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LAND FOR SALE

73.95± Acres, Clay County, Nebraska

OFFERED AT
\$776,475 or
\$10,500 per acre

Highlights:

- Highly productive farmland
- Excellent access
- Close to grain markets

For additional information, please contact:

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Property Information

Directions to Property:

From Clay Center, Nebraska, travel five miles east on Highway 41 to Road S, two miles south to Road 311, then east for one-half of a mile.

Legal Description:

W 1/2, SE 1/4, Section 12, Township 6 North, Range 6 West.

Property Description:

+/-73.95 acre tract of highly productive, pivot irrigated farmland and dryland that would be an excellent addition to any operation. The farm has 60.77 certified, irrigated acres according to the Little Blue NRD. Property has a six-inch irrigation well with a Western Land Roller Pump and US Motors electric motor. Pivot is included with real estate.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	63.70 acres	162 bushels
Grain Sorghum	3.00 acres	63 bushels
Soybeans	2.60 acres	59 bushels

Farm Data:

Cropland	67.02 acres
Other	<u>6.93 acres</u>
Total	<u>73.95 acres</u>

Taxes:

- \$2,904.68



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



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3824	Crete silt loam, 0 to 1 percent slopes	25.92	35.08	0	63	2s
3825	Crete silt loam, 1 to 3 percent slopes	23.45	31.74	0	62	2e
3545	Hobbs silt loam, channeled, frequently flooded	13.63	18.45	0	39	6w
3866	Hastings silt loam, 1 to 3 percent slopes	9.87	13.36	0	68	2e
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	1.01	1.37	0	57	4e
TOTALS		73.88(*)	100%	-	58.84	2.77



Property Location

