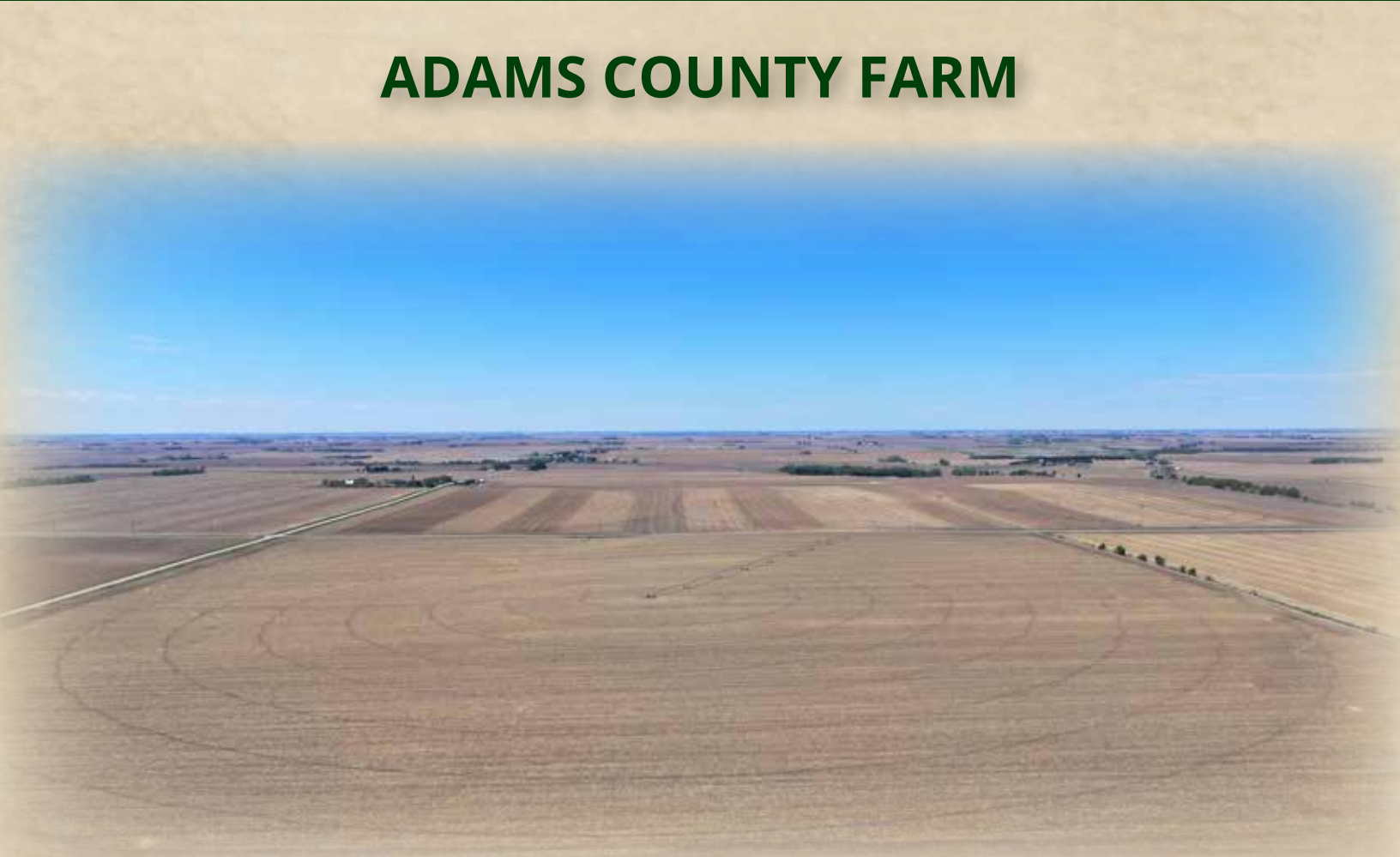




## ADAMS COUNTY FARM



Four parcels of quality farmland located West of Juniata, NE.

**LINDSEY FEUERBORN**

Sales Associate

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# PROPERTY HIGHLIGHTS

**List Price** **\$12,422,100-All Parcels**

**Acres** 1,106.74±

## **Executive Summary**

These 1,106.74 acres of prime Adams County Irrigated farmland have had a great deal of time, work, and money invested to make these such premium parcels. This farm encompasses both pivot irrigation and sub-surface irrigation, with equipment and wells kept up-to-date and refurbished as required. Extensive dirt work over the years has resulted in very flat fields that hold moisture well. All of these parcels boast excellent soils, mostly Class 1 and Class 2 Irrigated. Investors, it just doesn't get much better than these, and with an excellent tenant in place! These Parcels are available all together or can be purchased separately.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice. Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

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# PARCEL 1

## Parcel 1

Acres: 210.06± acres

Description: This 210.06-acre Parcel is located adjacent to the west of the town of Juniata. It is 35% Class 1 soils, and 30% Class 2 soils with an NCCPI of 66.8. There are three pivots on this parcel;

-7 tower Rienke pivot, new in 2018. The well was pulled and rebowled in 2018.

-4 tower Rienke pivot new in 2018 with a new submersible well. There is a swing arm that is tenant-owned. The 454 NG engine is tenant owned.

-4 Tower Rienke pivot and well were new in 2023, with subsurface irrigation in 2024 on 12.5 acres. Tenant owns the 350 NG motor.

## Well Logs

Well ID	Well Use	Location	Completion Date	Acres Irr.	Gal/Minute	Static Level	Pumping Level	Pump Col. Diam	Pump Depth	Well Depth
250235	Irrigation	7 N 11W 12 SWNW 1975N 381W	4/12/2018	38.4	1000 gpm	107 ft	123 ft	4 in	130 ft	181 ft
19039	Irrigation	7 N 11W 11 SWNE 2620N 1980E	9/13/1957	160	1100 gpm	96 ft	107 ft	8 in		207 ft



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Sales Associate

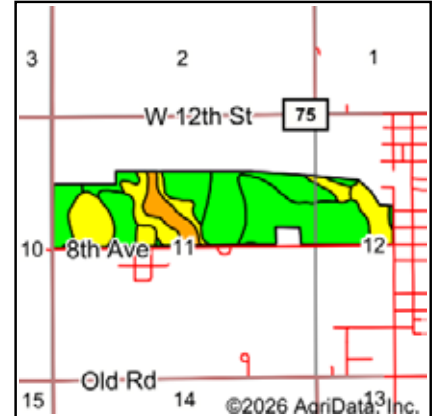
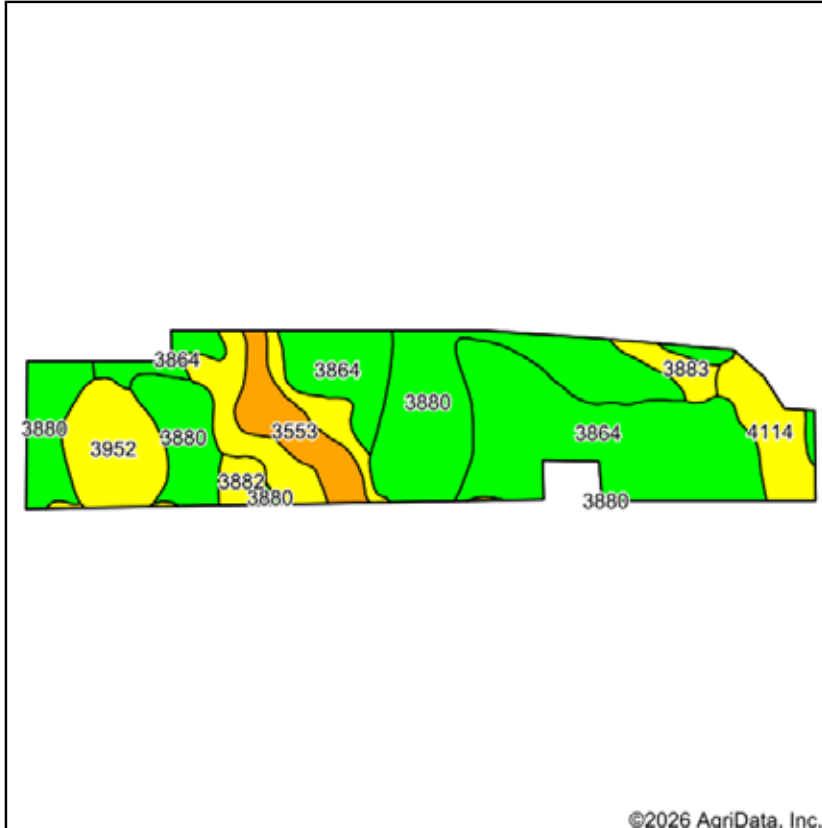
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# PARCEL 1 SOILS MAP

## Soils Map



State: **Nebraska**  
 County: **Adams**  
 Location: **11-7N-11W**  
 Township: **Juniata**  
 Acres: **210.06**  
 Date: **4/23/2026**



Soils data provided by USDA and NRCS.

Area Symbol: NE001, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
3864	Hastings silt loam, 0 to 1 percent slopes	74.36	35.4%		> 6.5ft.	Iw	Iw	75	68
3880	Holder silt loam, 1 to 3 percent slopes	63.36	30.2%		> 6.5ft.	Ile	Ile	76	78
4114	Holder silty clay loam, 7 to 11 percent slopes, severely eroded	31.76	15.1%		> 6.5ft.	IVe	IVe	66	57
3952	Fillmore silt loam, frequently ponded	18.29	8.7%		0ft.	IIIw	IVw	34	45
3553	Hobbs silt loam, frequently flooded	13.22	6.3%		> 6.5ft.	VIw		54	56
3883	Holder silt loam, 3 to 7 percent slopes, eroded	4.85	2.3%		> 6.5ft.	IIIe	IIIe	74	68
3882	Holder silt loam, 3 to 7 percent slopes	4.22	2.0%		> 6.5ft.	IIIe	IIIe	74	76
<b>Weighted Average</b>						<b>2.33</b>	<b>*-</b>	<b>69</b>	<b>*n 66.8</b>

\*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.

**Boundary lines are estimates - Map for illustration only**

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# PARCEL 2

## Parcel 2

Acres: 587.22

Description: This excellent 587.22 acre parcel comprised of 44.9% Class 1 Soils, 23% Class 2 Soils and the bulk of the remainder Class 3. This parcel has a 65.9 NCCPI There are 3 Pivots on this parcel as well as a substantial investment in subsurface irrigation.

-7 tower Reinke Pivot from 2005. Well was pulled and rebowled in 2005. It has had a new sprinkler package and mostly new tires within the last 2 years. There is a Electric motor. The tenant owns the irrigation pipe that waters the two pivot corners.

-7 tower T&L pivot from 2008. The well has been good since it was drilled in 1992. There is an electric motor.

-7 tower Rienke installed in 2024 and the rest of the farm is subsurface irrigated. The well was pulled in 2024 to rebowl, and subsurface irrigation installed in 2002. The pivot corners are subsurface irrigated. Tenant owns NG motor. 2024 weichai.

## Well Logs

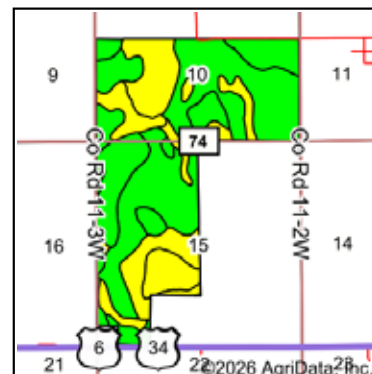
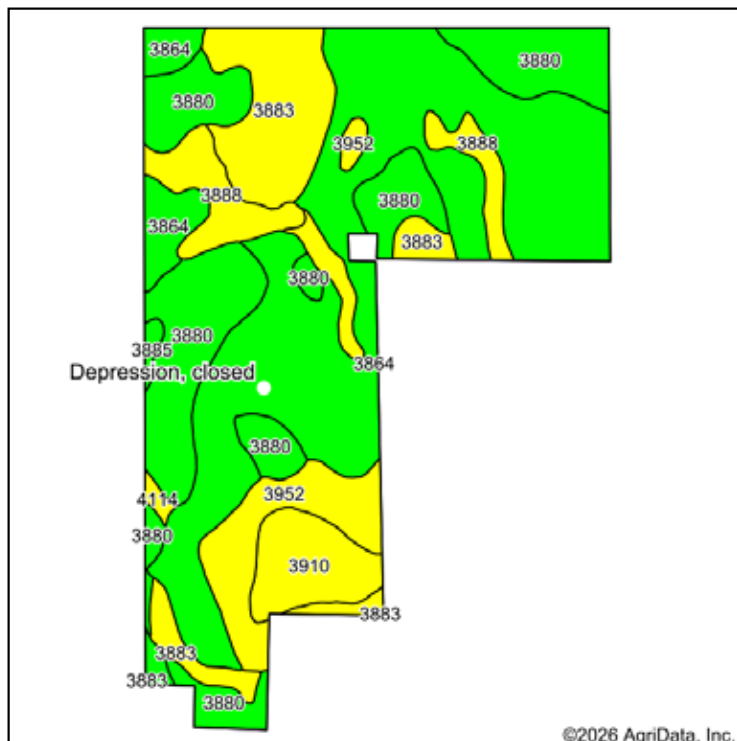
Well ID	Well Use	Location	Completion Date	Acres Irr.	Gal/Minute	Static Level	Pumping Level	Pump Col. Diam	Pump Depth	Well Depth
15984	Irrigation	7 N 11W 10 SE	5/23/1977	160	2000 gpm	124 ft	169 ft	11 in		274 ft
82502	Irrigation	7 N 11W 10 SWSW 1300S 1300W	8/26/1991	135	1000 gpm	124 ft	136 ft			260 ft
78446	Irrigation	7 N 11W 15 SWNW	6/30/1986	240	2000 gpm	118 ft	136 ft	11 in		221 ft





# PARCEL 2 SOILS MAP

## Soils Map



State: **Nebraska**  
 County: **Adams**  
 Location: **15-7N-11W**  
 Township: **Juniata**  
 Acres: **587.22**  
 Date: **4/23/2026**

**LASHLEY**  
**LAND** AND RECREATIONAL BROKERS

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

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Area Symbol: NE001, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
3864	Hastings silt loam, 0 to 1 percent slopes	259.34	44.1%		> 6.5ft.	Iw	Iw	75	68
3880	Holder silt loam, 1 to 3 percent slopes	137.35	23.4%		> 6.5ft.	Ile	Ile	76	78
3883	Holder silt loam, 3 to 7 percent slopes, eroded	73.28	12.5%		> 6.5ft.	IIle	IIle	74	68
3952	Fillmore silt loam, frequently ponded	45.75	7.8%		0ft.	IIIw	IVw	34	45
3888	Holder silty clay loam, 3 to 7 percent slopes, severely eroded	34.51	5.9%		> 6.5ft.	IIle	IIle	72	60
3910	Scott silt loam, frequently ponded	29.87	5.1%		0ft.	IVw		20	24
3885	Holder silt loam, 0 to 1 percent slopes	4.99	0.8%		> 6.5ft.	Iw	Iw	76	79
4114	Holder silty clay loam, 7 to 11 percent slopes, severely eroded	2.13	0.4%		> 6.5ft.	IVe	IVe	66	57
<b>Weighted Average</b>						<b>1.92</b>	<b>*-</b>	<b>68.9</b>	<b>*n 65.9</b>

\*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.

Symbol	Name	Description
DEP	Depression, closed	A shallow, saucer-shaped area that is slightly lower on the landscape than the surrounding area and that does not have a natural outlet for surface drainage. Typically 3 to 5 acres.

**Boundary lines are estimates - Map for illustration only**

# PARCEL 3

## Parcel 3

Acres: 156.65

Description: This 156.65 acre pivot quarter has 29% Class 1 soils, 43.8% Class 2 soils, 18.9% Class 3 Soils, with the remainder in Class 3. The NCCPI for this parcel is 74.7. There is one pivot.

-7 tower T&L pivot from 2003. Most of the tires were replaced in 2024. The well was drilled in 2003, electric motor.

## Well Logs

Well ID	Well Use	Location	Completion Date	Acres Irr.	Gal/Minute	Static Level	Pumping Level	Pump Col. Diam	Pump Depth	Well Depth
148360	Irrigation	7 N 11W 19 NENE 1273N 1161E	4/17/2003	135	800 gpm	82 ft	96 ft	8.62 in	140 ft	200 ft
268137	Irrigation	7 N 11W 11 SWNW 1890N 817W	4/19/2022	48.7	800 gpm	127 ft	139 ft	6 in	160 ft	200 ft



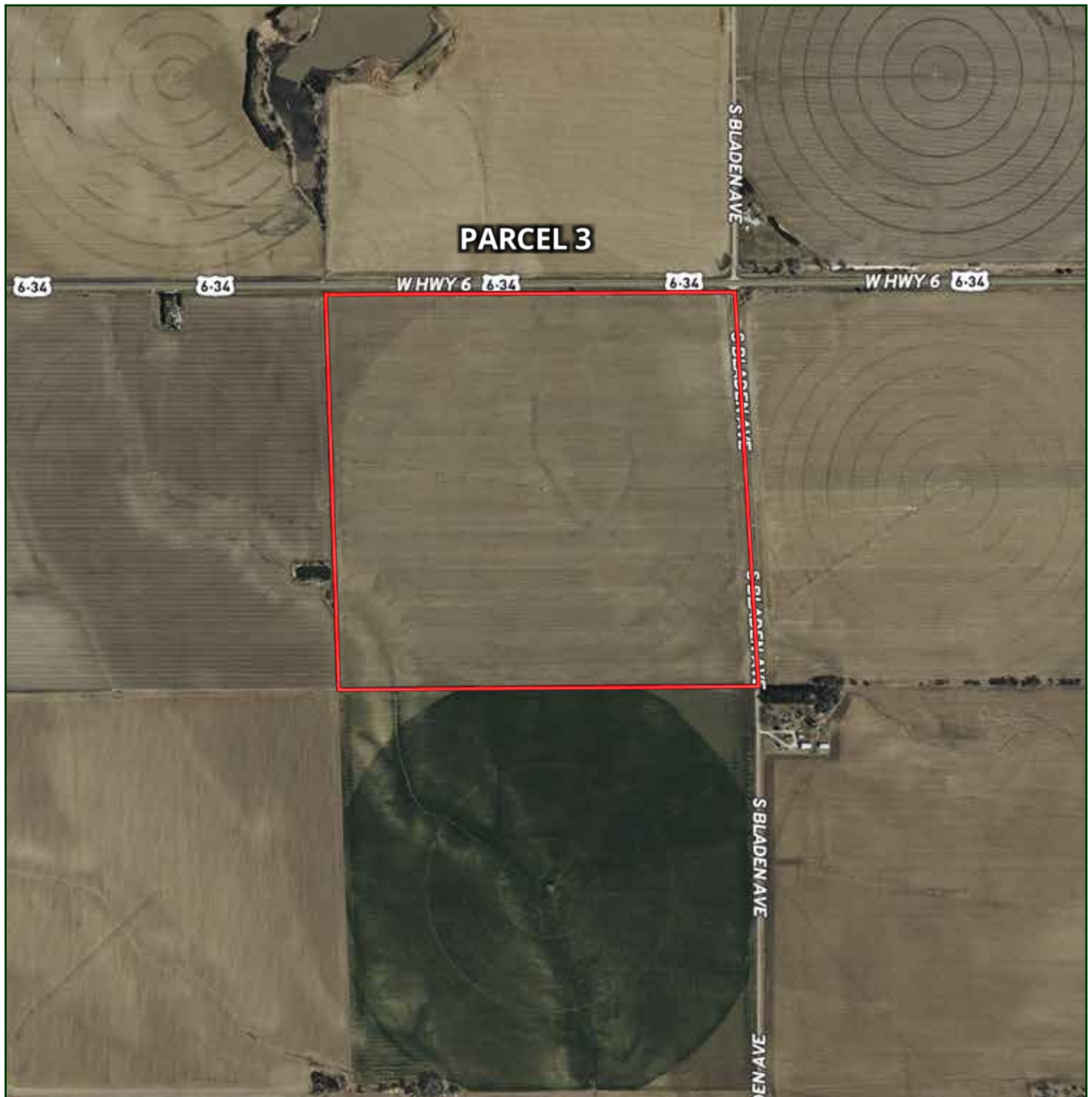
**LINDSEY FEUERBORN**

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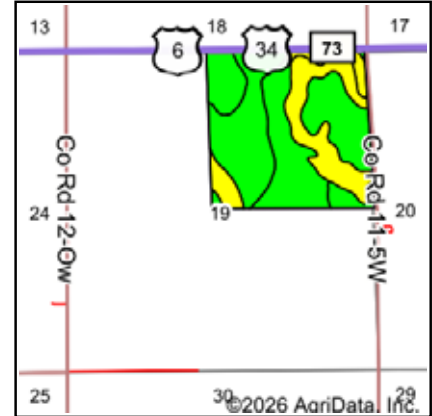
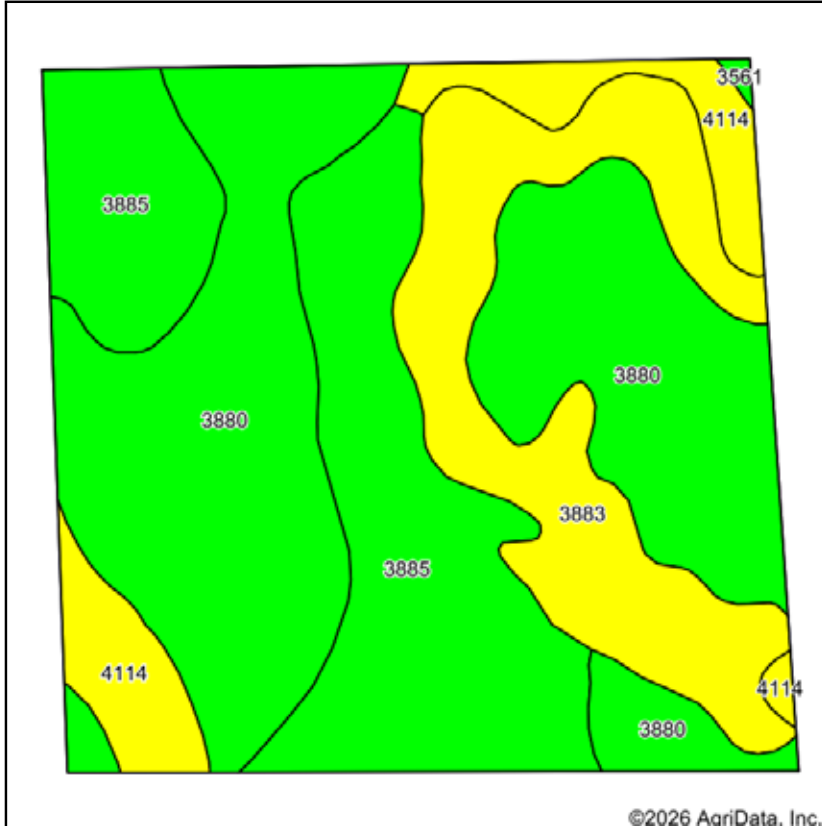
# PARCEL 3 AERIAL MAP



Boundary lines are estimates - Map for illustration only

# PARCEL 3 SOILS MAP

## Soils Map



State: **Nebraska**  
 County: **Adams**  
 Location: **19-7N-11W**  
 Township: **Juniata**  
 Acres: **156.65**  
 Date: **4/23/2026**



Soils data provided by USDA and NRCS.

Area Symbol: NE001, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
3880	Holder silt loam, 1 to 3 percent slopes	68.54	43.8%		Ile	Ile	76	78
3885	Holder silt loam, 0 to 1 percent slopes	45.63	29.1%		Iw	Iw	76	79
3883	Holder silt loam, 3 to 7 percent slopes, eroded	29.63	18.9%		IIle	IIle	74	68
4114	Holder silty clay loam, 7 to 11 percent slopes, severely eroded	12.58	8.0%		Ive	Ive	66	57
3561	Hobbs silt loam, occasionally flooded	0.27	0.2%		IIw	IIw	69	80
<b>Weighted Average</b>					<b>2.06</b>	<b>2.06</b>	<b>74.8</b>	<b>*n 74.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**Boundary lines are estimates - Map for illustration only**

**LINDSEY FEUERBORN**

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# PARCEL 4

## Parcel 4

Acres: 152.81

Description: This fantastic 152.81 acre parcel located just east of Roseland boast 82.2% Class 1 soils and 15.2% Class 2 soils with an NCCPI of 67.4.

-All subsurface irrigation new in 2014. well pulled and rebowled in 2014, tenant owns the NG motor 2023 Weichai

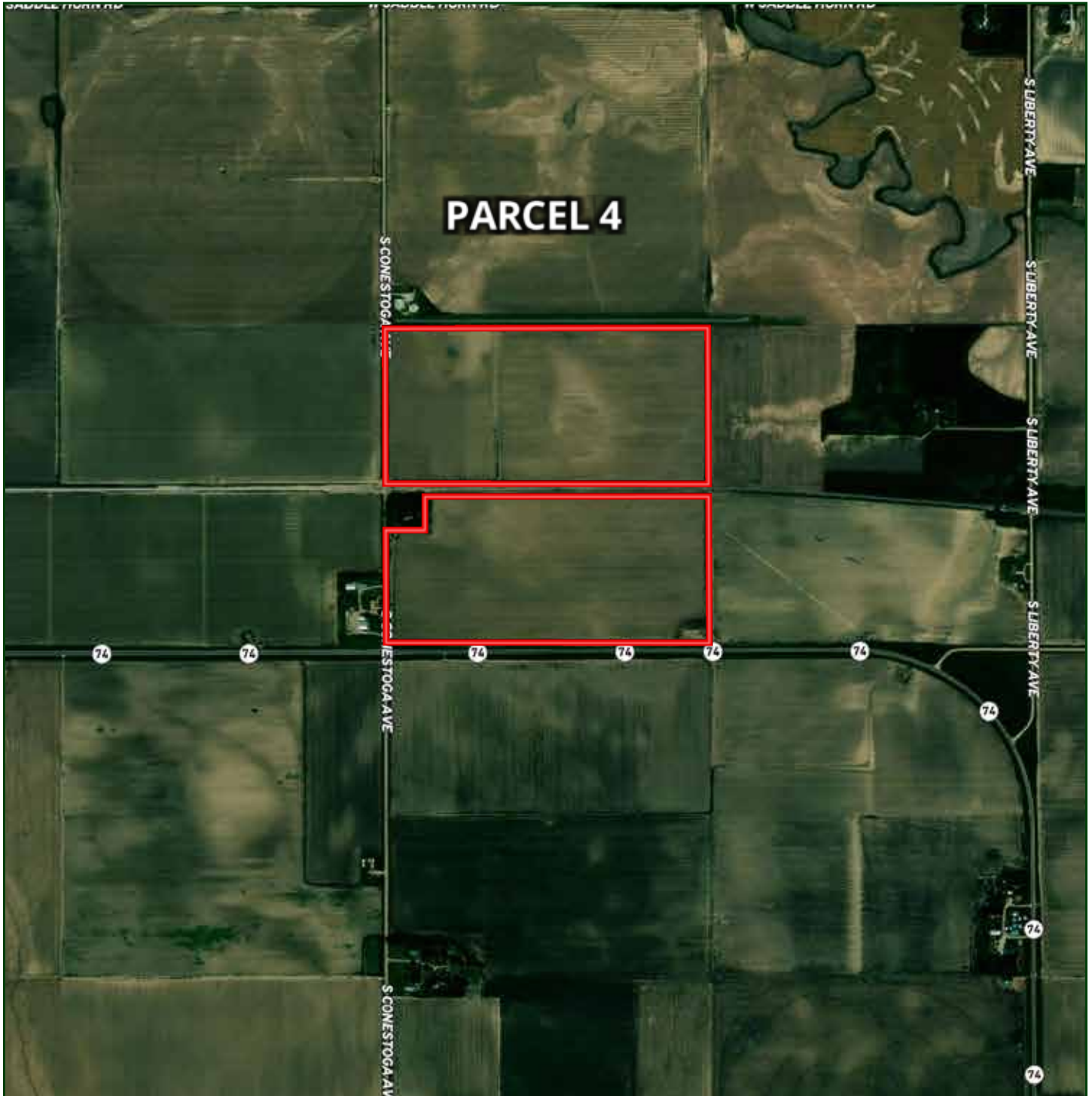
-All subsurface irrigation new in 2014. The well was pulled and rebowled in 2014, tenant owns the NG motor 2023 Weichai

## Well Logs

Well ID	Well Use	Location	Completion Date	Acres Irr.	Gal/ Minute	Static Level	Pumping Level	Pump Col. Diam	Pump Depth	Well Depth
234208	Irrigation	6 N 11W 23 SWSW 850S 50W	10/7/2014	150	1200 gpm	110 ft	123 ft	10.75 in	160 ft	240 ft



# PARCEL 4 AERIAL MAP



Boundary lines are estimates - Map for illustration only

**LINDSEY FEUERBORN**

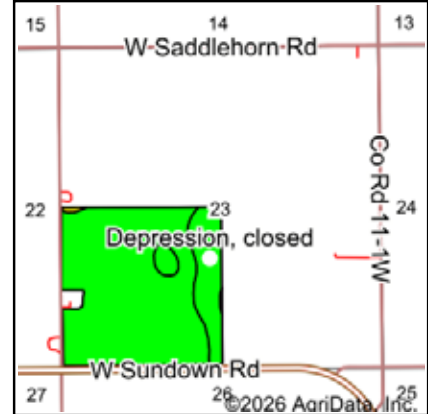
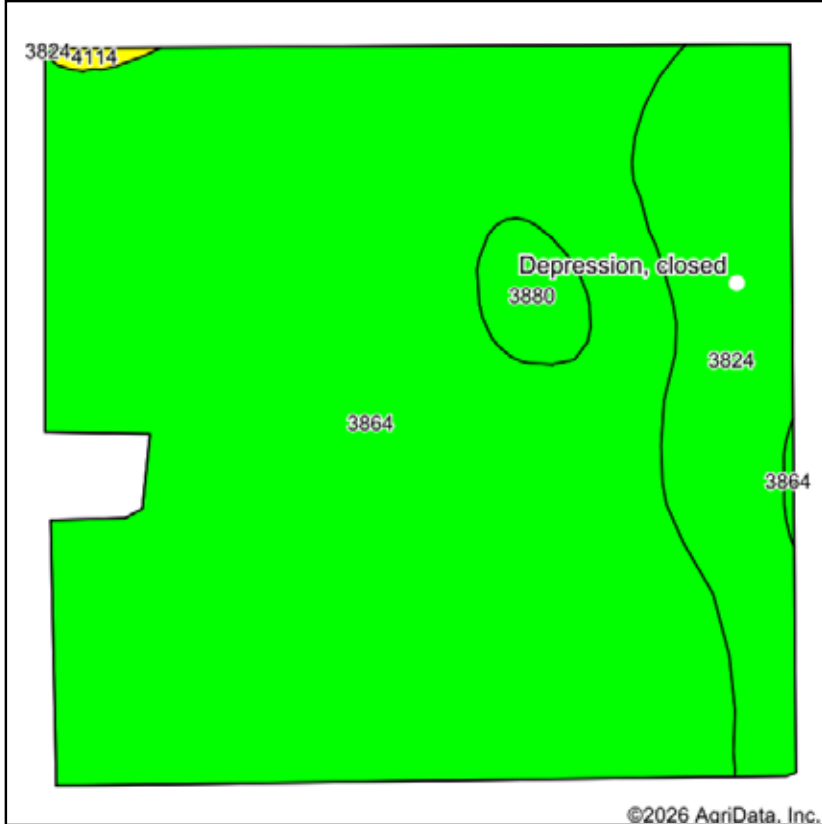
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# PARCEL 4 SOILS MAP

## Soils Map



State: **Nebraska**  
 County: **Adams**  
 Location: **23-6N-11W**  
 Township: **Roseland**  
 Acres: **152.81**  
 Date: **4/23/2026**



Soils data provided by USDA and NRCS.

Area Symbol: NE001, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
3864	Hastings silt loam, 0 to 1 percent slopes	125.45	82.2%		Iw	Iw	75	68
3824	Crete silt loam, 0 to 1 percent slopes	23.29	15.2%		Ils	Ils	69	63
3880	Holder silt loam, 1 to 3 percent slopes	3.57	2.3%		Ile	Ile	76	78
4114	Holder silty clay loam, 7 to 11 percent slopes, severely eroded	0.50	0.3%		IVe	IVe	66	57
<b>Weighted Average</b>					<b>1.19</b>	<b>1.19</b>	<b>74.1</b>	<b>*n 67.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
DEP	Depression, closed	A shallow, saucer-shaped area that is slightly lower on the landscape than the surrounding area and that does not have a natural outlet for surface drainage. Typically 3 to 5 acres.

**Boundary lines are estimates - Map for illustration only**



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