

BECK FAMILY
29 ACRES HALL COUNTY, NEBRASKA
Pivot Irrigated

LAND AUCTION

Tuesday, November 4, 2025 • 2:00 p.m.



Listing Agent:

TRAVIS AUGUSTIN

(402) 469-0219



RUHTER

AUCTION & REALTY, INC.



(402) 463-8565





AUCTION METHOD: Online Only, for bidding assistance contact us

Farm income, country living, and city convenience—all in one! Just minutes from Grand Island, this rare tract offers high quality pivot irrigated farmland and the opportunity to build your dream home.

FARM LOCATION

¾ miles south of I80 Exit 314 on S. Locust Street.

LEGAL DESCRIPTION

Northwest Quarter, Northwest Quarter (NW ¼, NW ¼) except .32 acres for hwy and except tract in Section Twenty-seven (27), Township Ten North (T10N), Range Nine West (R9W) of the 6th P.M. Hall County, Nebraska 29 acres +/-

DESCRIPTION

High quality gravity irrigated & non-irrigated farmland with level terrain, excellent soils, and strong underground water supplies.

SOIL TYPES

Crete Silt Loam, Hastings Silt Loam, Fillmore Silt Loam.

FSA DATA

Farmland	27.95
Cropland	27.95
Corn Base	27.84

CENTRAL PLATTE NRD INFORMATION

27.69 certified irrigated acres (estimated)

Well drilled 5/01/2007

Estimated at 400 gpm

CONSERVATION EASEMENT

A perpetual conservation easement is in place allowing agricultural uses and 1 single family dwelling, while restricting commercial or industrial development. A copy of this document will be provided upon request.

EQUIPMENT

2007 T-L 4 tower center pivot s/n 24152/ 350 gpm

Propane power unit

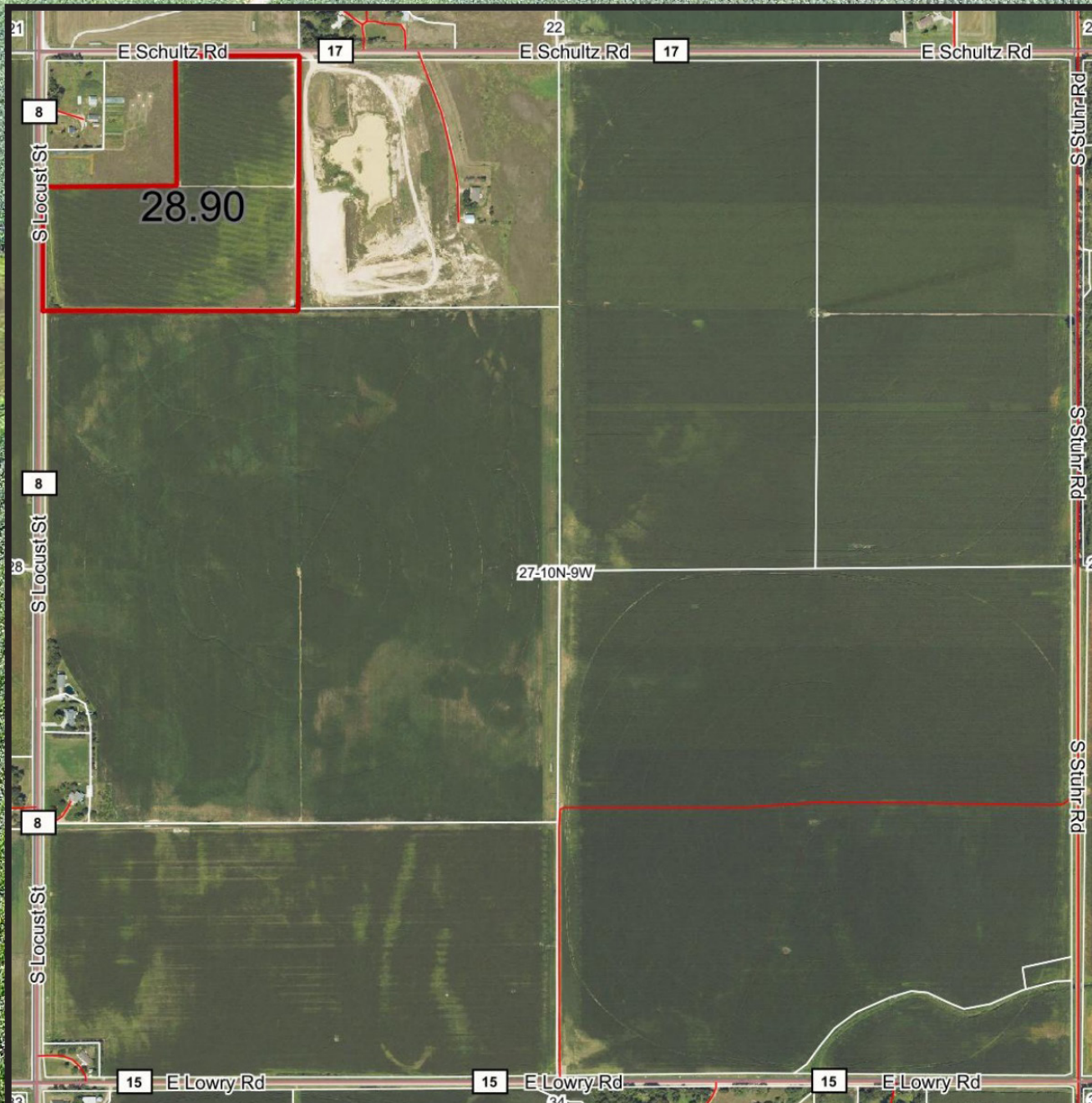
US Motors 50 hp gearhead

TAXES

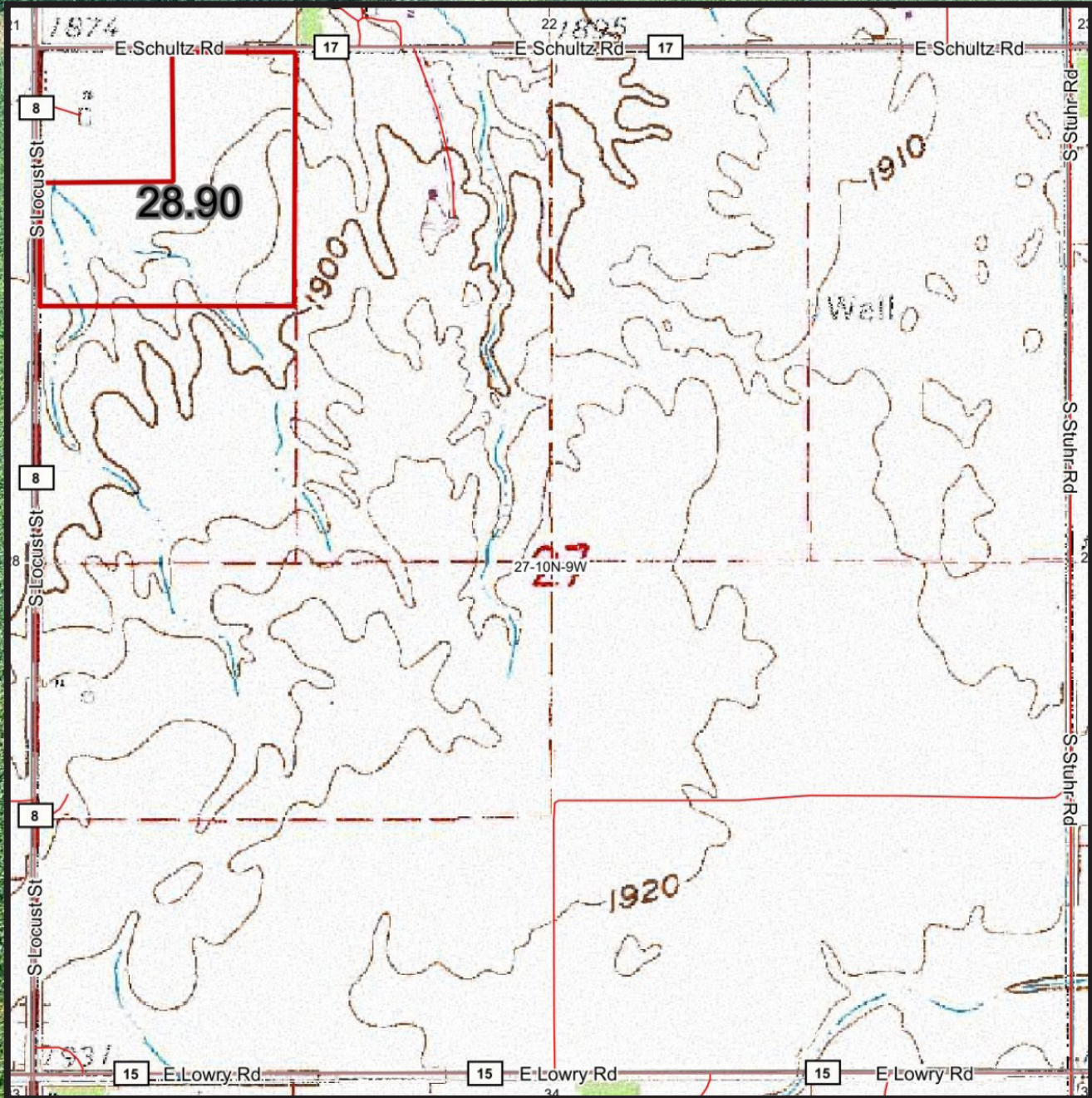
\$1,488.76 (2024)



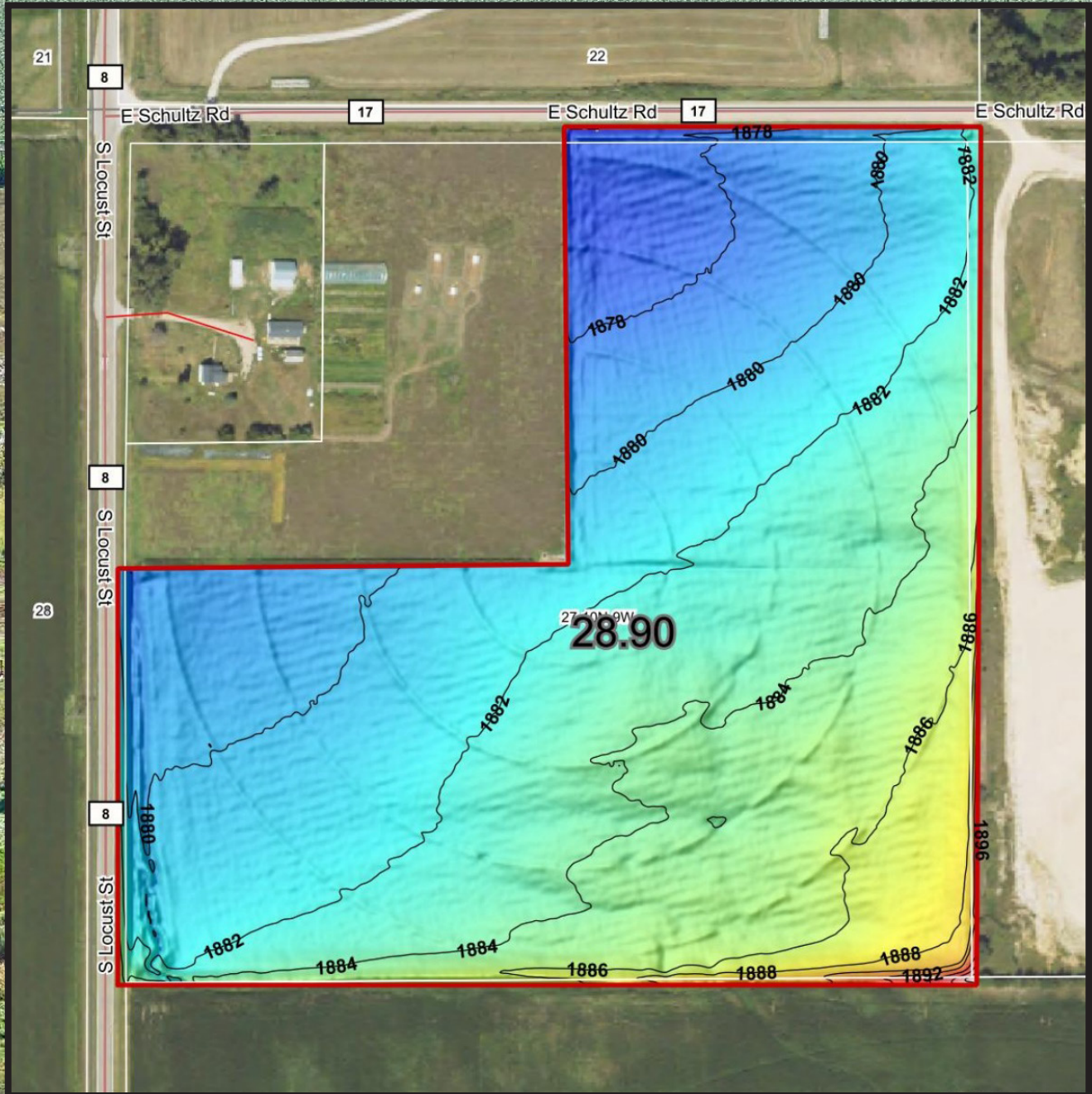
AERIAL MAP



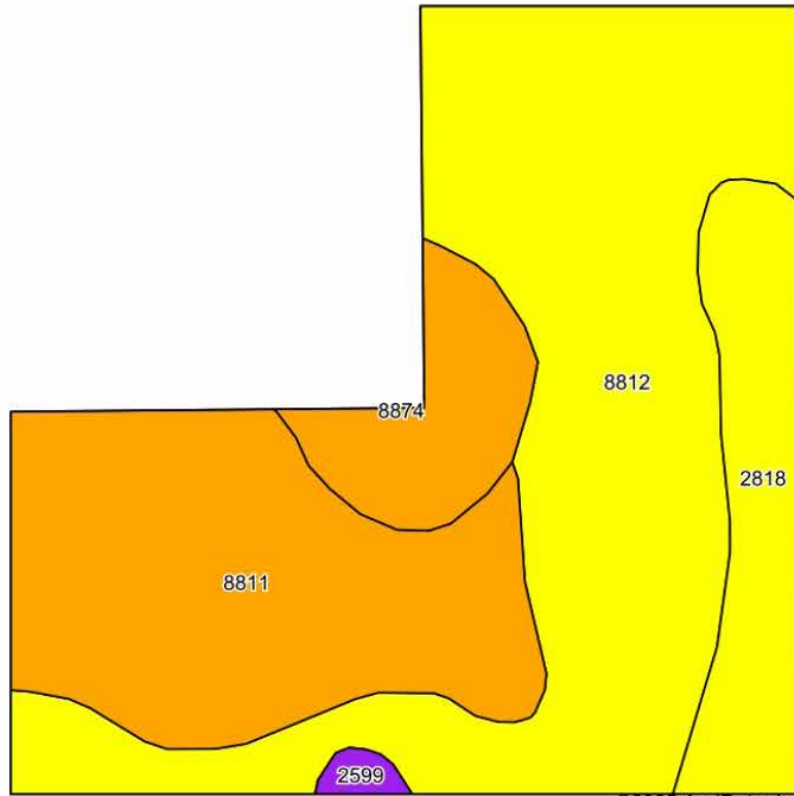
Topography Map



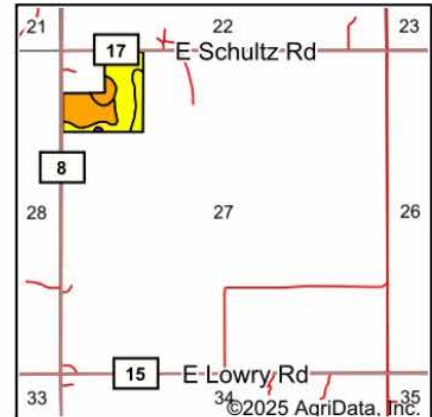
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Hall**
 Location: **27-10N-9W**
 Township: **Doniphan**
 Acres: **28.9**
 Date: **8/25/2025**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE079, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Corn Bu	Corn Irrigated Bu	Soybeans Bu	Soybeans Irrigated Bu	*n NCCPI Soybeans
8812	Cozad loam, sand substratum, 0 to 3 percent slopes	14.29	49.5%		Ile	Ile	70	48	130	18	50	65
8811	Cozad loam, 0 to 1 percent slopes	8.70	30.1%		Ilc	Is	71	59	154	23	60	66
2818	Uly silt loam, 3 to 6 percent slopes, eroded	3.42	11.8%		IIle	IIle	65					68
8874	Hord silt loam, sandy substratum, 0 to 1 percent slopes	2.29	7.9%		Ilc	Is	74	4	13			65
2599	Hersh fine sandy loam, silty substratum, 3 to 6 percent slopes	0.20	0.7%		IIle	IIle	58	32	119	13	46	49
Weighted Average					2.13	1.74	69.9	42	112.5	15.9	43.1	*n 65.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA DATA

NEBRASKA
HALL

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7470

Prepared : 8/21/25 11:02 AM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 31-079-2020-21
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
27.95	27.95	27.95	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	27.95	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
CORN	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Com	27.84	0.00	150	
TOTAL	27.84	0.00		

NOTES

Tract Number : 6343

Description : NW4NW4 27-10-9
FSA Physical Location : NEBRASKA/HALL
ANSI Physical Location : NEBRASKA/HALL
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : W.L. BECK FAMILY NEBRASKA LLC
Other Producers :
Recon ID : 31-079-2020-20

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
27.95	27.95	27.95	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	27.95	0.00	0.00	0.00	0.00	0.00

WELL DATA

Nebraska Department of Water, Energy, and Environment

Processed: 8/20/2025 2:16:30 PM

REGISTERED GROUNDWATER WELLS DATA RETRIEVAL

Search Results Maximum 100 Per Page

Note:

Public Water Supply information is not available through this tool. If you have a need for such information, please submit a request through the following link: Submit a DWEE Assistance Request Form (<https://ndee.justfoia.com/publicportal/home/newrequest>). The well owner will be contacted for the purpose of authorizing access to information about their well(s). All registration documentation for water wells registered after January 1, 1969, except Public Water Supply wells, are now available.

Due to possibility of a well being in more than one series, an individual well might be listed more than once.

2 Records Found

Registration# Well ID Permit Number	Use Status Other Use	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 # Heat System Loops	Pump Column Diameter Pump Depth Well Depth Reference Letter	Owner's Name Owner's ID Address
G-023792 WellID: 30242	I X	Hall Central Platte 10N 9W 27 NWNW 600N 1300W	05/15/1959 03/19/1965 04/01/2007 ---	40 750 gpm 29 ft 42 ft PRO ---	6 in --- 112 ft	Beck Family Investments LP OwnerID: 92403 1939 West 12th Street Hastings NE 68901
G-023792 WellID: 183741 CPR4007007	I A	Hall Central Platte 10N 9W 27 NWNW 640N 640W	05/01/2007 06/15/2007 1 11818458518165 39196	34.5 400 gpm 20 ft 26 ft PRO ---	6.25 in 60 ft 120 ft	Beck Family Investments LP OwnerID: 92403 1939 West 12th Street Hastings NE 68901

Showing 1 to 2 of 2 records

CPNRD DATA



TERMS

A payment equal to 10% of the purchase price will be due within 24 hours of the auction. The balance will be due on or before December 15, 2025, by certified funds, or a direct wire transfer to the closing agent. The 2025 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 Hall County Register of Deeds. All equipment and improvements sell in "as is" condition.

POSSESSION

Full possession for the 2026 crop year will be granted.

AUCTION METHOD

Any absentee bids or bidding on behalf of another person or entity must be approved by Ruhter Auction & Realty, Inc and the sellers.

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 were obtained from sources deemed reliable neither Ruhter Auction & Realty, Inc. or the seller makes any guarantees or warranties as to the accuracy. The pivot & well data is from when the systems were first installed. This property sells "AS IS WHERE IS" with no warranties either expressed or implied. Interested parties should conduct their own due diligence. Final bids are subject to seller confirmation/ acceptance.

ACRES & MAPPING

The maps used in promotional materials 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 an agent of the seller

SELLER: W.L. BECK FAMILY NEBRASKA LLC