

**321.42 ACRES-2 TRACTS PIVOT IRRIGATED & DRYLAND
ADAMS & WEBSTER COUNTY, NEBRASKA**

SIMULCAST LAND AUCTION

FRIDAY, NOVEMBER 6TH 2026 • 10:00AM

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

Online Bidding Available with Prior Approval



Listing Agent:
RYAN SAMUELSON
402-460-9800



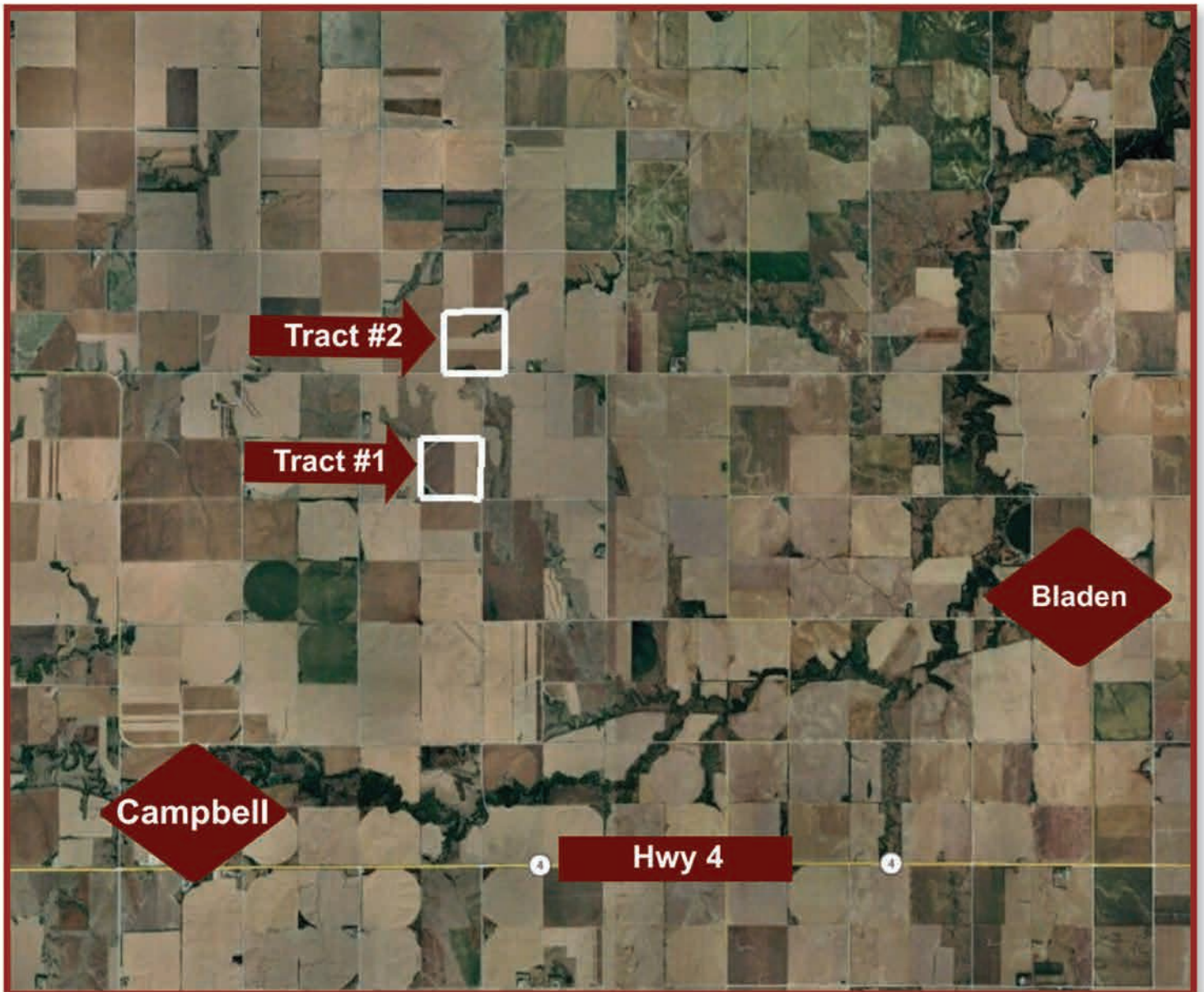
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AUCTION & REALTY, INC.



(402) 463-8565





Offering productive pivot irrigated farmland and dryland in Northwest Webster County & Southwest Adams County. Only a short distance to local grain markets.



Location: From Campbell, NE, 2 miles east on Hwy 4 to road 300, North 3 miles to Tract 1 (west side). Tract 2 is a ½ mile north on the north side of the county line. From Bladen, NE, 1.5 miles north to W. Blue Valley Rd (county line), west approx. 5 miles. Tract 2 is on the north side of the county line. Tract 1 is ½ mile south on the west side.

Legal Descriptions:

Tract 1 – Southeast Quarter (SE ¼), Section Five (5), Township Four North (T4N), Range Twelve West (R12W) of the 6th PM, Webster County, NE 161.42 acres more or less.

Tract 2 – Southeast Quarter (SE ¼), Section Thirty-Two (32), Township Five North (T5N), Range Twelve West (R12W) of the 6th PM, Adams County, NE. 160 acres more or less.

Description: Tract 1 is a high quality pivot irrigated farm with good soil types, level to rolling terrain, solid underground water supplies and good access. Tract 2 is a quality dryland farm with mostly level terrain, excellent soil types, and good access. Does include a couple groves of trees that could be removed.

Soil Types: Holdrege, Holder, and Colby-Hobbs silt loams

Irrigation Equipment for Tract 1: Well Registration G-052644, Drilled in 2016, 600 GPM, Well Depth 190', Static Water Level 135', Pumping Level 170', Column 8" The older T&L pivot and diesel power unit are included.

Tract is located in the Little Blue NRD and contains 130.87 Certified Irrigated Acres.

Taxes: **Tract 1:** \$4,722.22 (2025) **Tract 2:** \$3,359.86 (2025)

Possession: March 1, 2027

FSA Data: Tract #1 - Webster County

FSA Data: Tract #2 - Adams County

Category	Acres	Category	Acres
Farmland	157.65	Farmland	159.31
Cropland	151.36	Cropland	144.44
Corn Base	141.00	Corn Base	38.00
Sorghum Base	0.70	Sorghum Base	11.50
Wheat Base	6.50	Wheat Base	93.30
Total Base Acres	148.20	Total Base Acres	142.80

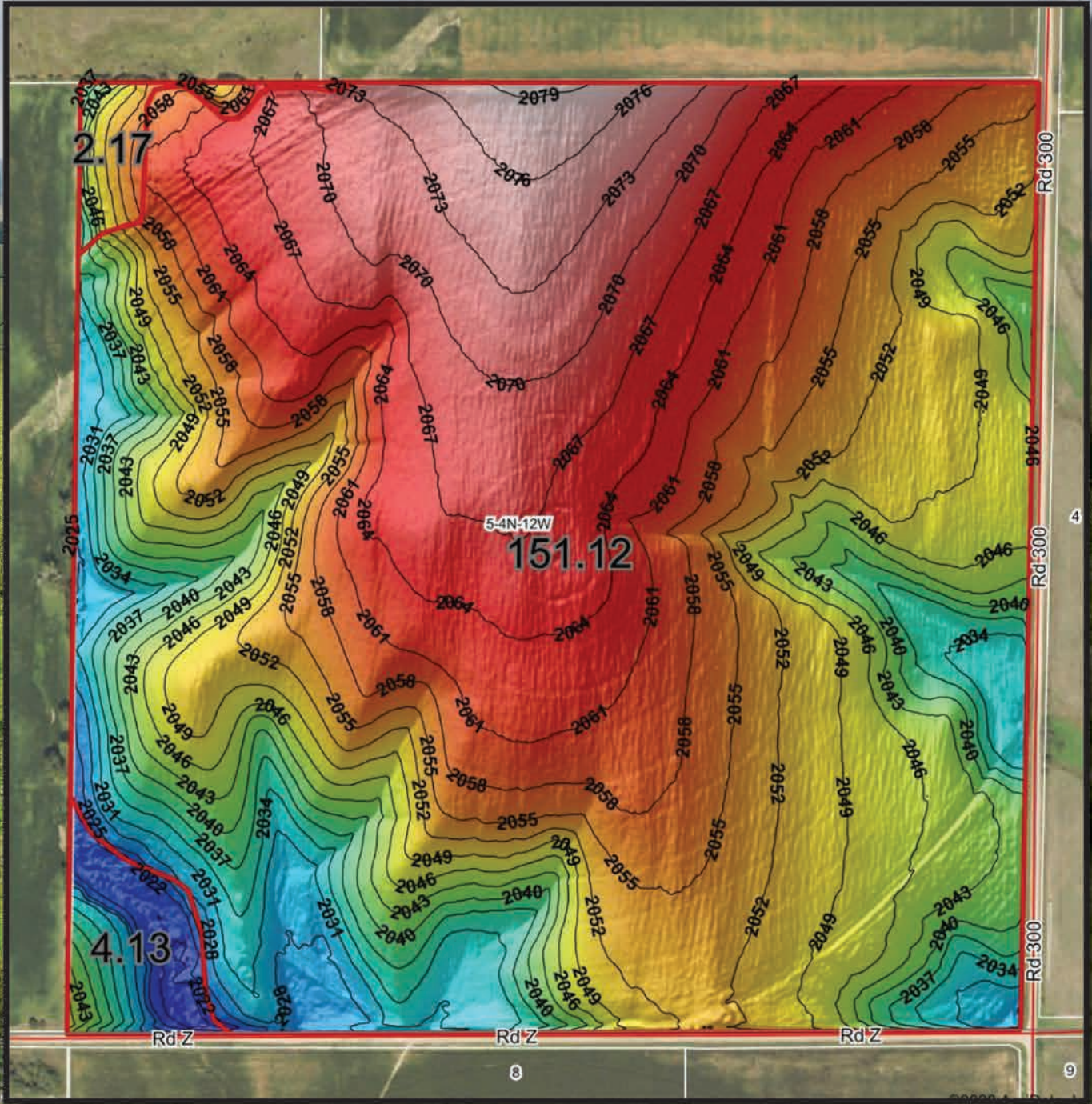
AERIAL MAP

TRACT 1



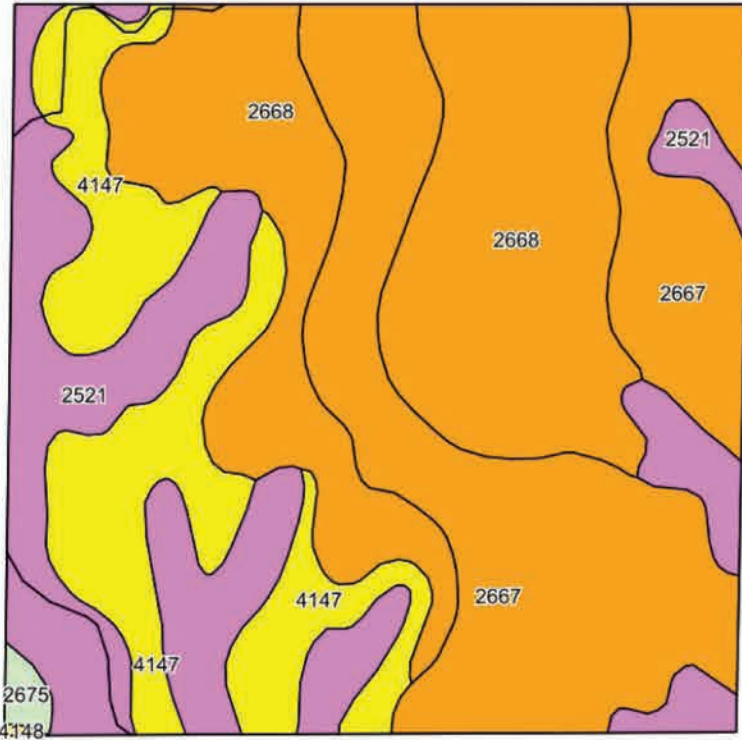
HILLSHADE MAP

TRACT 1



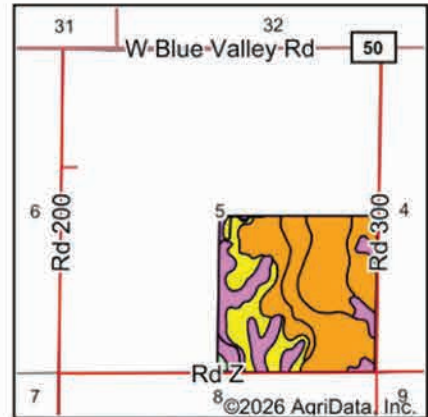
SOILS Map

TRACT 1



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Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Webster**
 Location: **5-4N-12W**
 Township: **Harmony**
 Acres: **157.42**
 Date: **9/9/2026**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE181, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
2668	Holdrege silt loam, 1 to 3 percent slopes	48.96	31.0%		Ile	Ile	75	78
2667	Holdrege silt loam, 0 to 1 percent slopes	48.05	30.5%		Ile	Iw	76	78
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	32.26	20.5%		Vle		38	56
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	27.17	17.3%		IIle	IIle	70	61
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	0.88	0.6%		IIle	IIle		75
4148	Holdrege silty clay loam, 7 to 11 percent slopes, severely eroded	0.10	0.1%		IVe	IVe	65	58
Weighted Average					3.00	*-	66.4	*n 70.5

*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.

FSA DATA

TRACT 1

NEBRASKA
FRANKLIN
Form: FSA-166EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2476

Prepared : 1/6/26 12:04 PM CST

Crop Year : 2026

Tract 1639 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	155.86	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.80	0.00	52
Corn	146.30	0.00	158
TOTAL	154.10	0.00	

NOTES

Tract Number : 1640

Description : SE4 5-4-12 (WEBSTER)
FSA Physical Location : NEBRASKA WEBSTER
ANSI Physical Location : NEBRASKA WEBSTER
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract. Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : LADONNA JEAN CHOQUETTE REVOCABLE TRUST
Other Producers :
Recon ID : None

Tract Land Data

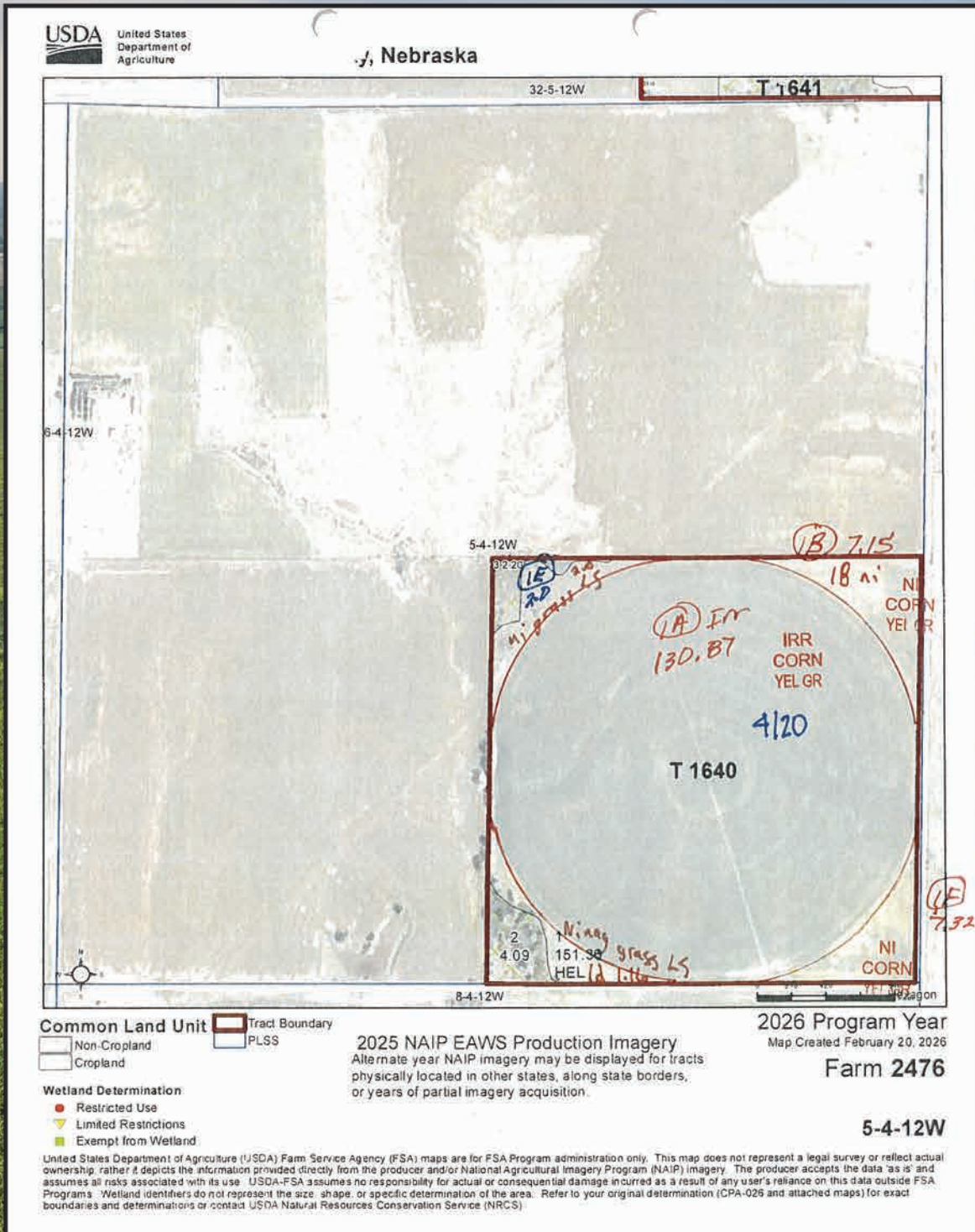
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.65	151.36	151.36	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	151.36	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.50	0.00	52
Corn	141.00	0.00	158
Grain Sorghum	0.70	0.00	65
TOTAL	148.20	0.00	

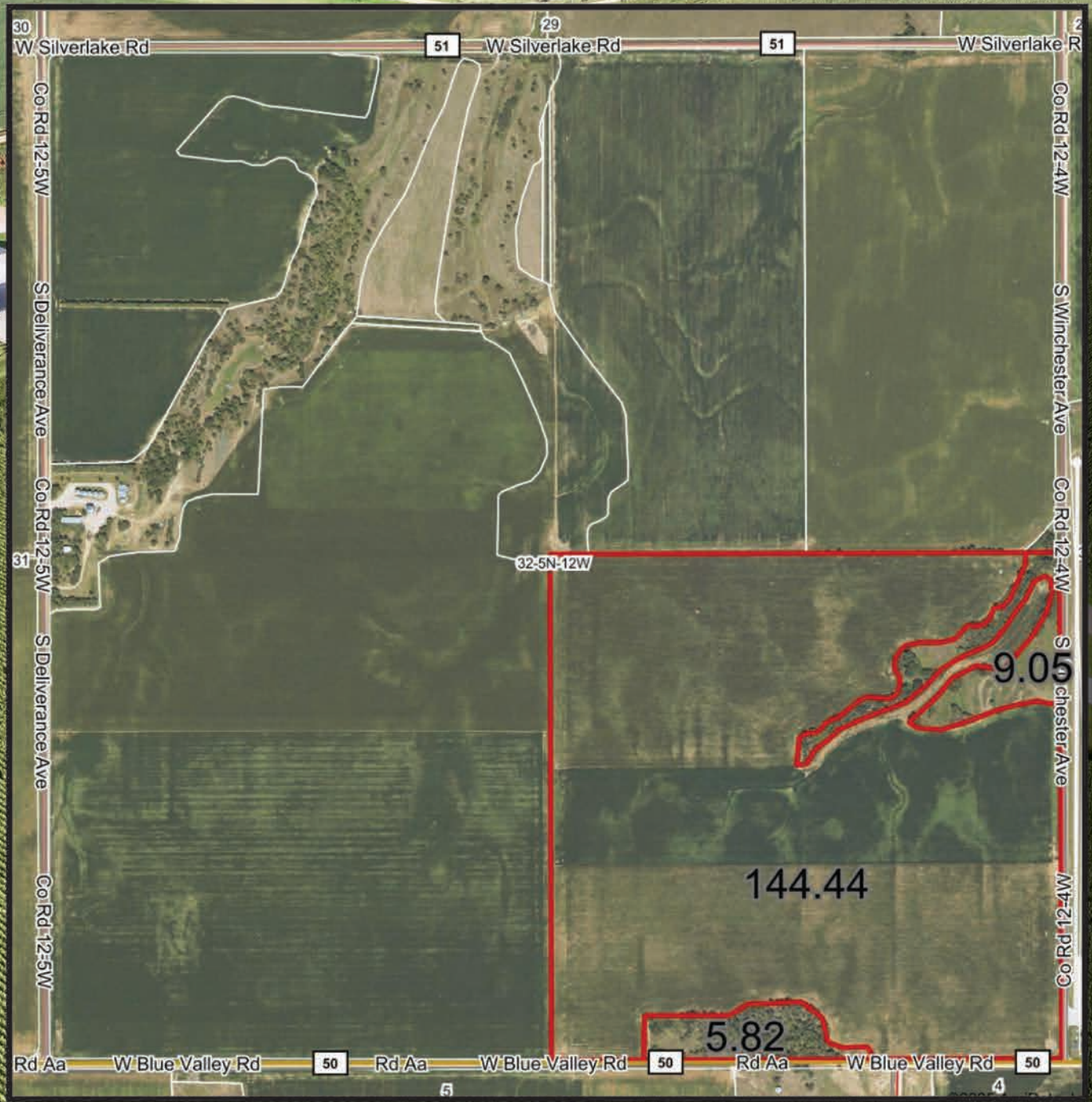
FSA DATA

TRACT 1



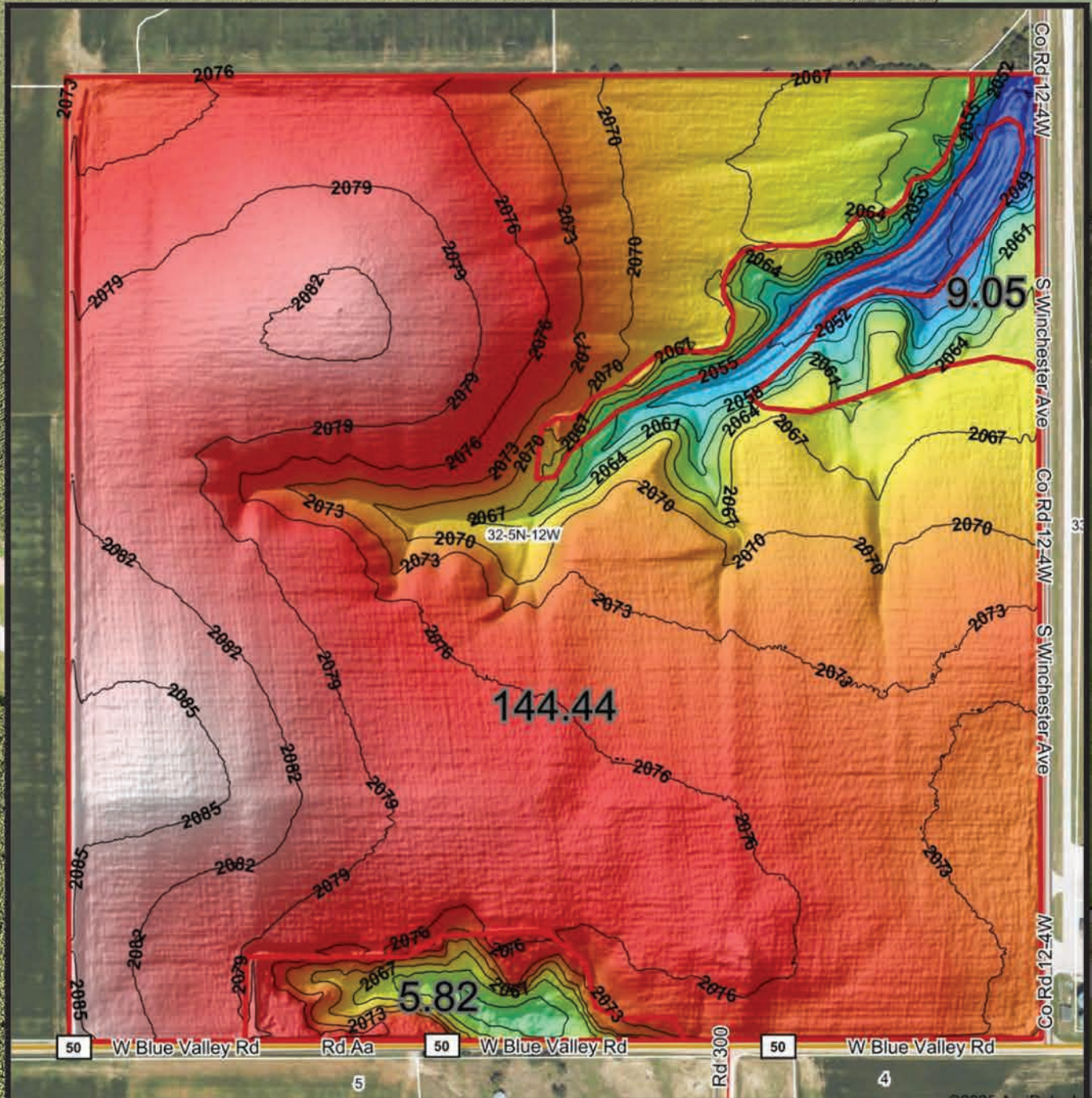
AERIAL MAP

TRACT 2



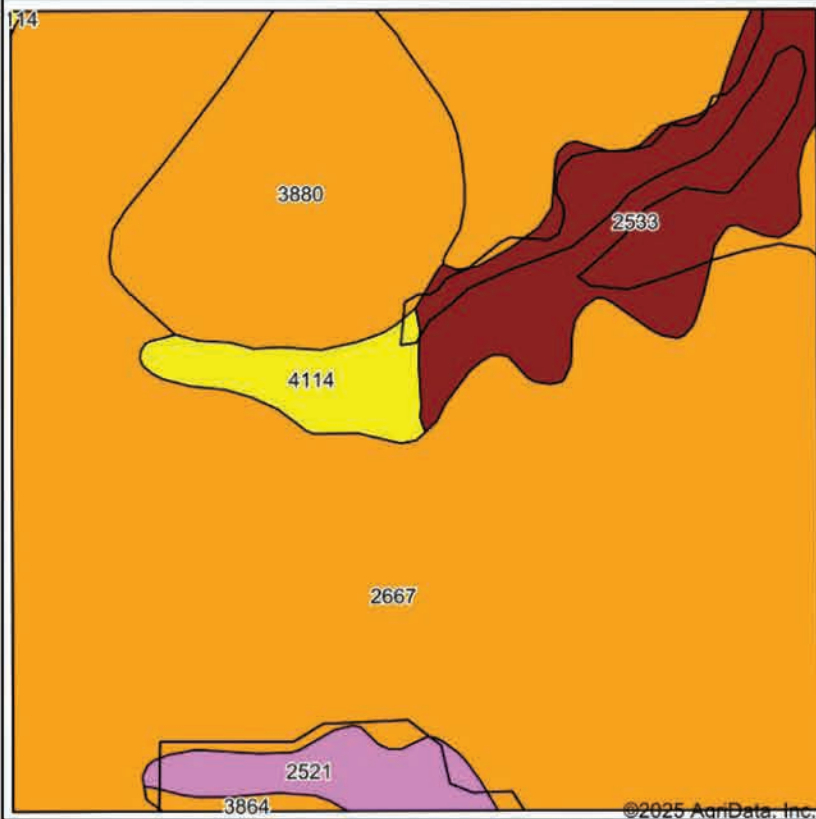
HILLSHADE Map

TRACT 2

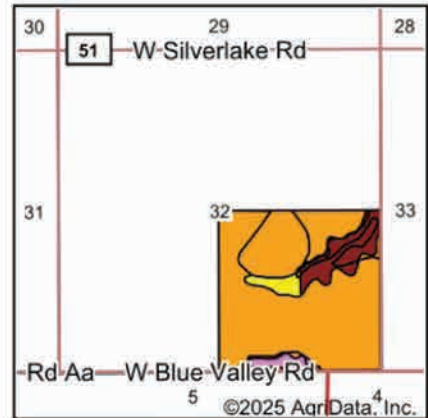


SOILS Map

TRACT 2



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Adams**
 Location: **32-5N-12W**
 Township: **Logan**
 Acres: **159.31**
 Date: **9/9/2025**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE001, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
2667	Holdrege silt loam, 0 to 1 percent slopes	111.19	69.7%		Ile	Iw	74	78
3880	Holder silt loam, 1 to 3 percent slopes	21.50	13.5%		Ile	Ile	76	78
2533	Coly silt loam, 11 to 30 percent slopes	16.40	10.3%		VIe		30	62
4114	Holder silty clay loam, 7 to 11 percent slopes, severely eroded	4.92	3.1%		IVe	IVe	66	57
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	4.55	2.9%		VIe		38	56
3864	Hastings silt loam, 0 to 1 percent slopes	0.75	0.5%		Iw	Iw	75	68
Weighted Average					2.58	*-	68.5	*n 75

*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 DATA

TRACT 2

NEBRASKA
FRANKLIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2476

Prepared : 1/6/26 12:04 PM CST

Crop Year : 2026

Tract Number : 1641

Description : SE4 32-5-12 (ADAMS)
FSA Physical Location : NEBRASKA/ADAMS
ANSI Physical Location : NEBRASKA/ADAMS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : LADONNA JEAN CHOQUETTE REVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.31	144.44	144.44	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	144.44	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	93.30	0.00	52
Corn	38.00	0.00	158
Grain Sorghum	11.50	0.00	65
TOTAL	142.80	0.00	

NOTES

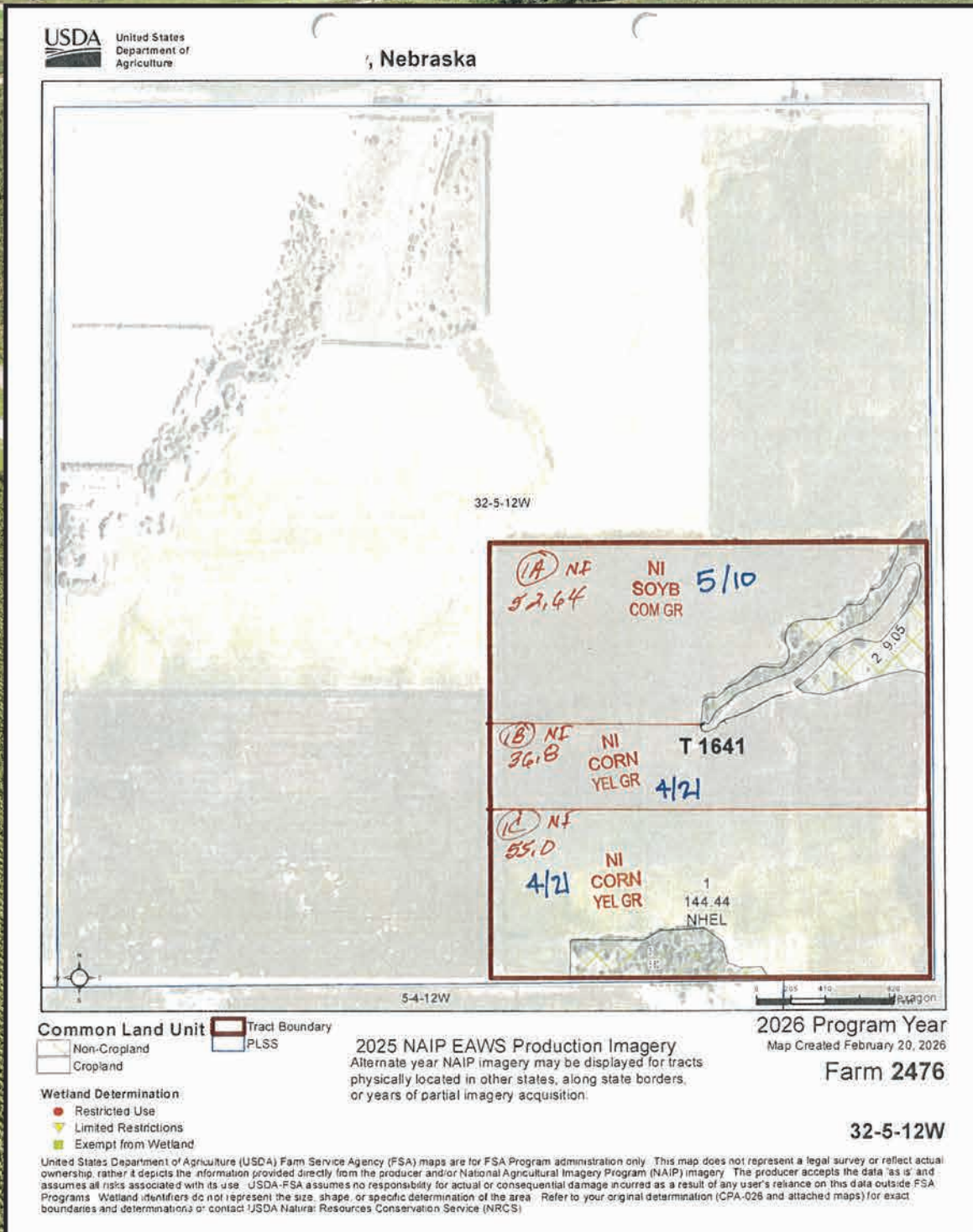
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FSA DATA

TRACT 2



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 the 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. The winning bidder will be notified of acceptance of the high bid immediately after the auction is closed. Successful bidders 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

A 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.