

# SUPPLEMENTAL BROCHURE

## *Blase Farm Auction*

**THURSDAY • NOVEMBER 6TH, 2025**

**1:00 PM (CST) | American Legion Post #213  
217 S Commercial Ave | Wallace, NE**



Bruce Dodson, AFM



Chase Dodson

### **LISTING AGENTS:**

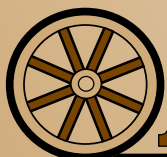
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*D.J. Lunkwitz, Bonnie Downing, Don Walker, Mike Polk, Faith Correll,  
Mike Wilken*



Offered exclusively by:

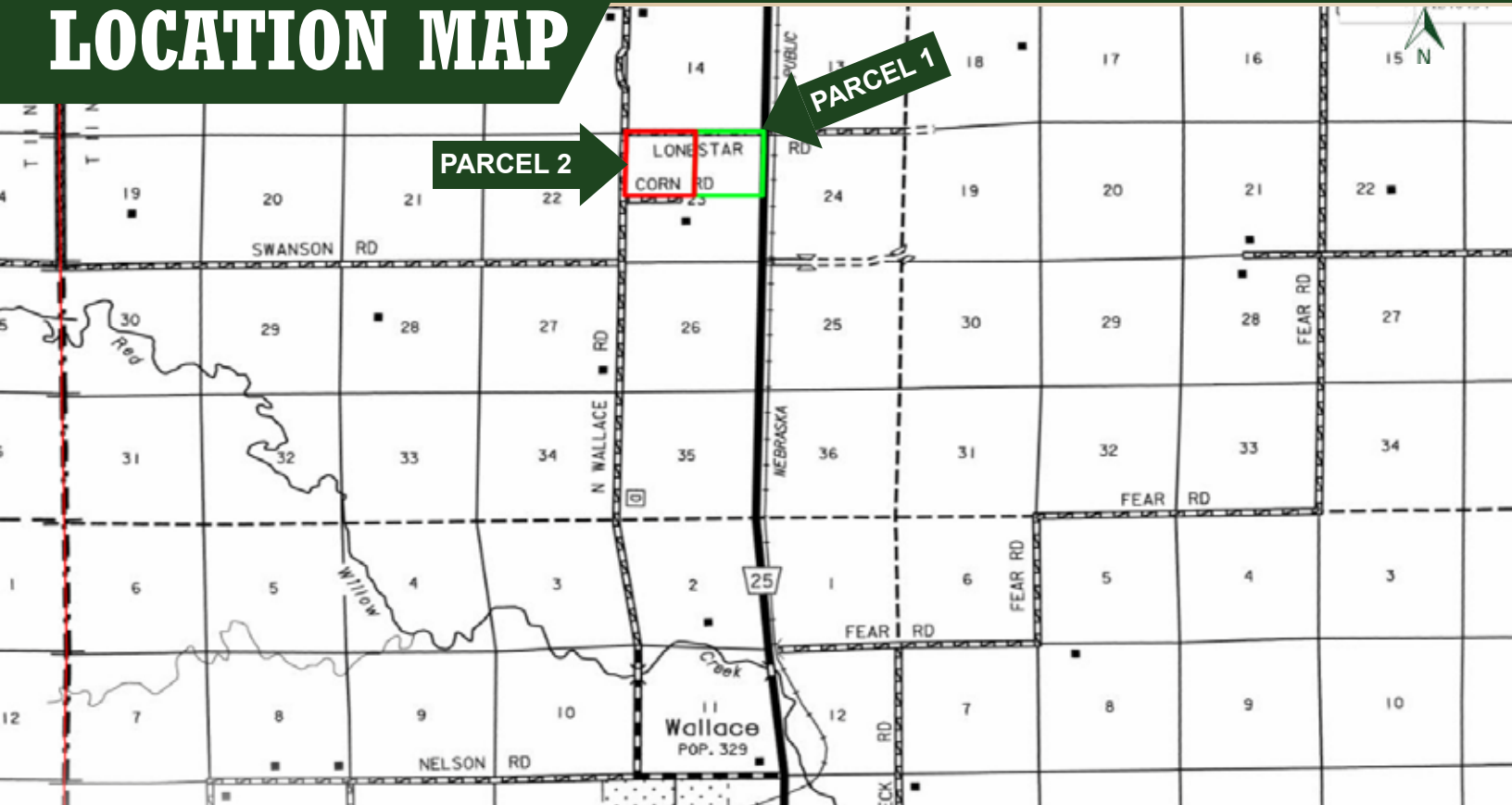
## **AGRI AFFILIATES**

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

# LOCATION MAP



## *Location*

Located approximately 5 miles north of Wallace, Nebraska, with Parcel 1 on the corner of US Highway 25 and Lonestar Road, and Parcel 2 being 1/2 mile west of the Highway on Lonestar Road.





# COMBINATION



## COMBINATION INFORMATION

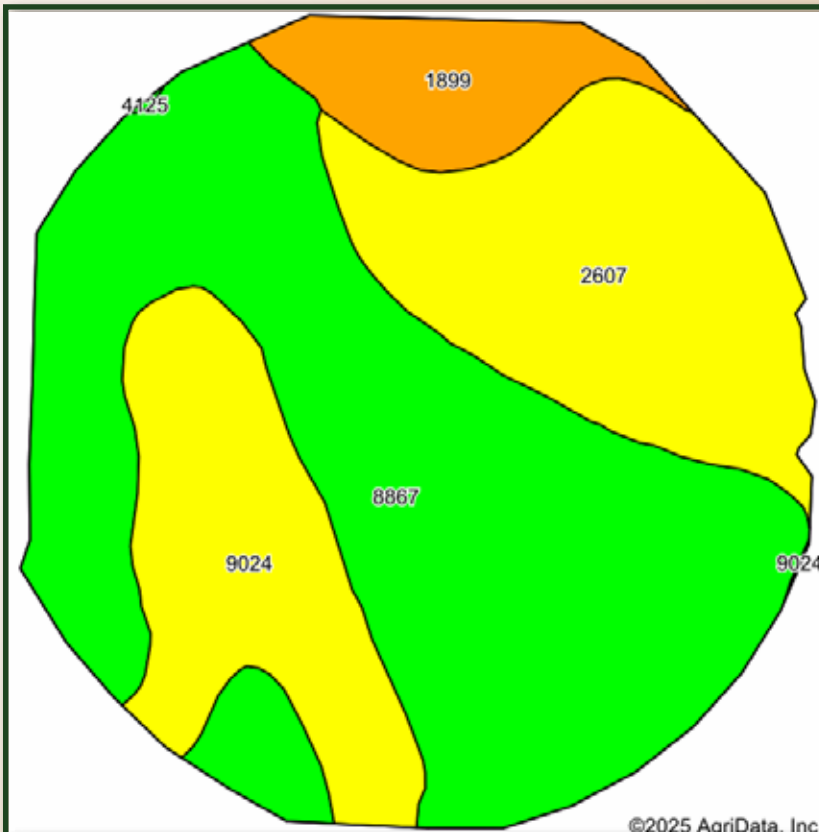
<b>LEGAL DESCRIPTION:</b>	Pt. N½ Section 23, Township 11 North, Range 34 West of the 6th P.M in Lincoln County, NE.
<b>ACRES &amp; TAXES:</b>	314.67 tax-assessed acres. 2024 Real estate taxes due in 2025: \$8,358.26. Occupation taxes total: \$2,948.
<b>LAND USE:</b>	Primarily irrigated cropland with dry cropland corners and a small tract of grass/trees.
<b>NRD:</b>	Middle Republican Natural Resources District
<b>WATER RIGHTS:</b>	294.8 Certified Irrigated Acres with 46 inches remaining after 2024, 2025 yet to be determined. <b>Well #:</b> G-063405 & G-063404 <i>Allocation period runs through 2027.</i>
<b>USDA-FSA INFORMATION:</b>	314.16 Farmland acres. 309.65 Cropland Acres. Base Acres: 294.90 acres of Corn base at 174 PLC Yield.
<b>EQUIPMENT:</b>	7-tower Valley Pivot with 100 HP Newman Electric Motor. 8-tower Valley Pivot with 100 HP Newman Electric Motor.
<b>POSSESSION:</b>	Subject to a farm lease, expiring February 28, 2026.





# PARCEL 1



## PARCEL 1 INFORMATION

<b>LEGAL DESCRIPTION:</b>	Pt. NE¼ Section 23, Township 11 North, Range 34 West of the 6th P.M. in Lincoln County, NE.
<b>ACRES &amp; TAXES:</b>	<i>Individual parcel acres &amp; taxes to be determined, if sold separately.</i>
<b>LAND USE:</b>	Primarily irrigated cropland with dry cropland corners and a small tract of grass/trees.
<b>NRD:</b>	Middle Republican Natural Resources District
<b>WATER RIGHTS:</b>	Allocation period runs through 2027. 145.8 Certified Irrigated Acres with 46 inches remaining after 2024, 2025 yet to be determined. <b>Well #:</b> G-063404
<b>USDA-FSA INFORMATION:</b>	<i>Individual parcel acres to be determined, if sold separately.</i>
<b>EQUIPMENT:</b>	7-tower Valley Pivot with 100 HP Newman Electric Motor.
<b>POSSESSION:</b>	Subject to a farm lease, expiring February 28, 2026.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
8867	Hord fine sandy loam, 1 to 3 percent slopes	65.88	53.2%		Ile	Ile
2607	Hersh-Valentine loamy fine sands, 0 to 6 percent slopes	28.06	22.7%		IVe	IVe
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	20.49	16.6%		IIIe	IIIe
1899	Valent sand, rolling	9.34	7.5%		VIe	IVe

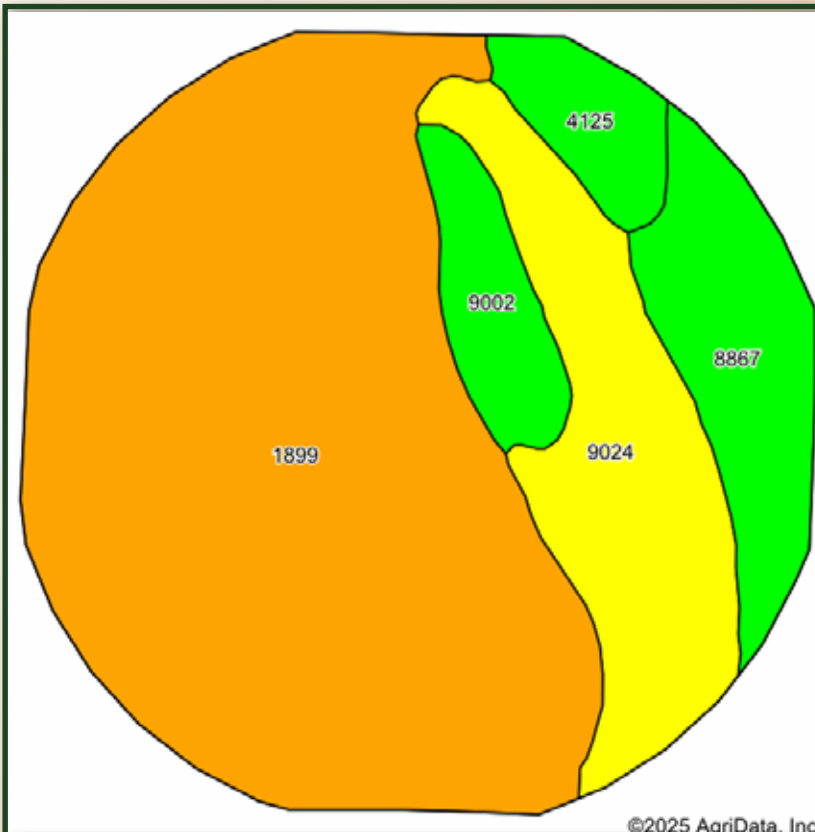


# PARCEL 2



## PARCEL 2 INFORMATION

<b>LEGAL DESCRIPTION:</b>	NW¼ Section 23, Township 11 North, Range 34 West of the 6th P.M. in Lincoln County, NE.
<b>ACRES &amp; TAXES:</b>	<i>Individual parcel acres &amp; taxes to be determined, if sold separately.</i>
<b>LAND USE:</b>	Primarily irrigated cropland with dry cropland corners and a small tract of grass/trees.
<b>NRD:</b>	Middle Republican Natural Resources District
<b>WATER RIGHTS:</b>	Allocation period runs through 2027. 149 Certified Irrigated Acres with 46 inches remaining after the 2024, 2025 yet to be determined. <b>Well #:</b> G-063405
<b>USDA-FSA INFORMATION:</b>	<i>Individual parcel acres to be determined, if sold separately.</i>
<b>EQUIPMENT:</b>	8-tower Valley Pivot with 100 HP Newman Electric Motor. Electric Livestock Well
<b>POSSESSION:</b>	Subject to a farm lease, expiring February 28, 2026.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1899	Valent sand, rolling	83.31	63.1%		Vle	IVe
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	22.67	17.2%		IIIe	IIIe
8867	Hord fine sandy loam, 1 to 3 percent slopes	13.81	10.5%		Ile	Ile
9002	Anselmo fine sandy loam, 1 to 3 percent slopes	6.77	5.1%		Ile	Ile
4125	Holdrege fine sandy loam, 0 to 3 percent slopes	5.40	4.1%		Ile	Ile



*An opportunity to purchase a half section of productive irrigated cropland.*

**This property will be offered at auction as a combined unit and individually.**

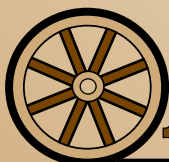
Situated in a strong farming community north of Wallace, Nebraska, this property offers excellent access via Lonestar Road and US Highway 25. The two irrigated quarters feature well-maintained Valley Electric Pivot systems, productive soils, and 294.8 ± certified irrigated acres within the Middle Republican Natural Resources District.

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**1:00 PM (CST) | American Legion Post #213  
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*Bids may be placed in-person or online via our online bidding portal at [AgriAffiliates.com](https://AgriAffiliates.com). You must be pre-registered for all methods of bidding 48 hours prior to the auction.*



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