

149.49 ACRES HALL COUNTY, NEBRASKA

HIGH-QUALITY GRAVITY IRRIGATED

LAND FOR SALE

\$9,950 / Acre



Listing Agent:
TRAVIS AUGUSTIN
402-469-0219



RUHTER

AUCTION & REALTY, INC.



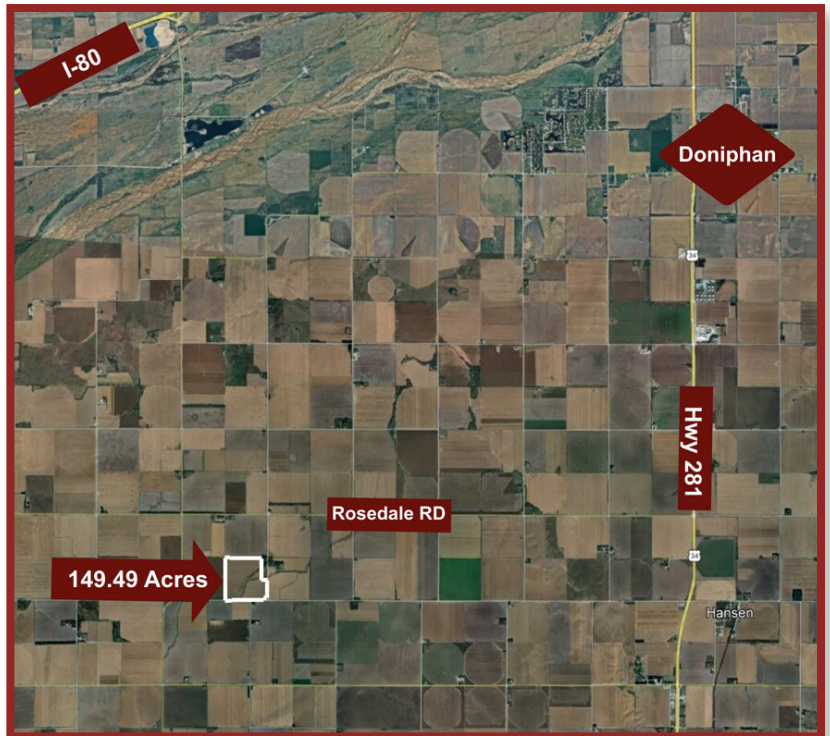
(402) 463-8565





Gravity-Irrigated Hall County Farm Ready for Pivot Conversion

Located in southern Hall County, this 149.49-acre farm offers a combination of productive Holder and Hastings soils, two electric irrigation wells with one of them pivot ready, and a pivot pad already in place — making it an excellent candidate for conversion to pivot irrigation. Just 1 mile south of the paved Rosedale Rd the farm has tremendous access.



Farm Location: 4 miles south of Doniphan on Hwy 281, 5 miles west on Rosedale Rd, then 1 mile south on S 70th Rd.

Legal Description: Part of the Southeast Quarter (SE $\frac{1}{4}$), Section Thirty-One (31), Township Nine North (T9N), Range Ten West (R10W) of the 6th P.M., Hall County, Nebraska — 149.49 acres, more or less.

FSA Farm Data:

Category	Acres
Cropland	141.58
Corn Base	94.00 (PLC Yield: 196)
Soybean Base	34.80 (PLC Yield: 53)
Wheat Base	10.30 (PLC Yield: 36)
Total Base Acres	139.10



Irrigation: Gravity irrigated with 2 electric irrigation wells; 137.57 certified irrigated acres according to the Central Platte NRD. Pivot pad already poured — buyer would need to bury underground pipe from the well to the pivot point to provide water to a center pivot system. The west well is pivot ready with work completed in 2024. The south well was repaired in 2023. Invoices available upon request.

Real Estate Taxes: \$8,157.78 (2025)

Possession: Full possession for the 2027 crop year will be granted.

This farm is located near a major seed corn production facility, ethanol production, soybean processing, major grain terminals, and livestock feeding facilities. Whether you're a farmer looking to add productive, irrigated acres to your operation or an investor seeking a well-located Nebraska farm with upside, this Hall County tract checks the boxes.

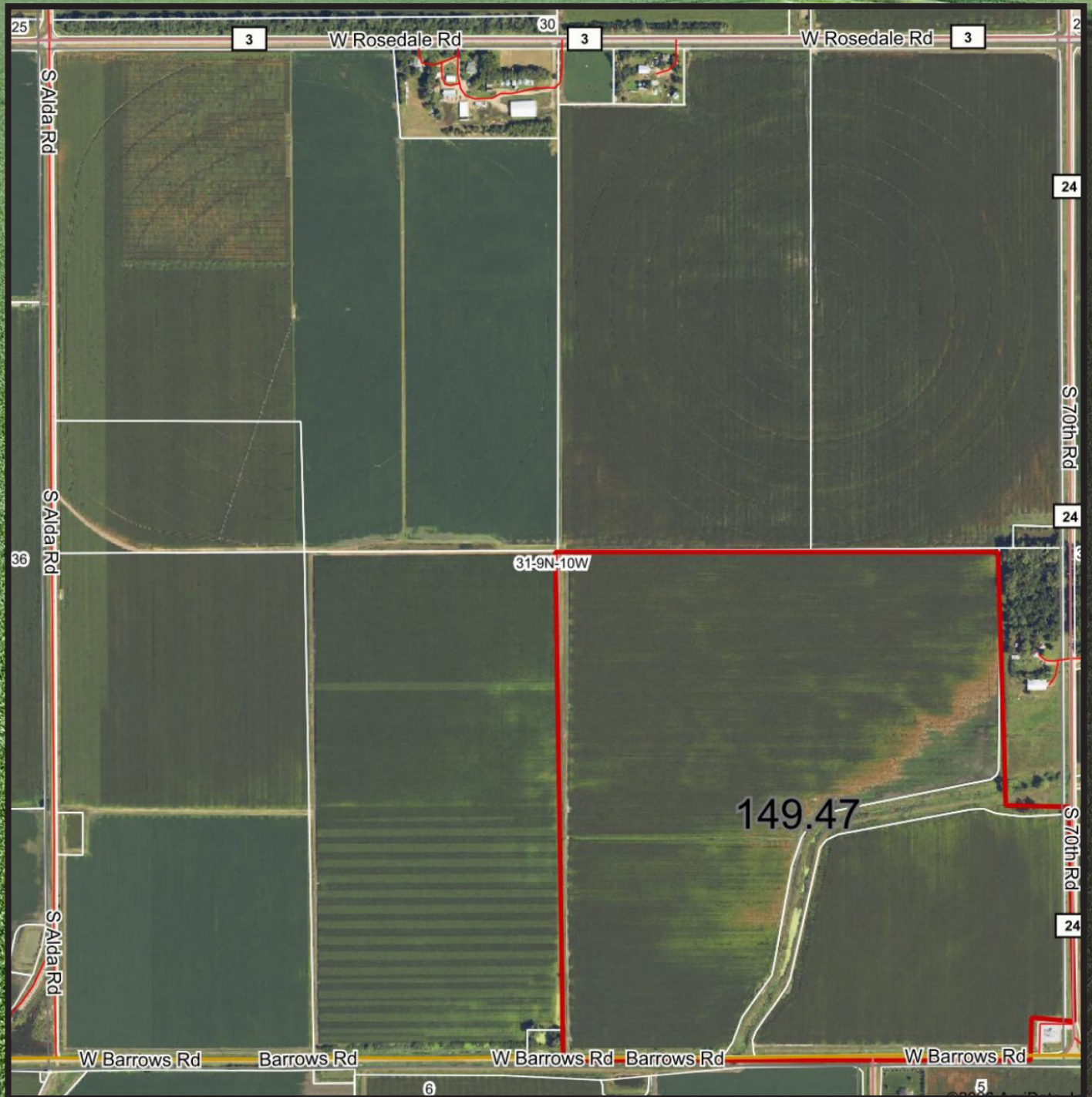
Listing Overview

- **Property:** 149.49 Acres
- **Land Features:** Gravity irrigated, 2 electric irrigation wells, pivot pad in place
- **Price:** \$9,950 per acre

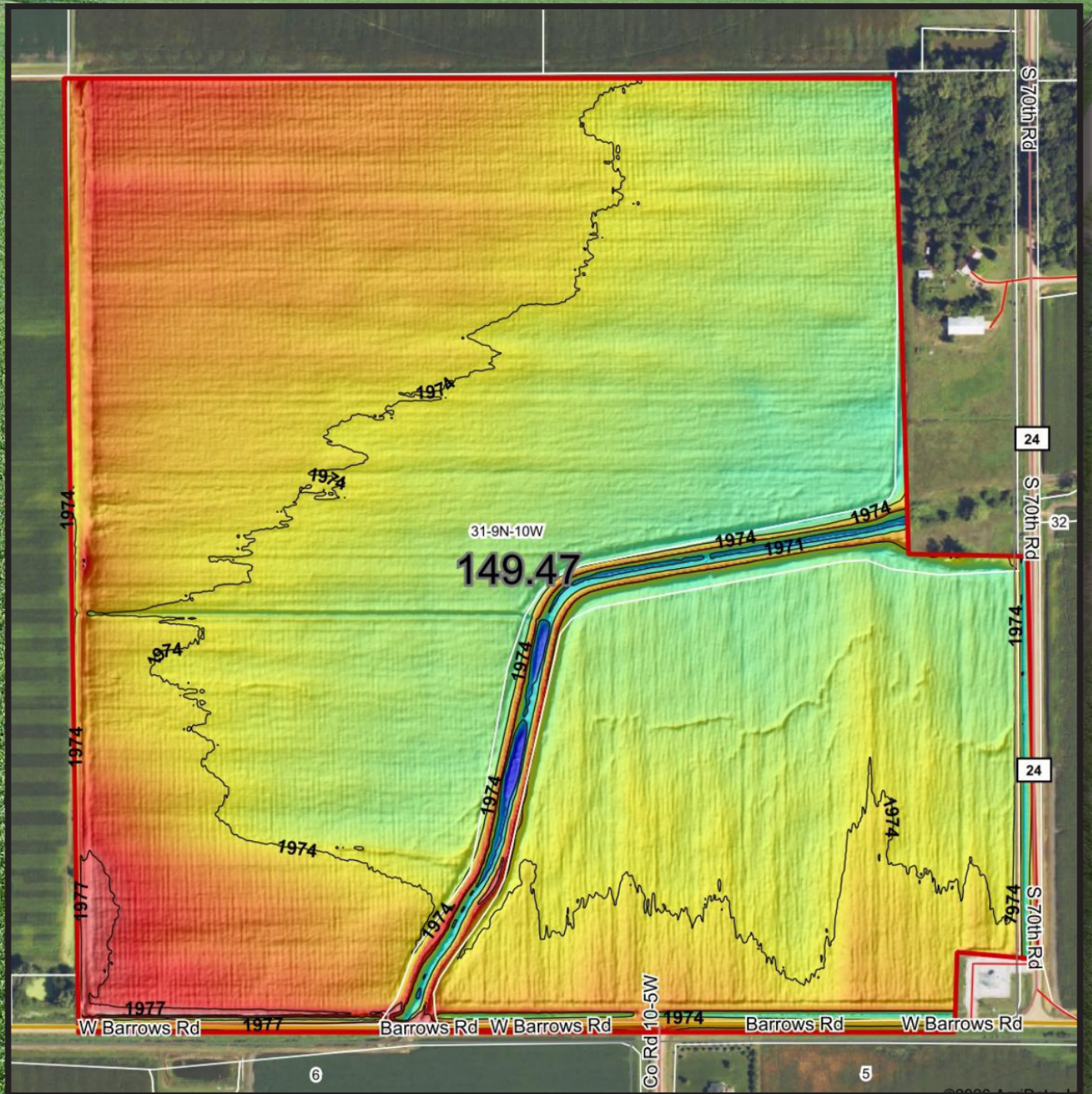
Why This Hall County Farm Stands Out

- 137.57 certified irrigated acres
- Gravity irrigated with 2 electric irrigation wells
- West well is pivot ready w/ work completed in 2024
- South well was repaired in 2023
- Pivot pad already poured — a strong candidate for conversion to pivot irrigation with minimal additional investment
- Predominantly Holder and Hastings soils
- Located near a major seed corn production facility, ethanol production, soybean processing, major grain terminals, and livestock feeding facilities
- Well suited for farmer buyers looking to expand or investors seeking productive Nebraska farmland with upside

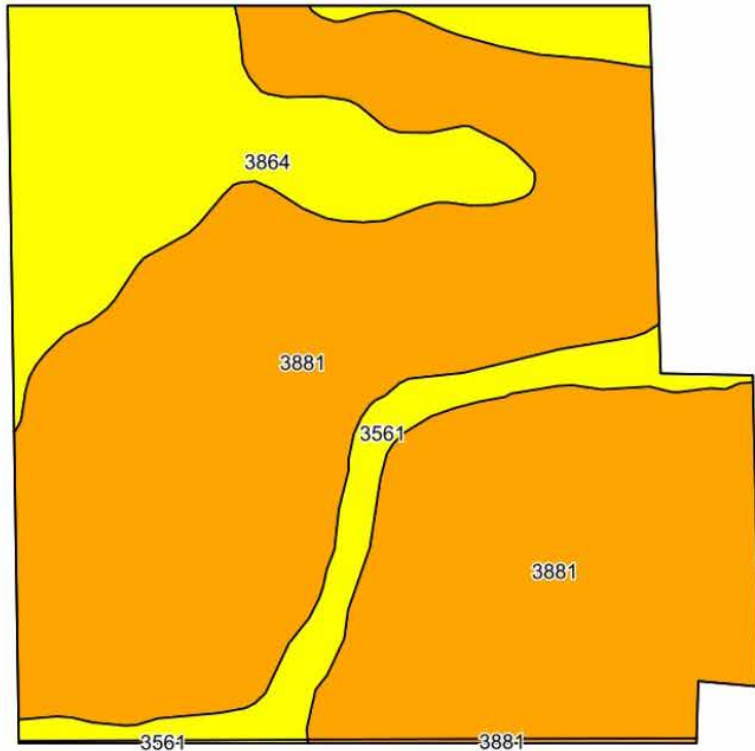
AERIAL MAP



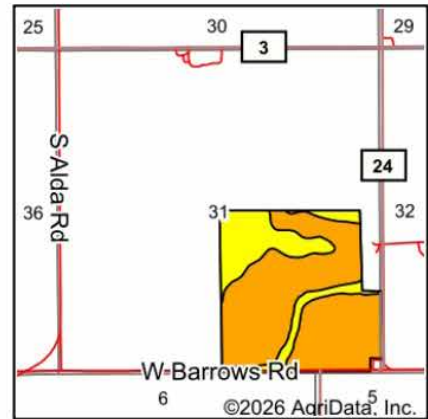
HILLSHADE MAP



SOILS MAP



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State: **Nebraska**
 County: **Hall**
 Location: **31-9N-10W**
 Township: **South Platte**
 Acres: **149.47**
 Date: **8/19/2026**

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

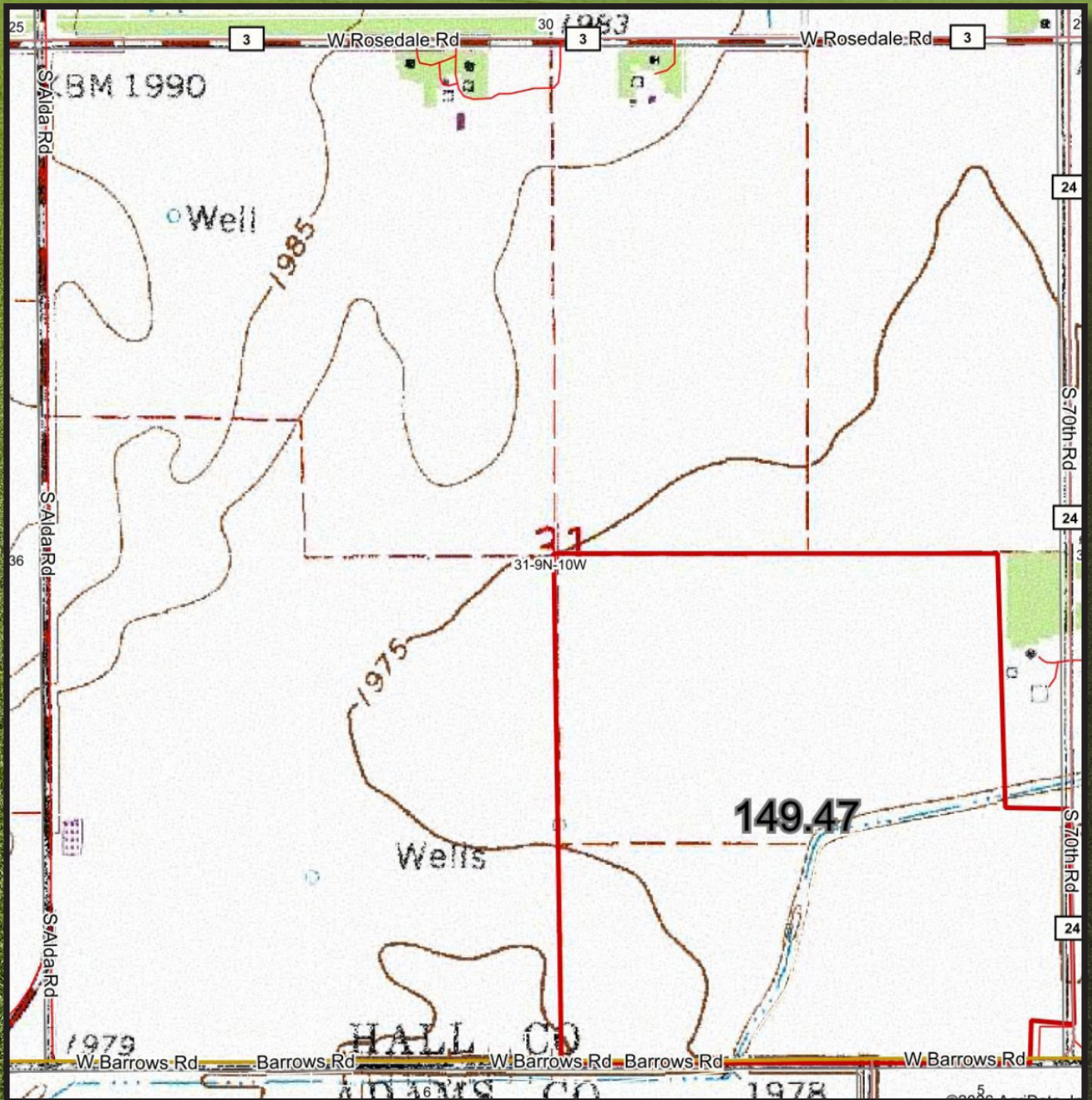
Area Symbol: NE001, Soil Area Version: 29
 Area Symbol: NE079, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
3881	Holder loam, 0 to 3 percent slopes, overblown	109.48	73.2%		IIIe	IIIe	74	81
3864	Hastings silt loam, 0 to 1 percent slopes	30.01	20.1%		Iw	Iw	69	68
3561	Hobbs silt loam, occasionally flooded	9.27	6.2%		IIw	IIw	67	80
3881	Holder loam, 0 to 3 percent slopes, overblown	0.47	0.3%		IIIe	IIIe	74	81
3561	Hobbs silt loam, occasionally flooded	0.24	0.2%		IIw	IIw	69	80
Weighted Average					2.53	2.53	72.6	*n 78.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



FSA DATA

NEBRASKA
HALL



United States Department of Agriculture
Farm Service Agency

FARM : 7567

Prepared : 8/10/26 11:38 AM CST

Crop Year : 2026

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : None
Recon ID : 31-079-2022-17
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
157.32	141.58	141.58	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	141.58		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN	WHEAT, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	10.30	0.00	36	
Corn	94.00	0.00	196	100
Soybeans	34.80	0.00	53	100
TOTAL	139.10	0.00		

NOTES

Tract Number : 6386

Description : SE4 31-9-10 ex pt SE4SE4
FSA Physical Location : NEBRASKA/HALL
ANSI Physical Location : NEBRASKA/HALL
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

CERTIFIED IRRIGATED ACRES



WELL RECEIPTS

FAIRBANKS IRRIGATION, INC

15832 West Wood River Rd.

Wood River, NE 68883

Office: 308-583-2717 Shop: 308-583-2160

INVOICE

DATE	INVOICE #
3/26/2024	15249

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Visit us on Facebook

BILL TO

Mike Seda
2561 265h Street
Albion NE 68620

TERMS

Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	SW-SE1/4 Sec 31-9-10 Hall Co. Well Reg # G-036692			
12/4/2023	Pulled 8" FM Pump to rebowl for a pivot system. 100'- 8" x 2" x 1-3/16" LH Col. Assy. 2ST 12MC Bowl 40HP US Bullet Motor. Static water level 69' Open Hole 149' 18" Concrete Casing. Service Trips & Labor			
2/8/2024	Mike Seda picked up your 40HP US Bullet Motor and dropped off a 50HP GE Motor to Hesselgesser for us to put on this pump. (Von will bill you directly for the motor work).			
3/16/2024	Installed 8" WLR Waterlube Pump. 100'- 8" x 1-1/4" Heavy Wall Waterlube Assy. w/ Vesconite Bearings. 4ST 12SKL 8.00 Bowl. Put on your repaired 50HP GE VHS Electric Motor. Service Trips & Labor			
	4ST 12SKL 8.00 Bowl Assembly # NG060886	1		
	100'- 8" x 1-1/4" Heavy Wall Waterlube Column Assembly	1		
	8" WOL Head Assy. w/ 45" x 1-1/4" x 1-1/4" S.S. Headshaft & Nut	1		
	8" Chem Valve w/ 8" Pipe Starter	1		
	Picked up your repaired 50HP GE VHS Electric Motor at Hesselgesser			
	TRS80 amp 480V Fuse	3		
	9'- of 1-1/4" Flex Conduit w/ Ends			
	33'- of #4 Copper Wire			
	12'- of #6 Copper Ground Wire			
	Ground Lug	1		
	Medium Insulated Wire Connectors	3		
	Anchor Bolts & Nuts	2		
	Shop Labor to work pump			
	Used 2ST 12BH Bowl Assembly - for the well in the SE Corner of this field. Customer is keeping the pump as is.	1		

This bowl is
pivot ready
7 tower no swing arm
1300' 4" underground
... 300 gallons at 35' lbs

Pdck 12222
418124

A FINANCE CHARGE, of 1 1/3% per month, which is an ANNUAL RATE OF 16%, will be charged on accounts unpaid 30 days after the date of this invoice.

Total

WELL RECEIPTS

FAIRBANKS IRRIGATION, INC

15832 West Wood River Rd.
Wood River, NE 68883
Office: 308-583-2717 Shop: 308-583-2160

INVOICE

DATE	INVOICE #
9/22/2023	15007

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Visit us on Facebook

BILL TO

Mike Seda
2561 265 Street
Albion NE 68620

TERMS

Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	SE-SE1/4 Sec 31-9-10 Hall CO. Well Reg # G-128270 Brad Consbruck-Farmer			
7/27/2023	Pulled 8" FM Pomona Pump that is pumping gravel. 110'- 8" x 2" x 1-3/16" LH Col. Assy. 2ST 12HC Bowl. 40HP US Old Motor. Static water level 67' Open Hole 154' 16" PVC Casing. Hole in the column pipe at 110' Well needs sleeved. Service Trips & Labor			
8/8/2023	Service call to Sleeve Well- 154' of 14" PVC Machined Well Casing. Used 60' of Screen Casing and 94' of Plain Casing with a 12" PVC Cap. Service Trips & Labor			
	60'- of 14" Machined Screen PVC Well Casing 94'- of 14" Machined Plain PVC Well Casing 12" PVC Well Cap	1		
8/8/2023	Installed 8" WLR Pump. This pump will be pulled again after the irrigation season is over and moved to the west well. The pump in the west well will be moved to this well. The pivot bowl will be ordered at that time. Right now our(FI) 2ST 12BH Bowl Assy. is in this well to finish out the irrigation season. Installed 110'- 8" x 2" x 1-1/4" Heavy Wall LH Col. Assy. with our 2ST 12BH Bowl. Put on your 40HP US Old Style Motor. Service Trips & Labor			
	2ST 12BH Bowl Assy. (Fairbanks Irrigation Bowl) N/C 110'- 8" x 2" x 1-1/4" Heavy Wall LH Column Assembly 8" MOL Head Assy. Complete w/ 45" x 1-1/2" x 1-1/4" Headshaft & Nut Drip Oil(gal) Compound 8" Chem Valve Complete w/ 8" Galv. Pipe Starter Shop Labor to work pump Your 40HP US Old Style VHS Motor	1 8 1		
	After we pull this pump this fall we will take our bowl assy. back.			

Total

