

**217.78 ACRES – 2 TRACTS PIVOT IRRIGATED
CROPLAND & PASTURE/RECREATIONAL/
FUTURE ACREAGE SITE
ADAMS COUNTY, NEBRASKA**

SIMULCAST LAND AUCTION

MONDAY, NOVEMBER 9TH 2026 • 10:00AM

**RUHTER AUCTION & REALTY
2837 US-6 HASTINGS, NE**

Online Bidding Available with Approval



Listing Agent:
RYAN SAMUELSON
402-460-9800



RUHTER
AUCTION & REALTY, INC.



(402) 463-8565





Offering a very productive pivot irrigated farm, dryland, and recreational/building site only minutes from Hastings, NE. Predominantly Holder & Hastings soils and located a short distance from several major grain markets, these Adams County parcels offer great farmland and hard to find recreational/future building sites.



Location: From Hwy 281 & 42nd Street, 3.5 miles east or from US Hwy 6 & Maxon Gate Rd, 2.5 miles north.

Legal Descriptions:

Tract 1 – A tract of land located in the Northeast Quarter (NE ¼), Section Thirty-Five (35), Township Eight North (T8N), Range Nine West (R9W) of the 6th PM, Adams County, Nebraska. 111.91 acres more or less according to survey.

Tract 2 – A tract of land located in the Northeast Quarter (NE ¼) and the East Half (E ½) of the Northwest Quarter (NW ¼) of Section Thirty-Five (35), Township Eight North (T8N), Range Nine West (R9W) of the 6th PM., Adams County, Nebraska. 105.87 acres more or less according to survey.

Description: Tract 1 is a high quality pivot irrigated farm with level terrain, excellent soils, and strong underground water supplies. Tract #2 offers a unique opportunity of pastureland, recreational opportunities as well as future acreage site only minutes from Hastings, NE.

Soil Types: Hord Silt Loam, Hastings Silt Loam, Holder Silt Loam

Irrigation Equipment for Tract 1: Well Registration G-054942, Drilled in 2017, 750 GPM, Well Depth 168', Static Water Level 94', Pumping Level 99', Column 8.62". Center pivot is owned by the tenant and not included.

Tract 1 is in the Upper Big Blue NRD and contains 78 Certified Irrigated Acres.

Taxes: **Tract 1:** \$4,995.88 (2025) **Tract 2:** \$1,828.90 (2025)
Both are estimated values until late October.

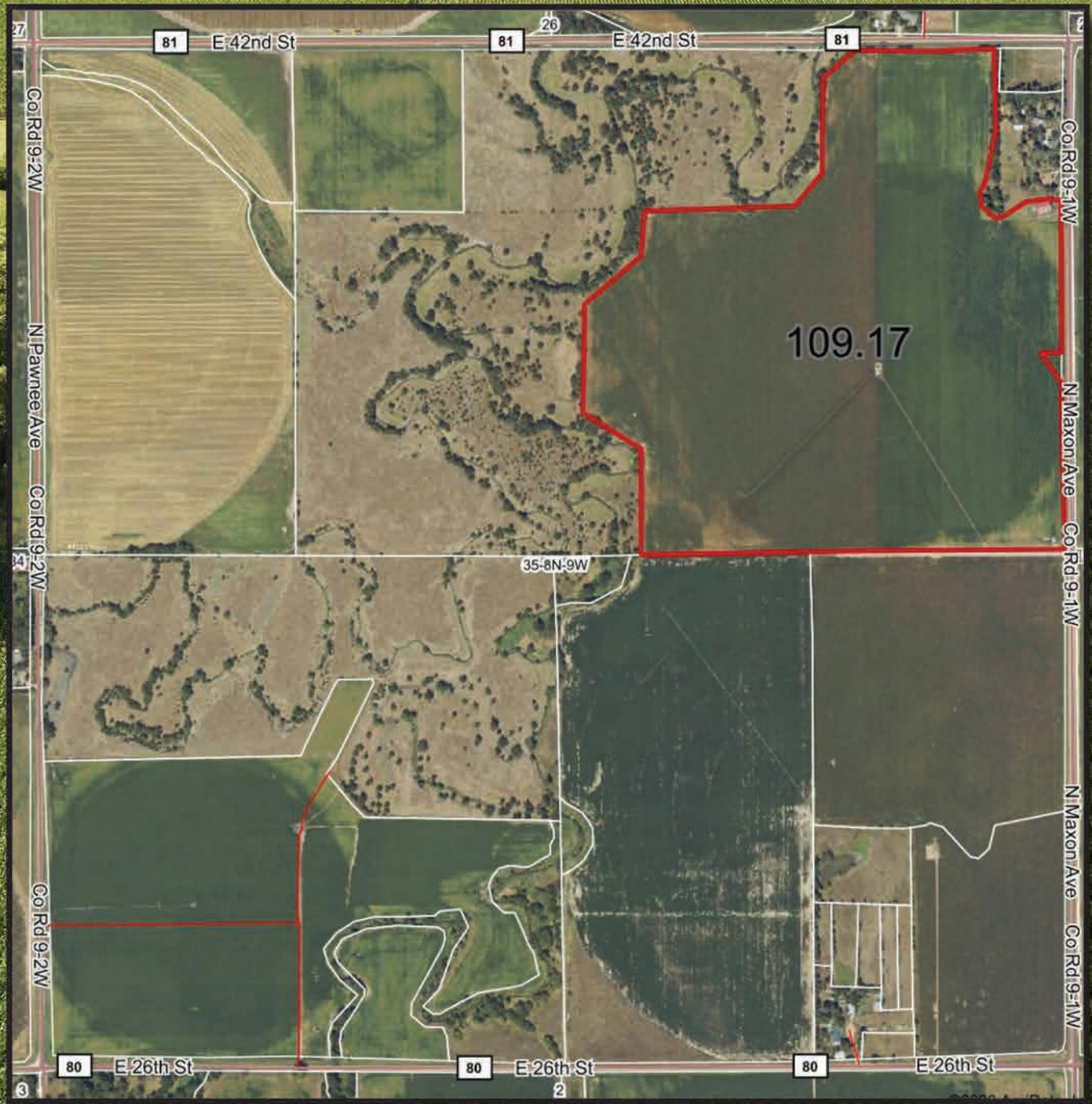
Possession: March 1, 2027

FSA Data: (ESTIMATED) Tract 1

Category	Acres
Cropland	110.31
Corn Base	72.90
Soybean Base	30.74
Total Base Acres	103.64

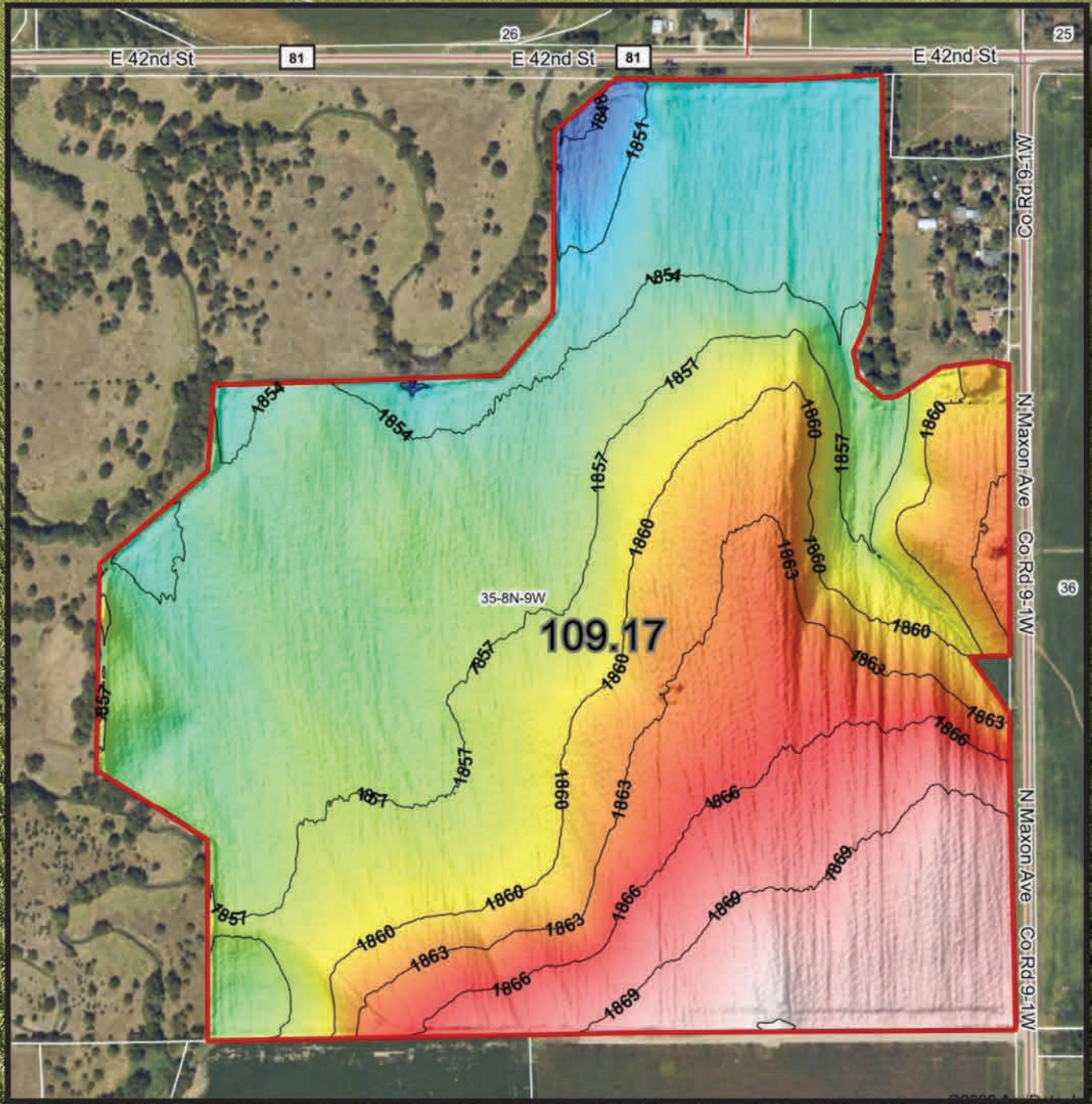
AERIAL MAP

TRACT 1



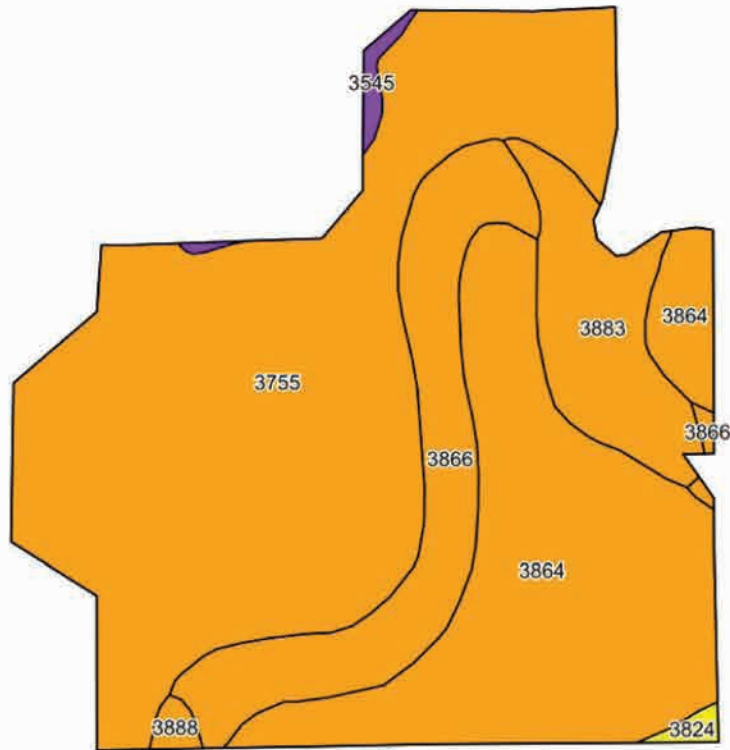
HILLSHADE MAP

TRACT 1

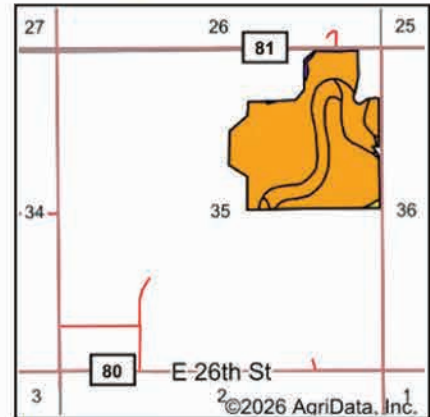


SOILS Map

TRACT 1



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State: **Nebraska**
 County: **Adams**
 Location: **35-8N-9W**
 Township: **West Blue**
 Acres: **109.17**
 Date: **8/9/2026**

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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

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
3755	Hord silt loam, rarely flooded	53.45	49.0%		IIc	I	76	81
3864	Hastings silt loam, 0 to 1 percent slopes	31.13	28.5%		Iw	Iw	75	68
3866	Hastings silt loam, 1 to 3 percent slopes	14.07	12.9%		Ile	Ile	74	67
3883	Holder silt loam, 3 to 7 percent slopes, eroded	8.78	8.0%		IIle	IIle	74	68
3545	Hobbs silt loam, channeled, frequently flooded	0.74	0.7%		VIw		54	41
3888	Holder silty clay loam, 3 to 7 percent slopes, severely eroded	0.56	0.5%		IIle	IIle	72	60
3824	Crete silt loam, 0 to 1 percent slopes	0.44	0.4%		Ils	Ils	69	63
Weighted Average					1.83	*-	75.1	*n 74

*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.

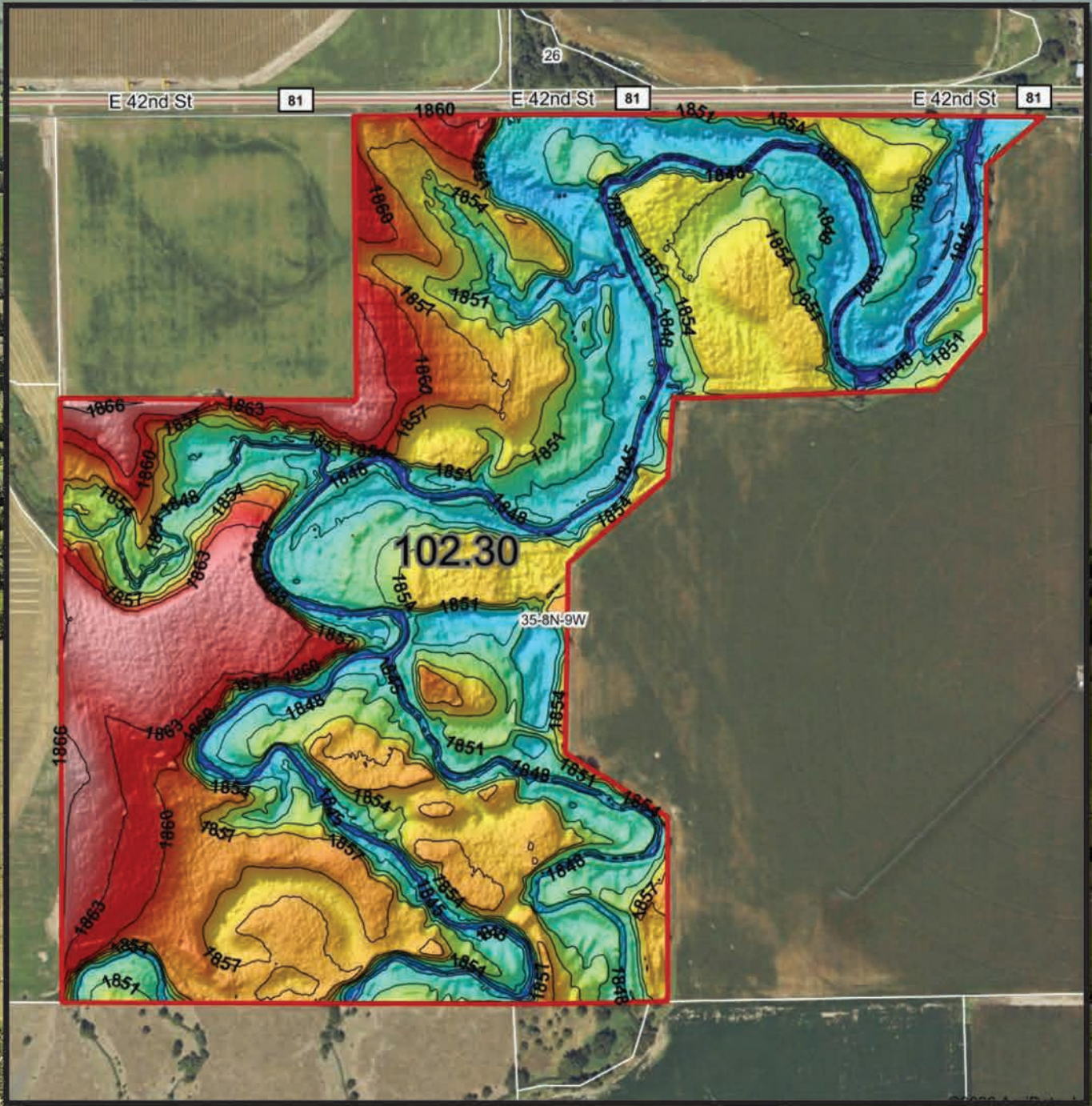
AERIAL MAP

TRACT 2



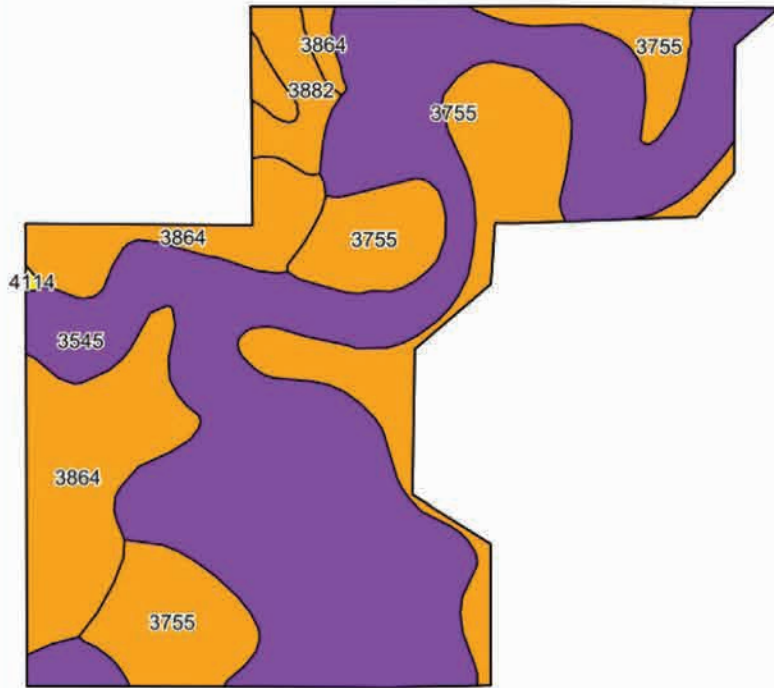
HILLSHADE Map

TRACT 2

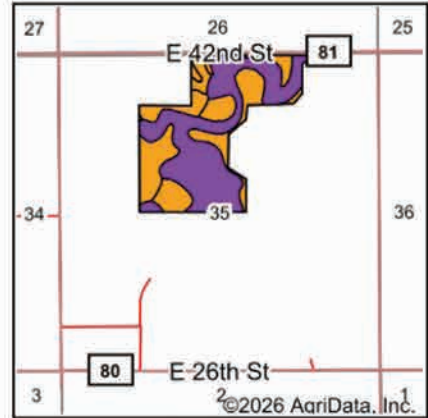


SOILS Map

TRACT 2



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State: **Nebraska**
 County: **Adams**
 Location: **35-8N-9W**
 Township: **West Blue**
 Acres: **102.3**
 Date: **8/9/2026**

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Soils data provided by USDA and NRCS.

Area Symbol: NE001, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
3545	Hobbs silt loam, channeled, frequently flooded	56.44	55.1%		VIw		54	41
3755	Hord silt loam, rarely flooded	25.24	24.7%		IIc	I	76	81
3864	Hastings silt loam, 0 to 1 percent slopes	17.59	17.2%		Iw	Iw	75	68
3882	Holder silt loam, 3 to 7 percent slopes	2.95	2.9%		IIIe	IIIe	74	76
4114	Holder silty clay loam, 7 to 11 percent slopes, severely eroded	0.08	0.1%		IVe	IVe	66	57
Weighted Average					4.07	*-	63.6	*n 56.5

*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.

TERMS & CONDITIONS

By placing a bid, a bidder acknowledges that they have read and accepts all terms and conditions. It is the responsibility of the buyer to understand all terms and conditions prior to bidding! **Bidding:** The property will be offered in 2 tracts. Both tracts will close at the same time. Bids will be recognized in the order received. In the event of a tie bid between an internet bidder and a bidder on the floor, the bid on the floor will be given priority. Internet connections may be delayed or unreliable as the sole source of communicating a bid to the Auctioneer. Neither the Seller nor Ruhter Auction & Realty, Inc. shall bear any responsibility for internet connections or delayed bidding.

INTERNET BIDDERS

Please register to bid online **at least 48 hours prior to Auction day at ruhterauction.land**. Late registrations shall be accepted at the discretion of Ruhter Auction & Realty, Inc. Online Bidders will be required to speak with a company representative in order to complete the bidding approval process. By placing a bid you are entering into a contractual agreement with the seller to purchase the real estate should you be the highest bidder. Failure to follow through with your role in the transaction will result in negative consequences up to and including legal action to recoup damages caused to seller due to breach of contract. This is a simulcast auction, bidding can take place online or at the live auction. Property sold "As Is, Where Is," with no warranty or guarantees, expressed or implied, by the seller or Ruhter Auction & Realty, Inc. Bidders accept the property "WITH ALL FAULTS", whether or not immediately apparent. It is strongly recommended that bidders inspect the property before placing a bid. Auction Software and Ruhter Auction & Realty, Inc. will not be held liable for any software or software malfunctions. Winning bidder will be notified of acceptance of the high bid immediately after the auction is closed. Successful bidder will then be required to enter into a standard purchase agreement with the Seller. A 10% earnest money deposit of sale price will be required within 24 hours that is non-refundable.

TERMS

BA payment equal to 10% of the purchase price will be due the day of the auction. Southern Title will perform the title insurance and closing. (Preliminary title work is available.) The balance will be due on or before December 18, 2026 by certified funds, or a direct wire transfer to Southern Title. 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 the Adams County Register of Deeds.

POSSESSION

March 1, 2027

AUCTION METHOD

Simulcast. Online & Live Bidding.

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., nor 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. Interested parties should conduct their own due diligence. Final bids are subject to seller confirmation/ acceptance.

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 parcels have been surveyed and the surveyed acres will be used as the multiplier for total sales price.

Ruhter Auction & Realty, Inc. is acting solely as the agent of the Seller.

