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FOR MORE INFO!



LAND FOR SALE

79.89± Acres, Clay County, Nebraska

PRICE REDUCED!

OFFERED AT
\$918,735

or \$11,500 per acre

Highlights:

- New Offering of High Quality Clay County Farmland
- Excellent Access
- 79.48 Irrigated Acres per Little Blue NRD

For additional information, please contact:

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Property Information

Directions to Property:

From Clay Center, Nebraska, five miles south on Highway 14 to 308th Road then two miles east.

Legal Description:

N 1/2, NW 1/4, Section 33, Township 6 North, Range 6 West, Clay County, Nebraska.

Property Description:

79.89+/- acre tract of highly productive, pivot irrigated farmland would be an excellent addition to any operation. Farm has 79.48 certified irrigated acres according to the Little Blue NRD. Property has 8 inch irrigation well with Western Land Roller Pump and Randolph gearhead. Pivot is included with real estate. Irrigation power unit, one set of oversize tires, and pivot stops are property of the tenant and do not convey with the farm.

Farm Data:

Cropland	76.81 acres
Other	<u>3.08 acres</u>
Total	79.89 acres

FSA Information:

	Base	Yield
Corn	73.80 acres	160 bushels
Grain Sorghum	5.30 acres	87 bushels
Soybeans	0.30 acres	49 bushels

2024 Taxes:

\$3,126.14

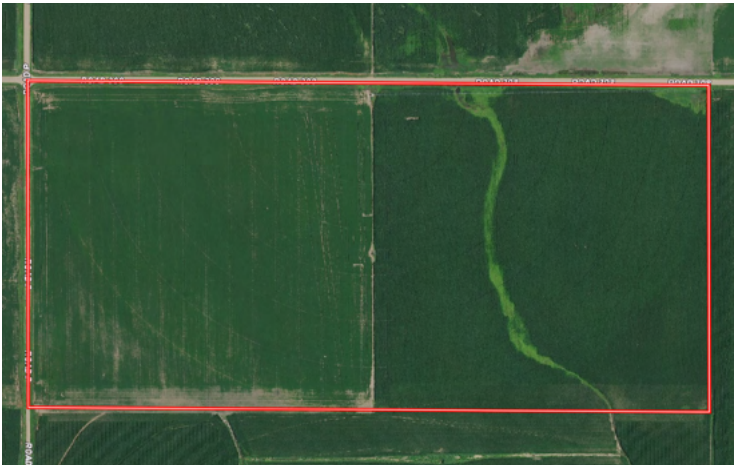
Reduced Price:

\$918,735 or \$11,500 per acre



Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.

Aerial Map



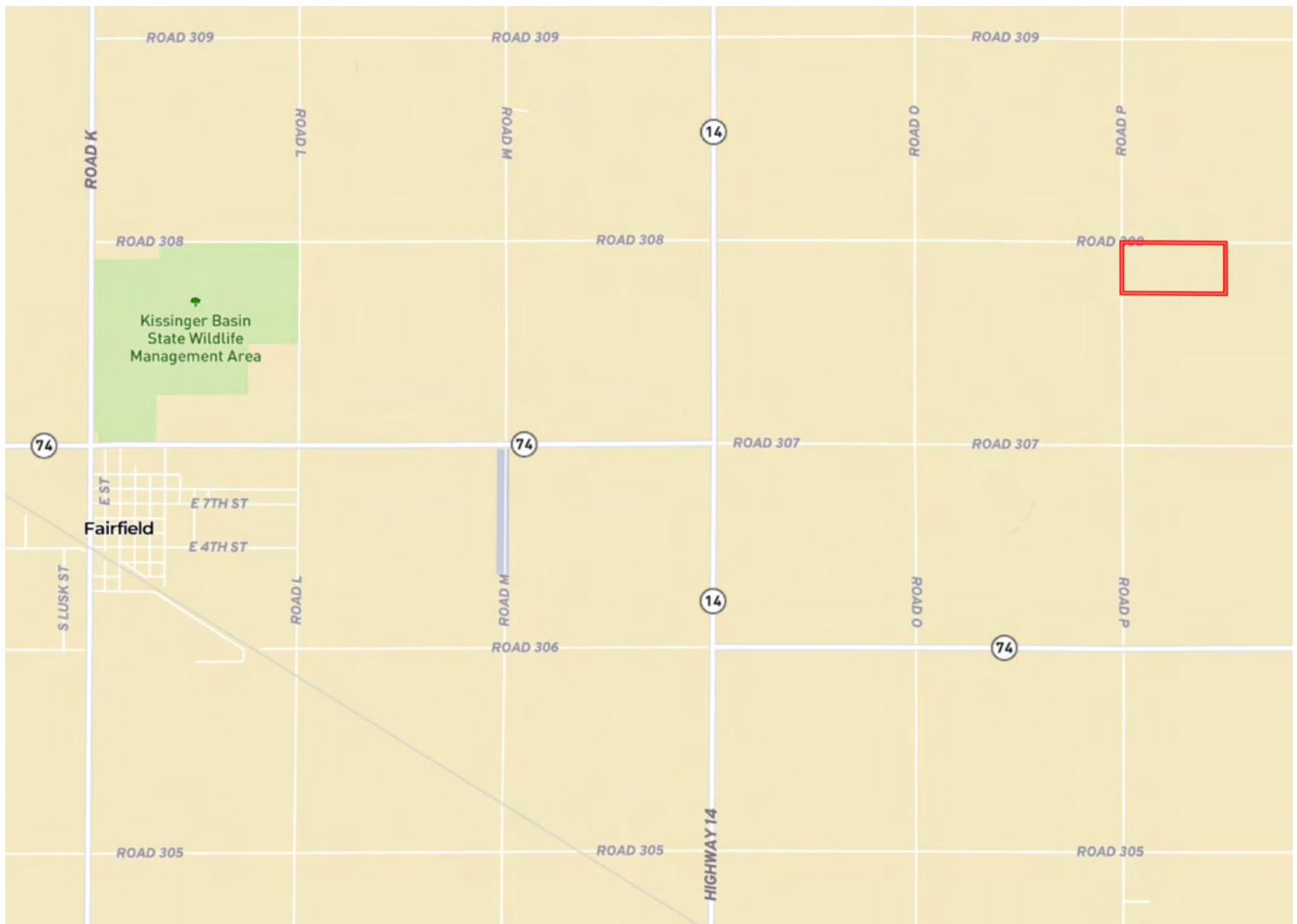
Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	26.86	33.66	0	58	3e
3825	Crete silt loam, 1 to 3 percent slopes	19.2	24.06	0	62	2e
3910	Scott silt loam, frequently ponded	18.86	23.63	0	27	4w
3866	Hastings silt loam, 1 to 3 percent slopes	12.88	16.14	0	68	2e
3820	Butler silt loam, 0 to 1 percent slopes	2.01	2.52	0	70	2w
TOTALS		79.81(*)	100%	-	53.56	2.81



Property Location



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