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# LAND FOR SALE

**80.27± Acres | Clay County, Nebraska**

OFFERED AT  
**\$867,000**

## Highlights:

- High quality irrigated farm
- Highway access
- 2.5 miles from elevator

**For additional information, please contact:**

**Jared Hodgson, Agent**

**[JHodgson@FarmersNational.com](mailto:JHodgson@FarmersNational.com) | (402) 462-5900**

# Property Information

## Directions to Property:

From the junction of Highway 6 and road O, go a half a mile east, and the farm lies to the north of Highway 6.

## Legal Description:

E1/2SW1/4 SEC 8-7N-6W

## Property Description:

Clay County irrigated farm located north of Clay Center along Highway 6. The T-L pivot and electric well sell with this farm. Well registration #G-056031 is rated at 1275 gpm. The farm was planted to wheat in 2025, and it has been harvested. Full possession for the 2026 farming season.

## Improvements:

60 HP Electric Motor, 8 Tower T-L Pivot

## Farm Data:

|          |             |
|----------|-------------|
| Cropland | 79.27 acres |
| Total    | 79.27 acres |

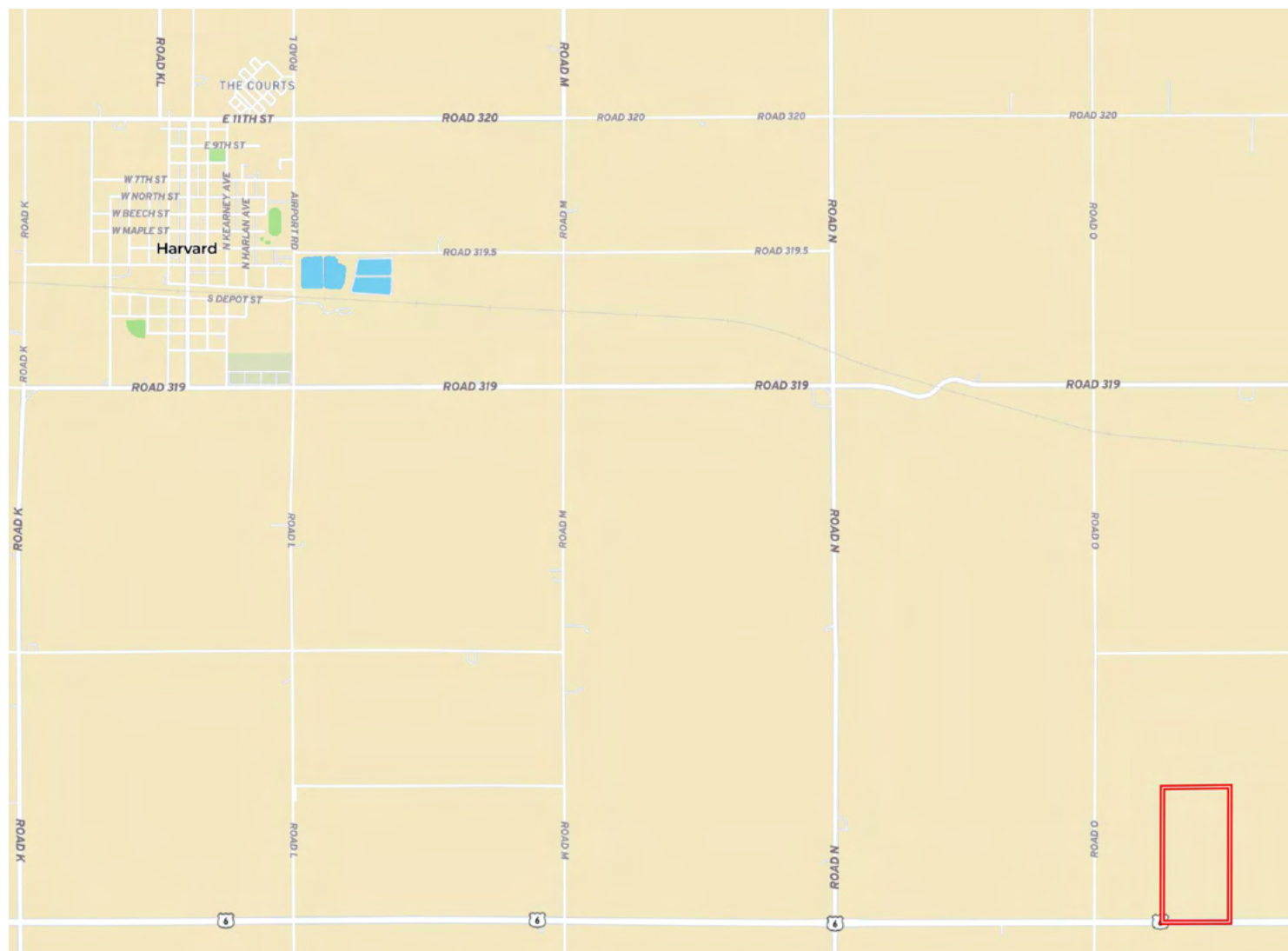
## FSA Information:

|          | Base        | Yield       |
|----------|-------------|-------------|
| Corn     | 69.40 acres | 140 bushels |
| Soybeans | 3.30 acres  | 51 bushels  |

## Taxes:

- \$3,787

# Location Map



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  |
|-----------|---------------------------------------------------------|----------|-------|-----|-------|------|
| 3864      | Hastings silt loam, 0 to 1 percent slopes               | 43.9     | 54.73 | 0   | 69    | 1    |
| 3889      | Holder silty clay loam, 7 to 11 percent slopes, eroded  | 26.86    | 33.49 | 0   | 67    | 4e   |
| 3820      | Butler silt loam, 0 to 1 percent slopes                 | 3.93     | 4.9   | 0   | 70    | 2w   |
| 8870      | Hord silt loam, 1 to 3 percent slopes                   | 2.97     | 3.7   | 0   | 80    | 2e   |
| 3870      | Hastings silty clay loam, 3 to 7 percent slopes, eroded | 2.01     | 2.51  | 0   | 58    | 3e   |
| 3866      | Hastings silt loam, 1 to 3 percent slopes               | 0.54     | 0.67  | 0   | 68    | 2e   |
| TOTALS    |                                                         | 80.21(*) | 100%  | -   | 68.5  | 2.15 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

