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# LAND FOR SALE

79.89± Acres, Clay County, Nebraska

OFFERED AT  
**\$998,625**  
or \$12,500 per acre

## Highlights:

- Open for 2025
- Highly productive farmland
- Excellent access

For additional information, please contact:

Paul Sullivan, Agent | (308) 222-8673 or (308) 380-2328

[PSullivan@FarmersNational.com](mailto:PSullivan@FarmersNational.com)



# 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:

	<u>Base</u>	<u>Yield</u>
Corn	73.80 acres	160 bushels
Grain Sorghum	5.30 acres	87 bushels
Soybeans	0.30 acres	49 bushels

## 2024 Taxes:

\$3,126.14

## Price:

\$998,625 or \$12,500 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

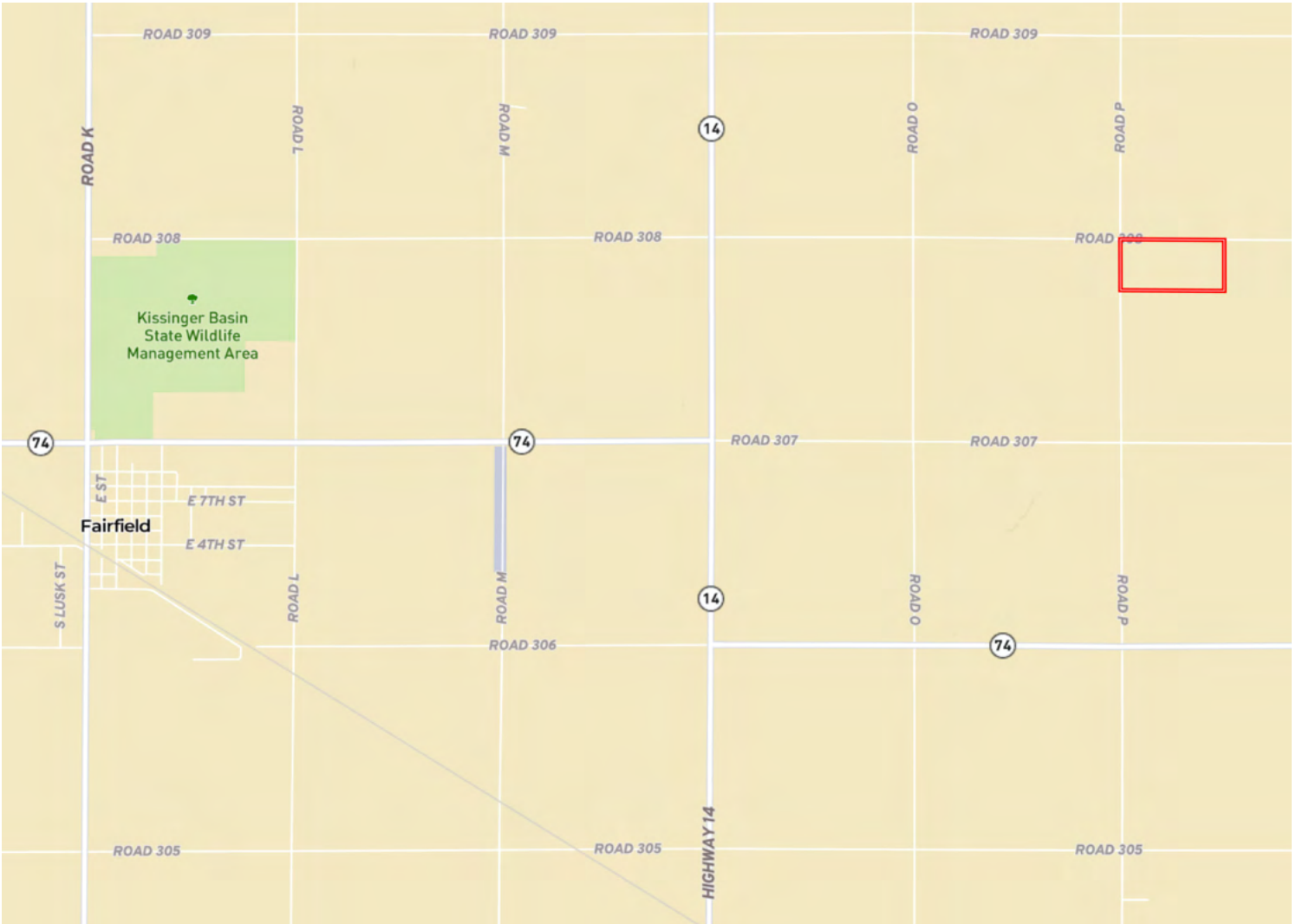


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	26.86	33.66	0	58	3e
3825	Crete silt loam, 1 to 3 percent slopes	19.2	24.06	0	62	2e
3910	Scott silt loam, frequently ponded	18.86	23.63	0	27	4w
3866	Hastings silt loam, 1 to 3 percent slopes	12.88	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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