

LAND FOR SALE

CLAY COUNTY CENTER PIVOT



Location:

Property located in central Clay County, Nebraska.

From Sutton: go 5 miles west on Highway 6, then 1 mile south on S Road.

From Clay Center: go 5 miles east on Highway 41, then 3 miles north on S. Road.

Legal Description:

The Northeast Quarter (NE ¼) of Section Twenty-Three (23), Township Seven (7) North, Range Six (6), West of the 6th P.M., Clay County, Nebraska [162.28 tax-assessed acres].

Comments:

Excellent terrain, water, soils, and equipment. You will be hard-pressed to find a more quality farm!

Taxes:

2018 Taxes—\$9,042.20

Leases:

Subject to a lease expiring on February 29, 2020.

Price:

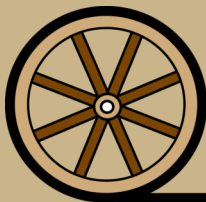
\$1,450,000.00

Contact:

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Listing Agent
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Offered Exclusively By:

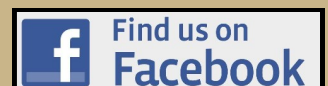


AGRI AFFILIATES, INC.
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



**Irrigation
Information:**

Well Registration: G-007494
Well Depth: 180 feet
Pumping Level: 91 feet
Gallons/Minute: 800 gpm
Power Unit: 454 cu-in Natural gas
Pivot: 2015 T-L

Completion Date: 1/23/15
Static Water Level: 76 feet
Column: 8.62 feet
Pump: Berkley*
Flowmeter: Macrometer
Gearhead: Amarillo 100 Hp.
11:10

*Pump was reworked in 2015 when new well was drilled/cased.
-2 pivot corners can be gravity irrigated.

Soils:

Primarily Hastings silt loams and Crete silt loams with exceptional production history.
Slopes primarily 0—3 %.

**Natural
Resource District:**

Upper Big Blue Natural Resource District.

FSA Information:

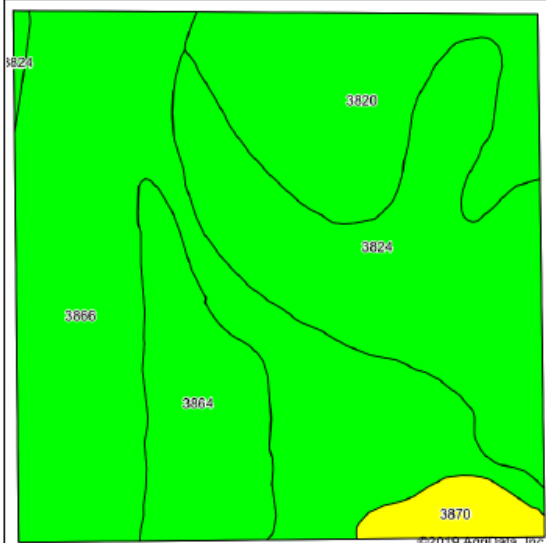
Total Farmland: 156.26 acres
Government Base Acres: Corn—112.21
Soybeans—37.38

Total Cropland: 156.26 acres
PLC Yields: Corn—191
Soybeans—63

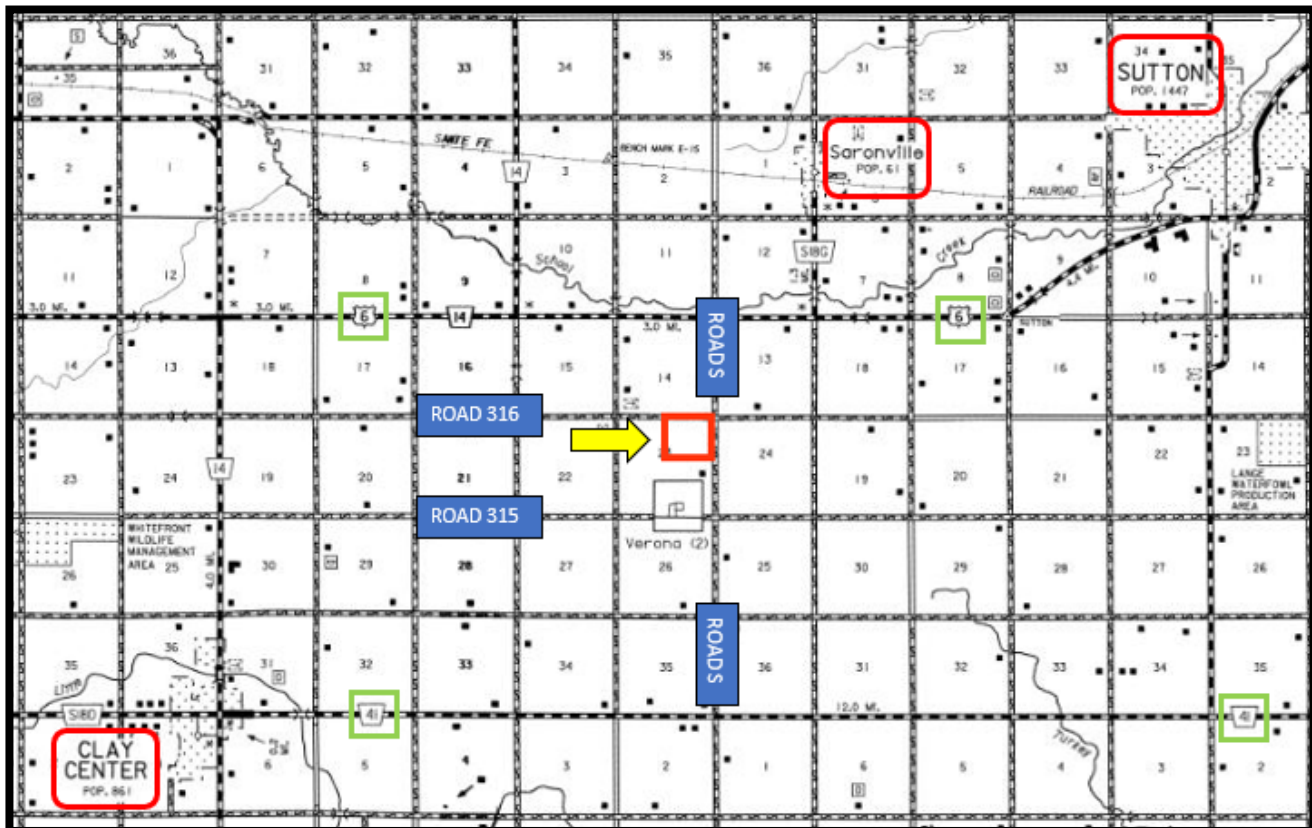
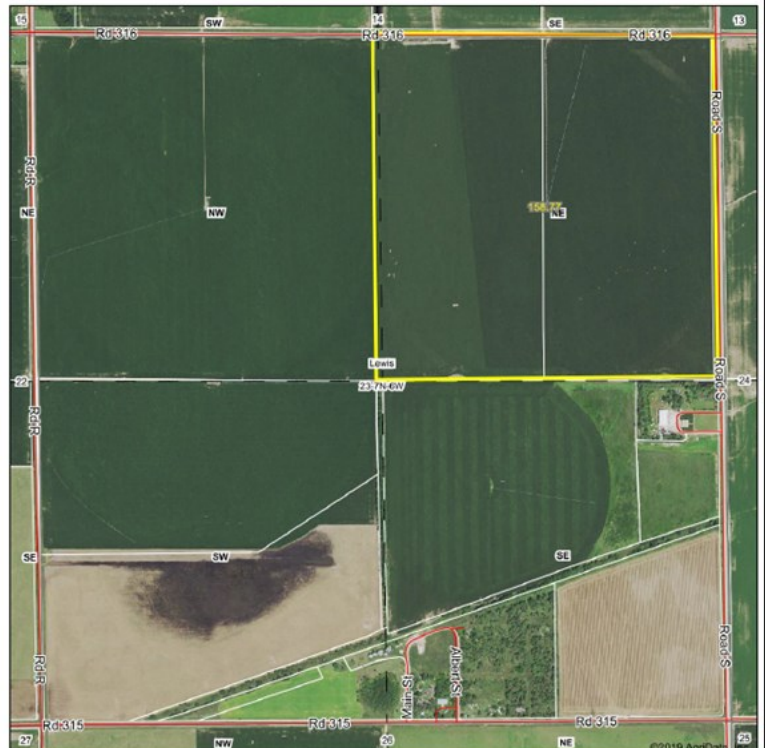


MAPS

Soils Map



Aerial Map



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