## 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

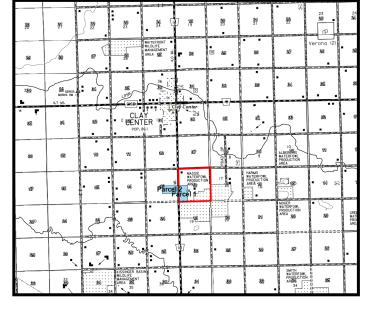
farm is not subject to pumping restrictions.

LIST PRICE: <u>\$1,239,000.00</u>

CONTACT: Adam D. Pavelka, Listing Agent

(402) 984-7744

adam@agriaffiliates.com



Offered Exclusively By:



## AGRI AFFILIATES, INC.

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

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



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:

Well Registration:
Well Depth:
Pumping Level:
Gallons/minute:

G-022407

204 feet

109 feet

1600 gpm

Completion Date: 7/26/1963
Static Water Level: 85 feet
Column: 11 inches
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

Government Base Acres:

Corn 95.7 acres
Soybean 49.6 acres

PLC Yield: Corn 169

Soybeans 50

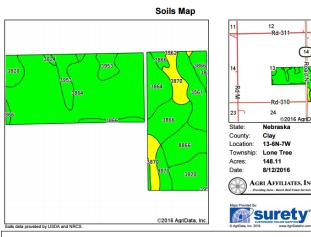
**SOILS:** Primarily Hastings Silt Loam with 0-3% slopes.

REAL ESTATE

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

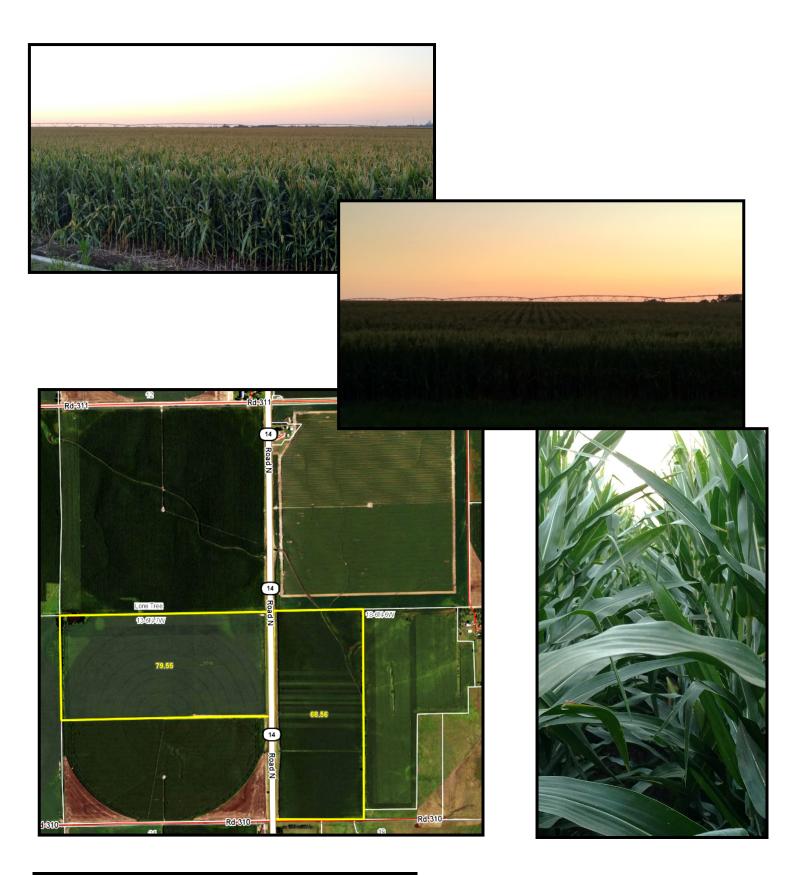
**LEASE:** Subject to 2016 crop share lease





Area	Symbol: NE035, Soil Area Version:	17										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay	Corn	Com Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
3864	Hastings silt loam, 0 to 1 percent slopes	70.61	47.7%		lw	lw						
3866	Hastings silt loam, 1 to 3 percent slopes	18.85	12.7%		lle	lle						
3820	Butler silt loam, 0 to 1 percent slopes	13.36	9.0%		llw	llw						
8866	Hord silt loam, 0 to 1 percent slopes, warm	10.72	7.2%		llc	lw						
3561	Hobbs silt loam, occasionally flooded	10.33	7.0%		llw	llw						
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	9.55	6.4%		Ille	Ille						
3953	Fillmore silt loam, drained, 0 to 1 percent slopes	9.53	6.4%		llw	llw	3	57	159	79	108	39
8870	Hord silt loam, 1 to 3 percent slopes	3.72	2.5%		lle	lle						
3824	Crete silt loam, 0 to 1 percent slopes	0.99	0.7%		lls	lls						
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	0.45	0.3%		IVe	IVe						
	•	•	•		Mariabana 4		0.0		40.0			0.5







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