# LAND AUCTION



## *Highway 281 Irrigated Cropland*

**155.21 ± ACRES | ADAMS COUNTY, NEBRASKA**

# WEDNESDAY • DECEMBER 9, 2026

**1:00 PM (CST) | Adams County Fairgrounds**
**947 S. Baltimore Avenue | Hastings, Nebraska**

(Alternate Snow Date: December 11, 2026)



Adam D. Pavelka, J.D.


**LISTING AGENT:**

**ADAM D. PAVELKA, J.D.**

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*Kent Richter, Scott Speck, Bryan Danburg, Bart Woodward, Mike Wilken, Jeffrey D. Parr*


See Full Online Listing

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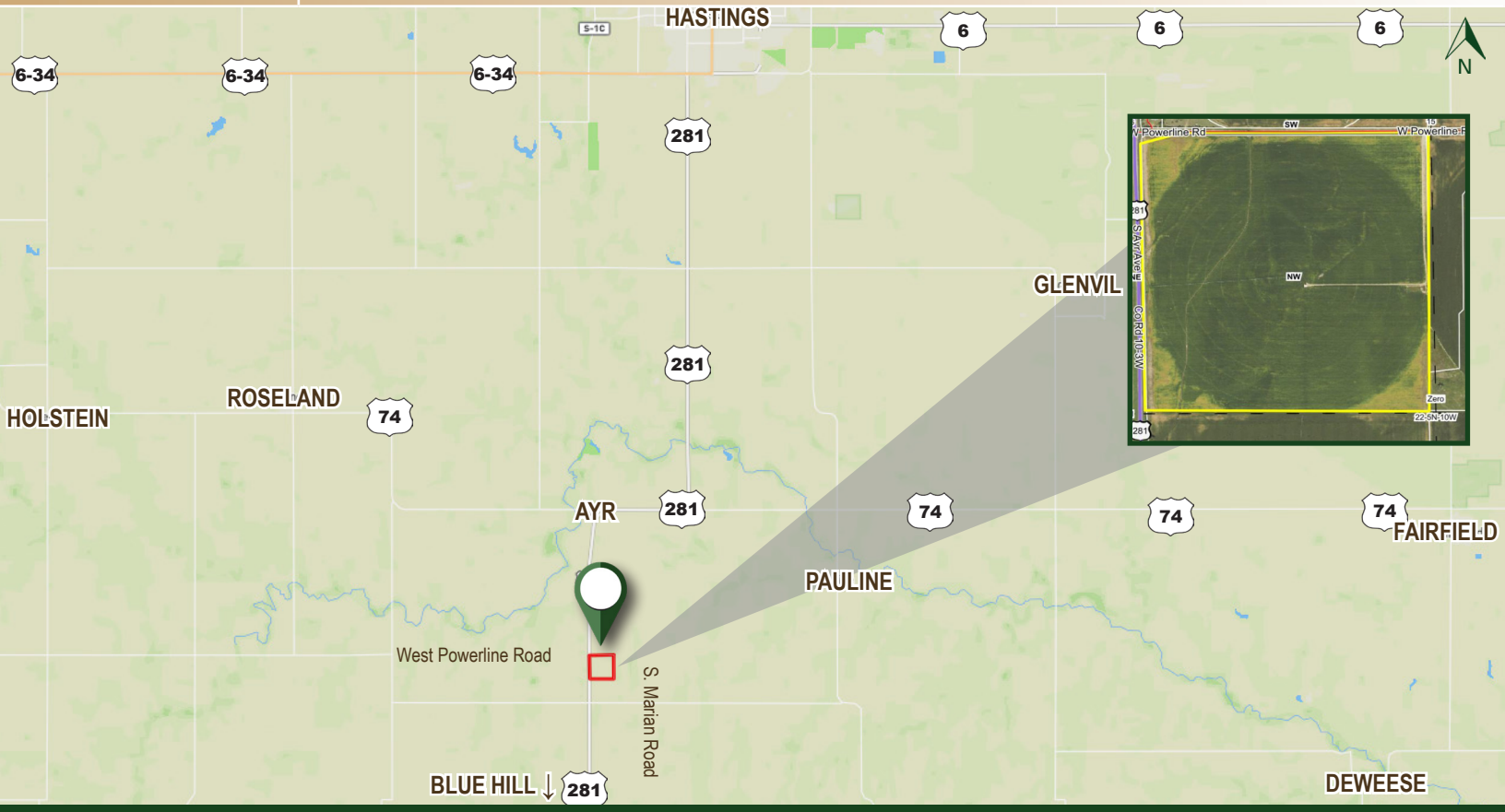
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## Property Information

| | |
|---|---|
| **LEGAL DESCRIPTION:** | The Northwest Quarter (NW¼), except tracts for roads, in Section Twenty-Two (22), Township Five (5) North, Range Ten (10) West of the 6th P.M., Adams County, Nebraska. |
| **LOCATION:** | From the intersection of Highway 6 and Highway 281 in Hastings, Nebraska: 13.7 miles south along Highway 281, to the intersection of Highway 281 and West Powerline Road. The property is located directly southeast of the intersection. |
| **ACRES & TAXES:** | Tax-Assessed Acres \| 155.21 ± acres<br>2025 Real Estate Taxes \| $9,162.88 |
| **LEASE:** | Current tenancy which will terminate at the end of the 2026 growing season. |
| **SOILS:** | Primary soils on the property consist of Hord silt loam and Holder silty clay loam, with slopes ranging from 0-11%. |
| **NRD:** | 139.9 certified irrigated acres reported by the Little Blue Natural Resources District. |
| **WELL & IRRIGATION INFORMATION:** | Well Registration: G-031186<br>• Completion Date - 4/8/1969<br>• Static Water Level - 111 feet<br>• Pumping Level - 150 feet<br>• Column - 9 inches<br>• Gallons/Minute - 1000 gpm<br><br>John Deere Power Unit and Gearhead/well sell with the property. Center pivot irrigation system and diesel tank are tenant-owned. |
| **FSA INFORMATION:** | Total Farmland: 153.05 ± acres<br>Government Base Acres: Corn - 152.74<br>Soybeans - 0.26<br><br>Total Cropland: 153.05 ± acres<br>PLC Yields: Corn - 185 bu<br>Soybeans - 65 bu |



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## SELLERS

Terry & Rhonda Schulz

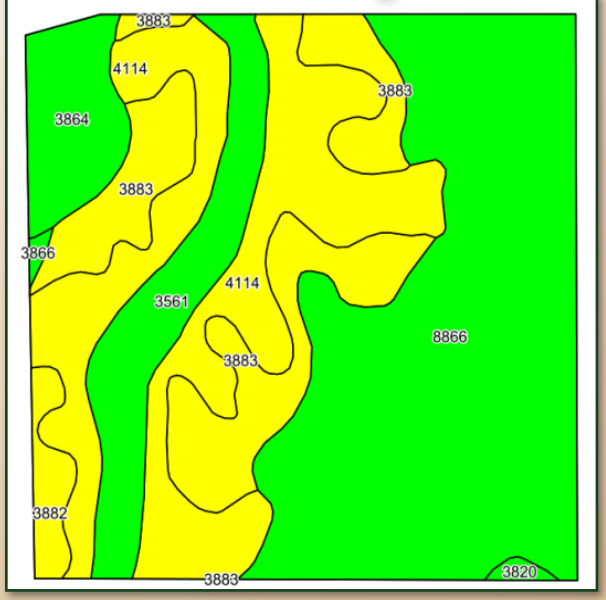
## PROCEDURES

Real Estate Auction with Seller Reserve for the Schulz Family. Property will be offered in one parcel. Purchase agreement and title insurance commitment are available prior to the auction. Announcements day of auction take precedence over all printed or oral statements.

## TERMS & CONDITIONS

**TERMS:** This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Online buyer must wire 15% earnest deposit within 24 hours of completion of the auction. The balance of the purchase price is payable in certified funds at closing, on or before January 8, 2027. **There is no contingency for financing**. Sellers to convey title by warranty deed or its equivalent; with title insurance evidencing merchantable title. Cost of title insurance and an insured closing will be shared 50/50 by Seller and Buyer. Property sells subject to easements, right-of-way, zoning, and restrictions of record; free and clear of all liens. The property sells in "as-is" condition. No warranty is expressed or implied as to the adequacy of any portion of the property.
**BIDDING:** Bids may be placed in person, online, or an Agri Affiliates agent may place bids on your behalf via phone or in person. You must be preregistered for phone and internet bidding. In-person bidders may register day of sale.
**INTERNET BIDDING:** To participate online in an Agri Affiliates auction, you must create a bidder account or sign in to a bidder account via our online bidding portal at AgriAffiliates.com. A phone interview with Agri Affiliates is required and bank reference information, if requested, for final approval as an online bidder. Your final approval as an online bidder must be completed 48 hours prior to the auction.
**VIEWING THE AUCTION:** Viewing the auction can be done in three ways: 1) In person at the designated location, 2) Online via the live auction stream on the Agri Affiliates website or bidding portal app (no sign-in required), or 3) On Facebook via the Agri Affiliates Facebook page.

## Soils Map






| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend |
|---|---|---|---|---|
| 8866 | Hord silt loam, 0 to 1 percent slopes, warm | 65.22 | 42.0% | |
| 4114 | Holder silty clay loam, 7 to 11 percent slopes, severely eroded | 37.93 | 24.4% | |
| 3883 | Holder silt loam, 3 to 7 percent slopes, eroded | 24.47 | 15.8% | |









**Don’t miss this chance to purchase a well-managed farm with excellent access. Strong water, productive soils, and great access to competitive local markets (ethanol plant, feed yards, terminal elevators, and pork production), make this an exceptional addition to an investor or farmer’s portfolio!**

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