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LAND FOR SALE

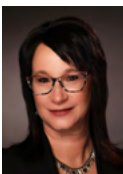
147.40± Acres, Clay County, Nebraska

OFFERED AT
\$1,695,100
or \$11,500 per acre

Highlights:

- Excellent access off paved roads
- Highly productive irrigated farmland
- Close proximity to grain markets

For additional information, please contact:



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Property Information

Directions to Property:

From Harvard, two miles east on Road 319. The property is located on the southeast corner of the Road N and Road 319 intersection.

Legal Description:

NW 1/4, Section 6, Township 7 North, Range 6 West, Clay County, Nebraska.

Property Description:

+/-147.40 acre tract of highly productive, pivot irrigated farmland would be an excellent addition to any operation. The farm has 122.24 certified irrigated acres according to the Upper Big Blue NRD. The property has an 8 inch irrigation well with a Western Land Roller Pump. The farm is currently under a cash rent lease for the 2025 crop year. The pivot, natural gas power unit, Amarillo gear head, and water meter are property of the tenant and do not convey with the farm.

Farm Data:

Cropland	139.67 acres
Non-crop	<u>7.73 acres</u>
Total	147.40 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	103.28 acres	197 bushels
Soybeans	34.43 acres	60 bushels

2024 Taxes: \$6,866.83

Price: \$1,695,100 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



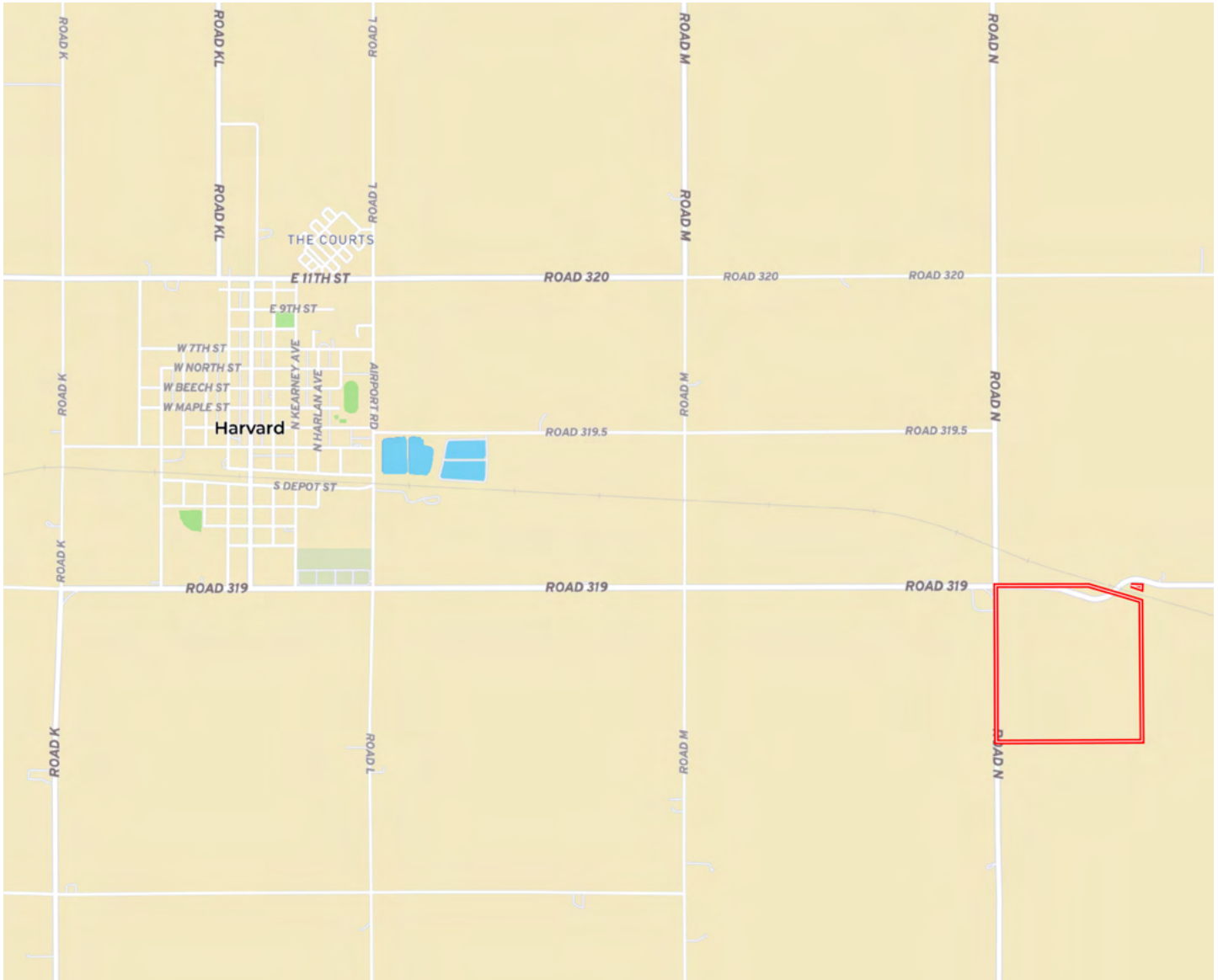
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3866	Hastings silt loam, 1 to 3 percent slopes	94.03	63.89	0	68	2e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	31.15	21.17	0	58	3e
3824	Crete silt loam, 0 to 1 percent slopes	10.72	7.28	0	63	2s
3545	Hobbs silt loam, channeled, frequently flooded	6.06	4.12	0	39	6w
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	4.64	3.15	0	67	4e
2834	Uly-Hobbs silt loams, 0 to 30 percent slopes	0.59	0.4	0	53	3e
TOTALS		147.19(*)	100%	-	64.24	2.44



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Location Map



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