

LAND FOR SALE



Clay Center Farm

LOCATION: 2 1/2 miles south of Clay Center, Nebraska, on Highway 14.

**LEGAL
DESCRIPTION:**

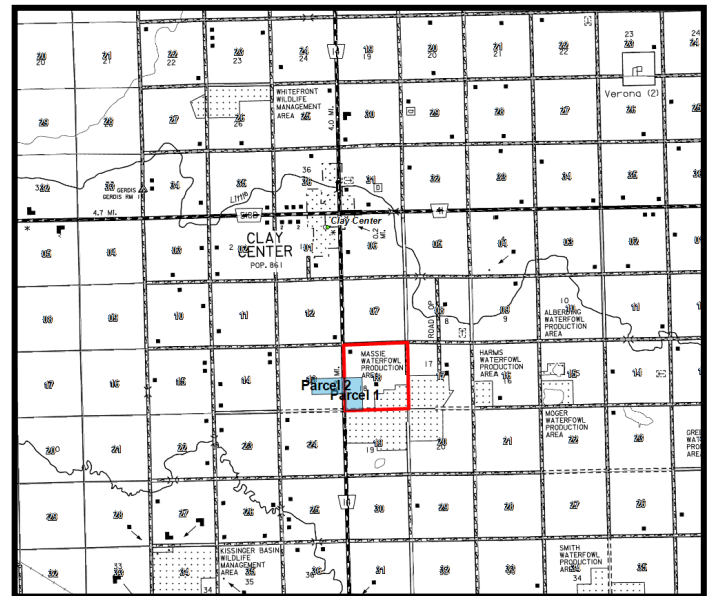
The West Half of the Southwest Quarter (W1/2SW1/4) of Section Eighteen (18), Township Six (6) North, Range Six (6) West of the 6th P.M.; and the North Half of the Southeast Quarter (N1/2SE1/4) of Section Thirteen (13), Township Six (6) North, Range Seven (7) West of the 6th P.M., Clay County, Nebr. [151.06 tax assessed acres.]

COMMENTS: This is a high quality, productive, irrigated farm with exceptional water, soils and access.

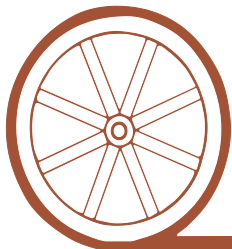
**NATURAL RESOURCE
DISTRICT:** Little Blue Natural Resource District. This farm is not subject to pumping restrictions.

LIST PRICE: \$1,239,000.00

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



Offered Exclusively By:



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...

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.

HASTINGS OFFICE
P.O. Box 519
747 N. Burlington Ave Suite 310



IRRIGATION
INFORMATION:

Well Registration:	G-022407	Completion Date:	7/26/1963
Well Depth:	204 feet	Static Water Level:	85 feet
Pumping Level:	109 feet	Column:	11 inches
Gallons/minute:	1600 gpm	Gearhead:	100 hp Amarillo

PROPERTY
DESCRIPTION:

List price includes irrigation well, gearhead, diesel tank, diesel power unit, and irrigation pipe. The west parcel is currently irrigated by the owner of the farm to the south with his pivot and well; however, it can be gravity irrigated with the well on the subject farm. There is underground pipe under Highway 14 bringing water from the west parcel to the east parcel.

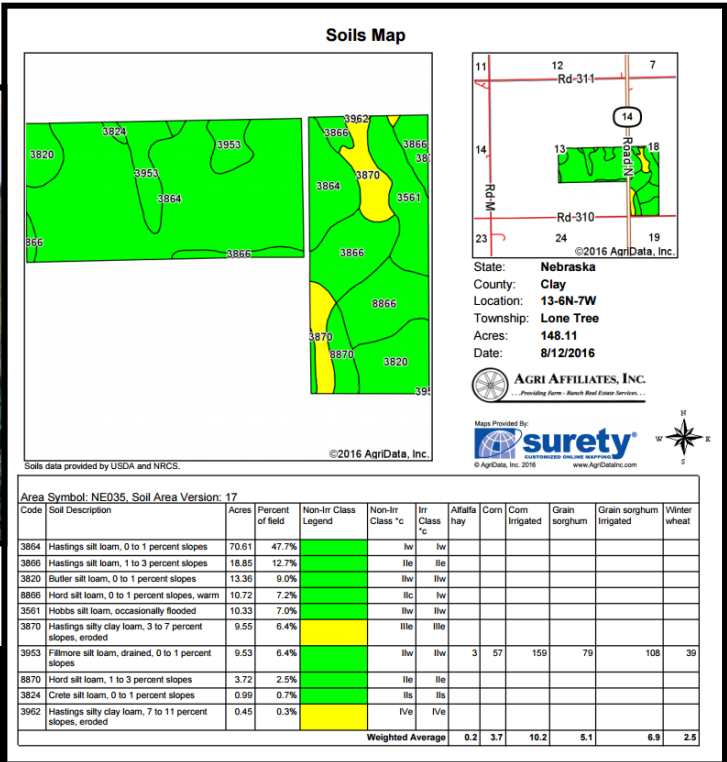
FARM SERVICE AGENCY
INFORMATION:

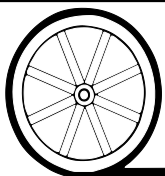
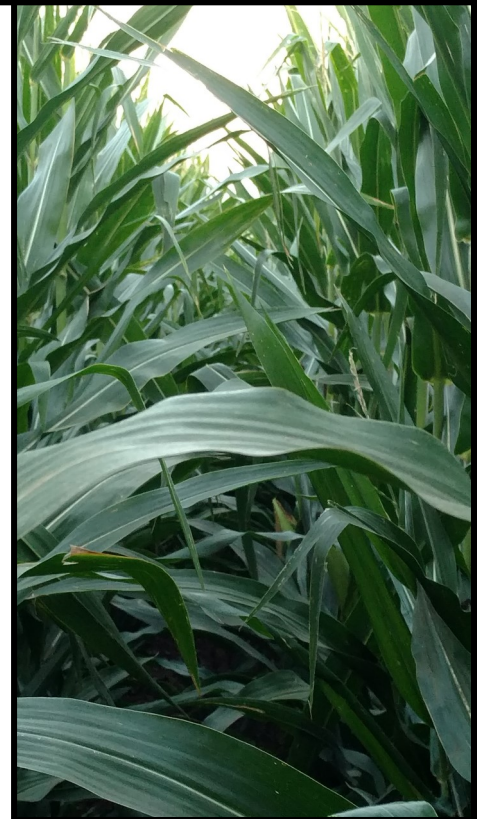
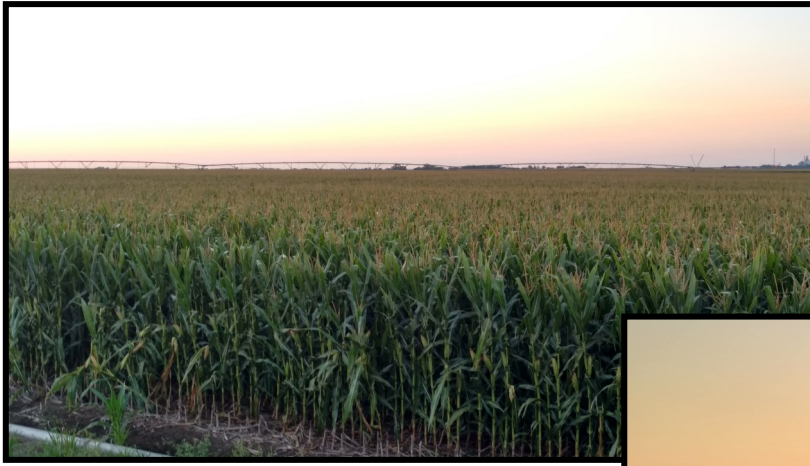
Total Cropland:	148.11 acres	PLC Yield:	Corn 169
Government Base Acres:	Corn 95.7 acres		Soybeans 50
	Soybean 49.6 acres		

SOILS: Primarily Hastings Silt Loam with 0 –3% slopes.

REAL ESTATE TAXES: 2015 Real Estate Tax - \$8,563.70

LEASE: Subject to 2016 crop share lease





AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.