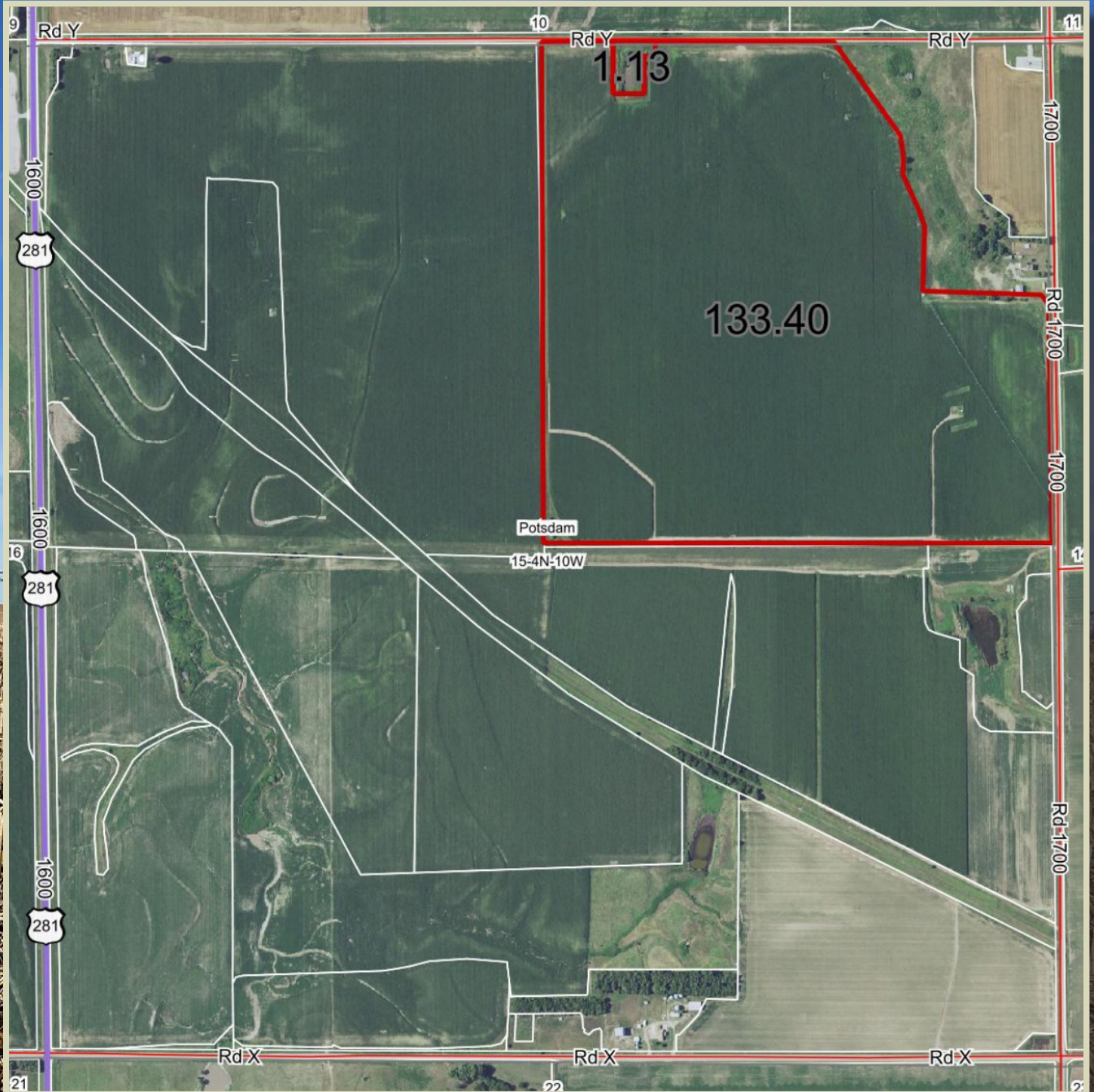
TAXES: \$8,216.26 (2022)

ASKING PRICE: \$9,000/ acre or \$1,269,720

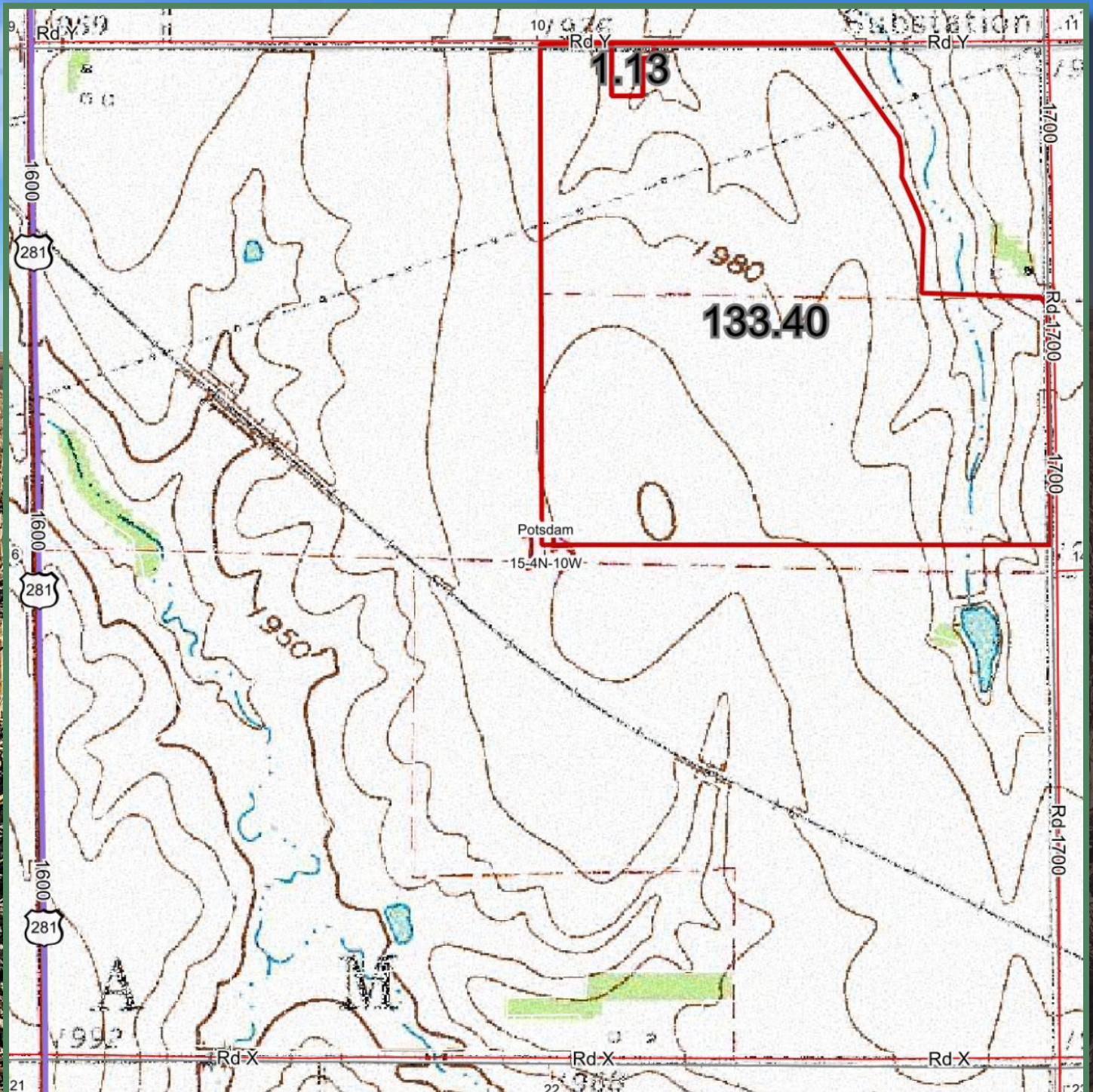
SELLER: R LAND, INC.



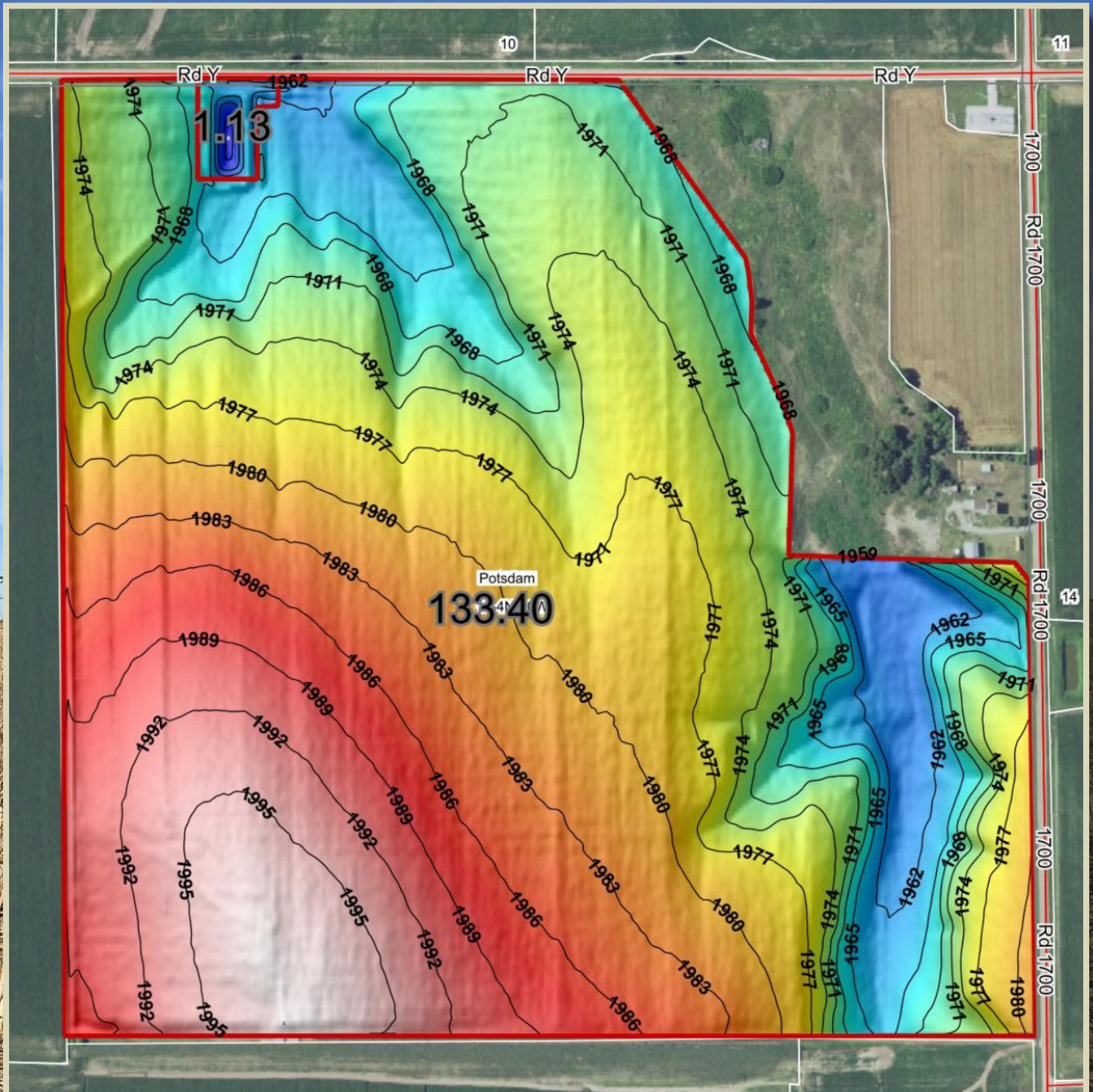
AERIAL MAP



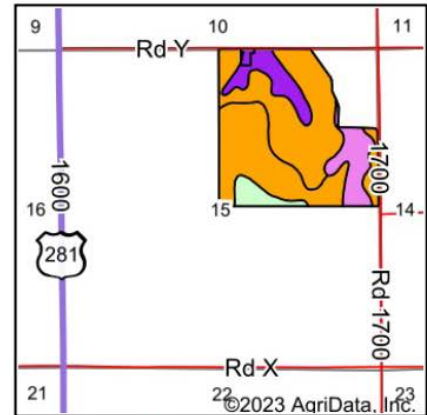
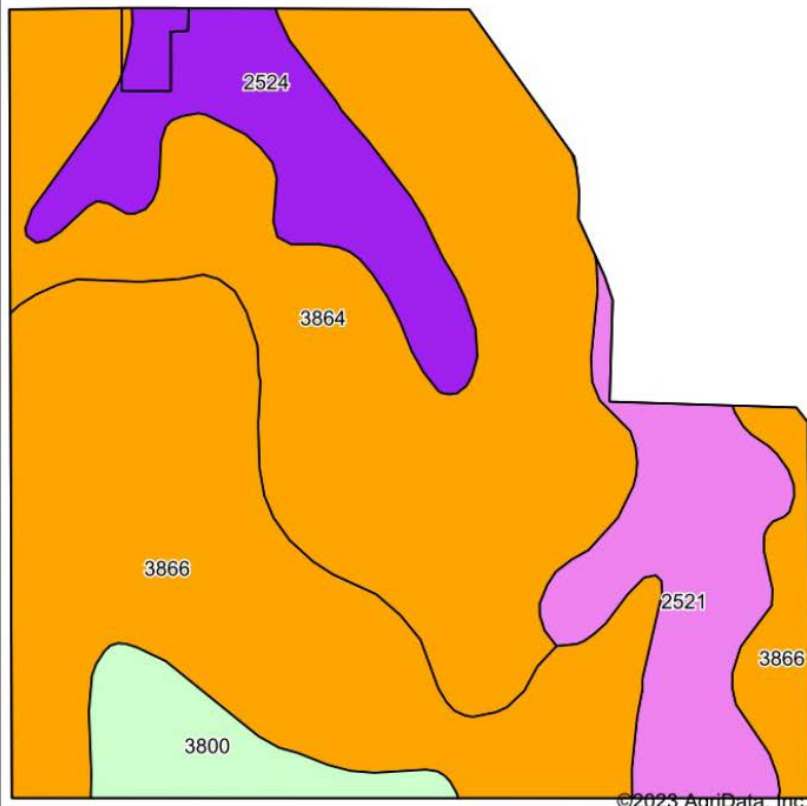
TOPOGRAPHY MAP



HILLSHADE



SOIL MAP



State: **Nebraska**
 County: **Webster**
 Location: **15-4N-10W**
 Township: **Potsdam**
 Acres: **134.53**
 Date: **11/21/2023**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE181, Soil Area Version: 23

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	52.32	38.9%		Iw	Iw	75	68
3866	Hastings silt loam, 1 to 3 percent slopes	46.40	34.5%		Ile	Ile	74	67
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	14.75	11.0%		Vle		38	56
2524	Coly silt loam, 3 to 11 percent slopes	14.34	10.7%		IVe	IVe	54	70
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	6.72	5.0%		Ils	Ils		65
Weighted Average					2.26	*-	64.6	*n 66.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

FSA & WELL DATA

Tract Number : 6950
Description : WEB NE4 15-4-10
FSA Physical Location : NEBRASKA/WEBSTER
ANSI Physical Location : NEBRASKA/WEBSTER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : R LAND INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
134.53	133.40	133.40	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	133.40	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	132.30	0.00	154
TOTAL	132.30	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-036301 WellID: 43425	I A	Webster Little Blue 4N 10W 15 1320N 1200E	12/28/1971 03/22/1972 ---	160 600 gpm 90 ft 148 ft PRO	6 in --- 151 ft	R Land Inc OwnerID: 97869 PO Box 908 Hastings NE 68902

CERTIFICATION MAP



United States
Department of
Agriculture

Adams County, Nebraska



Common Land Unit

	Non-Cropland
	Cropland

Tract Boundary

	Tract Boundary
	PLSS

2022 NAIP Ortho Imagery

2023 2024 Program Year

Map Created April 05, 2023

Farm 3960

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Wetland Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) Imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

15-4-10W

PIVOT INFORMATION

Farm Land Irrigation

3721 Arch Ave

Grand Island, NE

Date: 02/07/2013

Chart N

Dealer:

CENTRAL TRUCK
HASTINGS, NE

Customer:

Precipitation

Delivered Flow: 502.33 gpm

Length: 1300.54 ft

Distance to last tower: 1255.67 ft

Speed of last tower: 12.51 ft

GPM / Acre: (360) 3.60 gpm

Tire Size 11.2 x 38

Motor loaded speed (RPM) 1725

Center gear box reduction (RATIO) 40:1

Wheel gear box reduction (RATIO) 50:1

End Gun Throw: 113.8 ft

Caution**This chart is an estimate of the performance for your irrigation system. Tire inflation, tire slippage, soil conditions, flow fluctuations and other conditions can cause application and time deviations. The info above should be used as a guide and used with caution.



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