

# LAND FOR SALE

79.52+/- Acres • Clay County, Nebraska  
*Offered at \$811,100*

## Highlights:

- High quality irrigated farm
- Excellent soils on the property
- Located close to competitive grain markets



A-22127

**Property Location:** From Harvard, three miles east on Road 319 and one and one-quarter miles south on Road O.

**Legal Description:** S1/2NW1/4 of Section 8, Township 7 North, Range 6 West of the 6th P.M. in Clay County, Nebraska.



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# Property Information

**Property Description:** This is a high quality irrigated 80 acre farm with excellent soils, located southeast of Harvard, Nebraska, close to competitive grain markets.

**Farm Data:**

Cropland 80.03 acres

**FSA Information:**

	Base	Yield
Corn	58.05 acres	189 bushels
Soybeans	19.35 acres	59 bushels

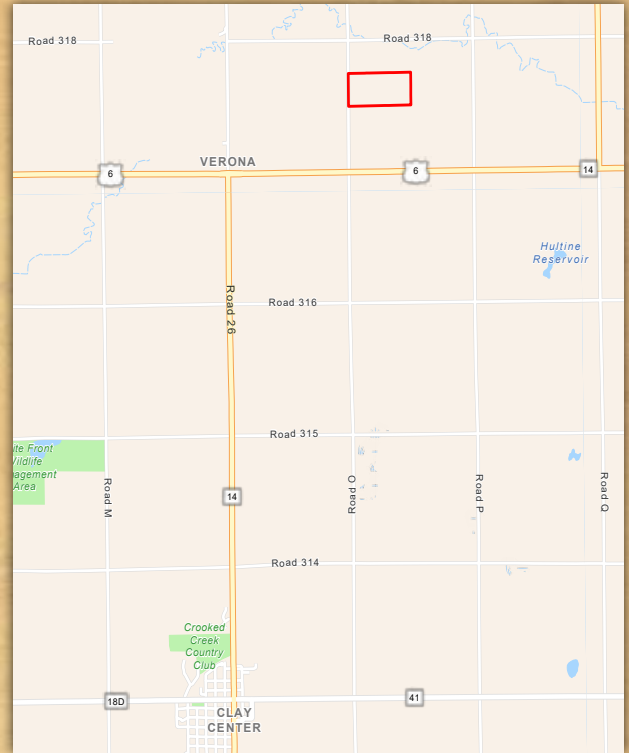
**Irrigation Equipment:** Irrigation well, gearhead and pump

**Well Information:** 8" well drilled to a depth of 200' in 2017. When drilled, it pumped 1,000 gpm at 66 feet.

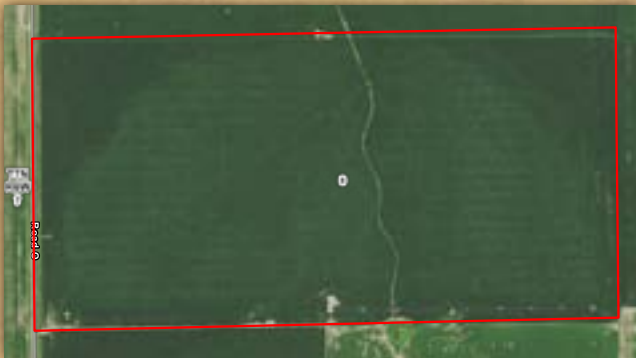
**2020 Taxes:** \$5,446.18

**Price:** \$811,100

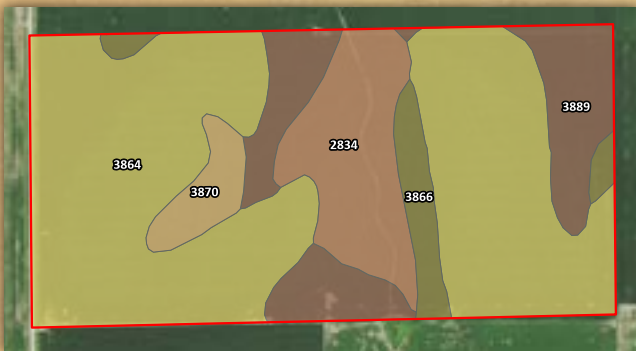
# Property Location Map



## Aerial Photo



## Soil Map



Map Symbol	Name	Non-IRR LCC	IRR LCC	Acres
3864	Hastings silt loam, 0 to 1 percent slopes	Iw	Iw	48.9
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	IVe	IVe	12.7
2834	Uly-Hobbs silt loams, 0 to 30 percent slopes	VIe	---	10.8
3866	Hastings silt loam, 1 to 3 percent slopes	IIE	IIE	4.1
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	IIIe	IIIe	3
TOTAL				79.5

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.