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# LAND FOR SALE

79.65± Acres, Clay County, Nebraska

OFFERED AT  
**\$995,625**  
or \$12,500 per acre

## Highlights:

- Open for 2025
- Highly productive farmland
- Excellent access

For additional information, please contact:

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# Property Information

## Directions to Property:

From Clay Center, Nebraska, four miles south on Highway 14 to 309th Road then three miles east.

## Legal Description:

S 1/2, SE 1/4, Section 21, Township 6 North, Range 6 West, Clay County, Nebraska.

## Property Description:

79.65+/- acre tract of highly productive, pivot irrigated farmland would be an excellent addition to any operation. Farm has 76.92 certified irrigated acres according to the Little Blue NRD. Property has a 9 inch irrigation well with Western Land Roller Pump. Pivot is included with real estate.

Irrigation power unit, fuel tank, and pivot stops are property of the tenant and do not convey with the farm.

## Farm Data:

Cropland	76.68 acres
Other	<u>2.97 acres</u>
Total	79.65 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	71.42 acres	160 bushels
Grain Sorghum	5.20 acres	87 bushels
Soybeans	0.30 acres	49 bushels

Approximate. Split from additional tract by FSA after closing

## 2024 Taxes:

\$3,089.86

## Price:

\$995,625 or \$12,500 per acre

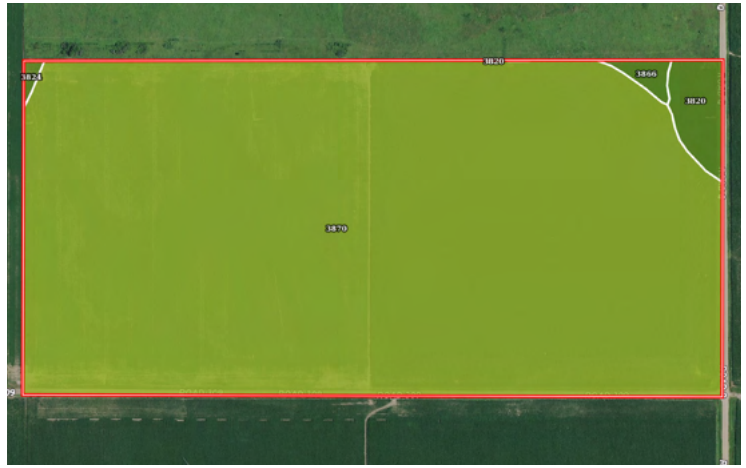


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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



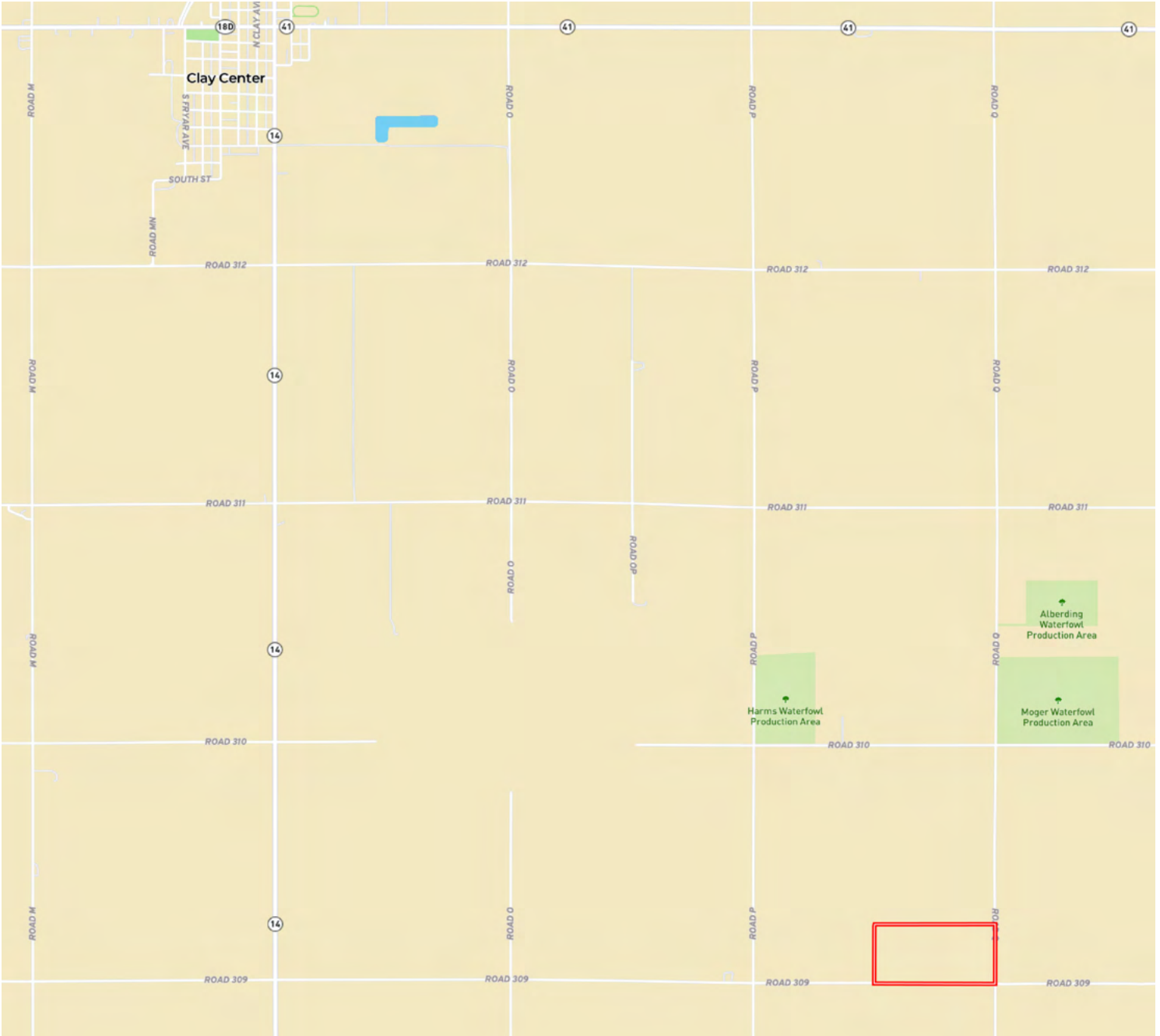
## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	77.13	96.91	0	58	3e
3820	Butler silt loam, 0 to 1 percent slopes	1.77	2.22	0	70	2w
3866	Hastings silt loam, 1 to 3 percent slopes	0.52	0.65	0	68	2e
3824	Crete silt loam, 0 to 1 percent slopes	0.17	0.21	0	63	2s
TOTALS		79.59(* *)	100%	-	58.34	2.97



# Property Location



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