

LAND FOR SALE

Clay County Line Farm



LOCATION: In the Southwest corner of Clay County along the Clay-Nuckolls County line. Approximately 5 ½ miles west of Deweese, Nebraska, at the corner of Road 301 and Road B.

LEGAL DESCRIPTION: The westernmost 102.71 +/- acres located in the Southwest Quarter (SW1/4) of Section Thirty-two (32), Township Five (5) North, Range (8) West of the 6th P.M., Clay County, Nebraska.

PROPERTY DESCRIPTION: Primarily high-quality, non-irrigated cropland with small, isolated areas of trees and grassland confined to the western boundary and extreme southeast corner of the property.



FARM SERVICE AGENCY INFORMATION:

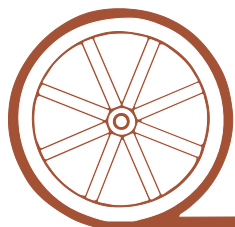
Total Cropland:	95.89 Acres
Government Base Acres:	60.60 Corn Base Acres—120 bu/acre
	35.30 Soybean Base Acres—20 bu/acre

COMMENTS: This is a nearly level, highly-productive, non-irrigated farm located in a strong farming community with great access to local markets. This farm also has crop base for all of its cropland acres.

LIST PRICE: \$460,000.00 Cash

CONTACT: Adam D. Pavelka, Listing Agent (402) 984-7744 adam@agriaffiliates.com

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HASTINGS OFFICE

P.O. Box 519

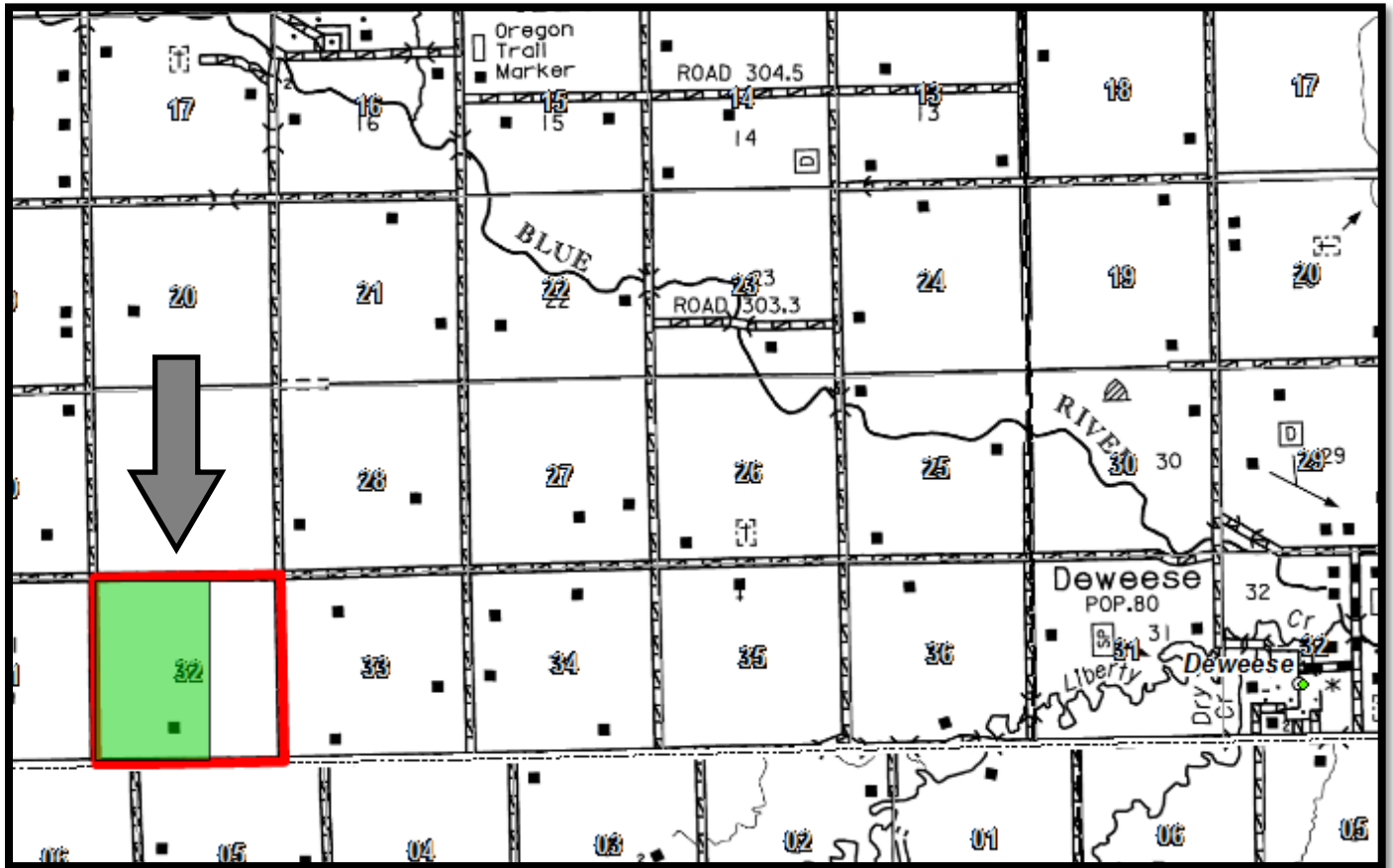
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.





SOILS: The primary soils on this farm are Class I and II Hall silt loam and Butler silt loam soils, with slopes ranging from 0-1%.

REAL ESTATE TAXES: 2013 Real Estate Tax - \$3,212.94

LEASE: Subject to a 2014 lease, with buyer receiving 2015 possession.

