

# LAND FOR SALE

## Clay County Pivots & Farmstead

**Price  
Reduced!!**



**LOCATION:** These farms and farmstead are located west of Harvard in northwestern Clay County, Nebraska.

### LEGAL

#### DESCRIPTIONS:

- Parcel 1: The Northwest Quarter (NW1/4) of Section Nine (9), Township Seven (7) North, Range Seven (7) West of the 6th P.M., Clay County, Nebraska. [Taxed Acres: 159.26]
- Parcel 2: The Northwest Quarter (NW1/4) and the North Half of the South Half (N1/2S1/2) of the Northeast Quarter (NE1/4) of Section Twenty-One (21), Township Eight (8) North, Range Seven (7) West of the 6th P.M., Clay County, Nebraska. [Taxed Acres: 200.7]
- Parcel 2A: The South Half of the South Half of the Northeast Quarter (S1/2S1/2NE1/4) of Section Twenty-One (21) Township Eight (8) North, Range Seven (7) West of the 6th P.M., Clay County, Nebraska. [Taxed Acres: 40.33]
- Parcel 3: The South Half (S1/2) of Section Seventeen (17), Township Eight (8) North, Range Seven (7) West of the 6th P.M., Clay County, Nebraska, less pivot corner in Southeast corner. [Taxed Acres: 310.26]
- Parcel 4: The Northwest Quarter of Section Seventeen (17), Township Eight (8) North, Range Seven (7) West of the 6th P.M., Clay County, Nebraska. [Taxed Acres: 159.48]

**COMMENTS:** Parcels 1, 2, 2A, and 3 are exceptional, primarily pivot-irrigated farms with tremendous soils and ground-water, located close to competitive markets and within seed-corn-producing areas. Parcel 4 is a one-of-a-kind farmstead with a 2008 custom-built 5 bed/3 bath home, shop with office, machine shed, calving barn, pasture and irrigated cropland.

### NATURAL RESOURCE

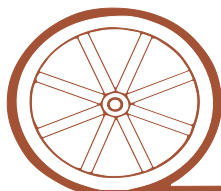
**DISTRICT:** These farms are located in the Upper Big Blue Natural Resource District, and are not subject to pumping restrictions.

### REDUCED

<b>LIST PRICE:</b>	<u>Parcel 1:</u>	<del>\$1,468,500.00</del>	\$1,332,500.00
	<u>Parcel 2:</u>	<del>\$1,850,500.00</del>	\$1,718,000.00
	<u>Parcel 2A:</u>		\$345,250.00
	<u>Parcel 3:</u>	<del>\$2,861,000.00</del>	\$2,662,500.00
	<u>Parcel 4:</u>	<del>\$1,367,000.00</del>	\$1,250,000.00

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

*Offered Exclusively By:*



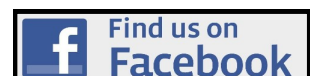
## AGRI AFFILIATES, INC.

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

### HASTINGS OFFICE

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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 approxima-



# Parcel 1

## IRRIGATION INFORMATION:

Well Registration:	G-026239	Completion Date:	10/30/1966
Well Depth:	202 feet	Static Water Level:	81 feet
Pumping Level:	115 feet	Column:	9 inches
Pivot:	10 tower T-L	Gallons Per Minute:	1500 gpm
Pump:	Flowserve	Electric Well:	75hp Worldwide Electricorp

## PROPERTY DESCRIPTION:

This is a great pivot quarter that includes all irrigation equipment and an established, productive stand of alfalfa on the west 80 +/- acres. 159.26 taxed acres.

## REAL ESTATE TAXES:

2015 Real Estate Tax - \$10,620.50

## AVAILABILITY:

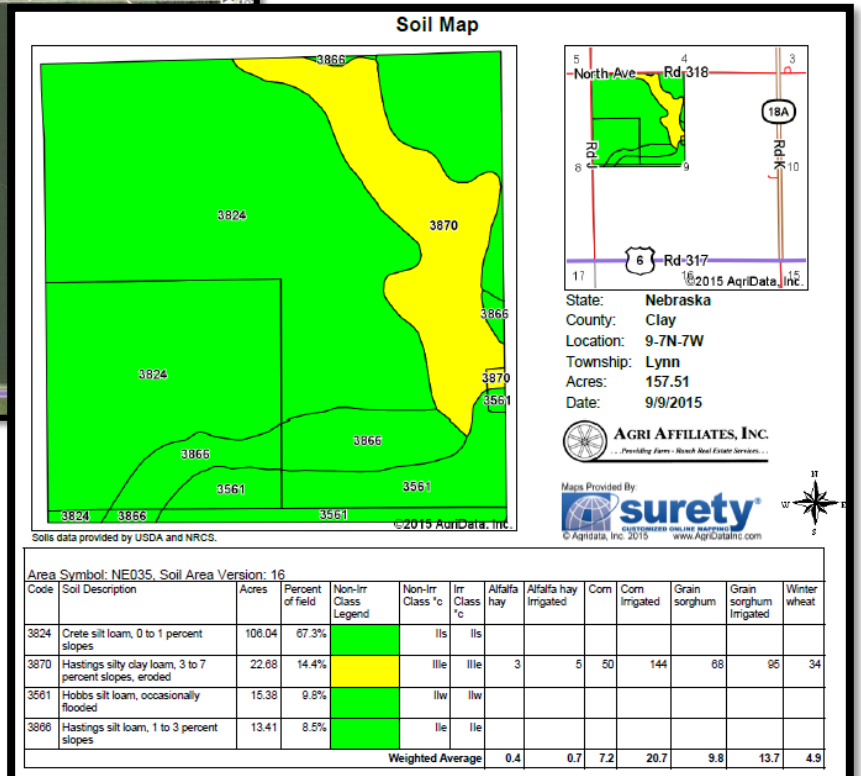
A purchaser could have immediate possession of this farm.

## FARM SERVICE AGENCY INFORMATION:

Total Cropland:	152.23 acres
Government Base Acres:	Corn—122.98
	Soybeans—21.41

## PLC Yields:

Corn—174
Soybeans—55





## Parcel 1





## Parcel 2 & 2A

### IRRIGATION INFORMATION:

#### Electric Well

Well Registration: G-122199  
Well Depth: 200 feet  
Pumping Level: 98 feet  
Pivot: 10 tower T-L  
Pump: Flowserve

Completion Date: 06/03/2003  
Static Water Level: 80 feet  
Column: 8.62 inches  
Gallons Per Minute: 1200 gpm  
Motor: 60hp US Motors

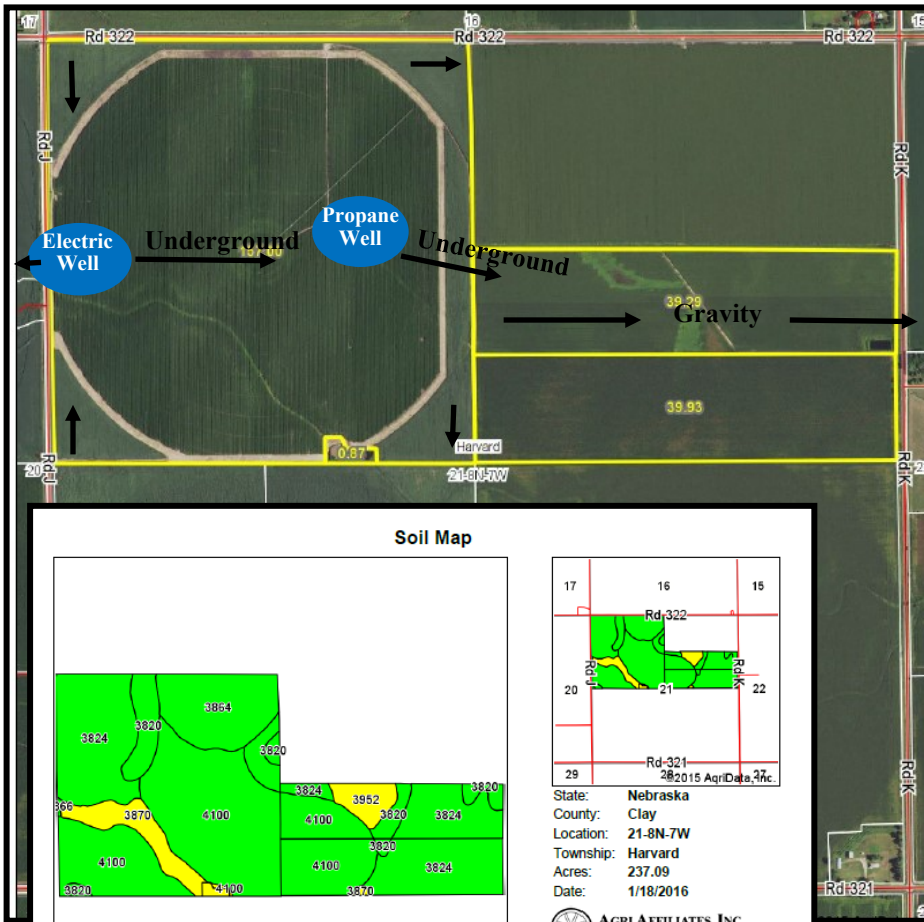
#### Propane Well

Well Registration: G-004232  
Well Depth: 163 feet  
Pumping Level: 90 feet  
Gearhead: Amarillo, 80hp  
Gear Ratio: 6:5

Completion Date: 12/10/1953  
Static Water Level: 80 feet  
Column: 6 inches  
Gallons Per Minute: 800 gpm  
Motor: 350 cubic inch GM

### PROPERTY DESCRIPTION:

A fantastic pivot quarter plus an adjacent 80 +/- acre gravity tract. This farm allows the operator to water nearly every acre. Enough irrigation pipe included to water 40 +/- acres and pivot corners. Note: Propane tank is the property of Aurora Cooperative. 241.03 Taxed Acres.



### REAL ESTATE TAXES:

Parcel 2: 2015 Real Estate Tax—\$13,771.98

Parcel 2A: 2015 Real Estate Tax—\$1,437.22

**AVAILABILITY:** A purchaser could have immediate possession of this farm.

### FARM SERVICE AGENCY INFORMATION:

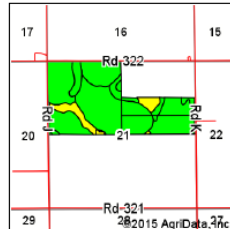
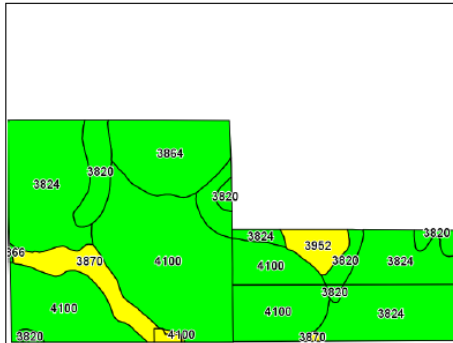
#### Parcel 2:

Total Cropland: 196.29 acres  
Government Base Acres: Corn—172.9  
Soybeans—22.7  
PLC Yields: Corn—172  
Soybeans—55

#### Parcel 2A:

Total Cropland: 39.93 acres  
Government Base Acres: Corn—20.12  
Soybeans—19.39  
PLC Yields: Corn—152  
Soybeans—52

#### Soil Map



State: Nebraska  
County: Clay  
Location: 21-8N-7W  
Township: Harvard  
Acres: 237.09  
Date: 1/18/2016

AGRI AFFILIATES, INC.  
Providing Farm-Related Services

Maps Provided By:  
**surety**  
AGRI AFFILIATES, INC. 2015  
www.Agricoll.com

Soils data provided by USDA and NRCIS.

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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	Alfalfa hay irrigated	Corn	Corn irrigated	Grain sorghum	Grain sorghum irrigated	Winter wheat
4100	Crete silt loam, thick solum, 0 to 1 percent slopes	100.32	42.3%		11s	11s	4		6	64	100	83	112
3824	Crete silt loam, 0 to 1 percent slopes	76.12	32.1%		11s	11s							
3864	Hastings silt loam, 0 to 1 percent slopes	24.97	10.5%		11w	11w							
3820	Butler silt loam, 0 to 1 percent slopes	16.18	6.8%		11w	11w							
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	12.81	5.4%		11le	11le							
3852	Fillmore silt loam, frequently ponded	6.46	2.7%		11lw	11lw							
3866	Hastings silt loam, 1 to 3 percent slopes	0.23	0.1%		11e	11e							
Weighted Average							1.7		2.5	27.1	71.5	35.1	47.4



## Parcel 2





## Parcel 3

### IRRIGATION INFORMATION:

#### Electric Well

Well Registration: G-004233  
Well Depth: 195 feet  
Pumping Level: 150 feet  
Pivot: 10 tower T-L &  
4 tower T-L watering  
inside pivot corners on  
south side of property

Completion Date: 05/18/1987  
Static Water Level: 97 feet  
Column: 8.62 inches  
Gallons Per Minute: 850 gpm  
Motor: 75hp US Motors

#### Propane Well #1

Well Registration: G-113499  
Well Depth: 197 feet  
Pumping Level: 98 feet  
Pivot: 7 tower T-L  
Gearhead: Randolph, 100hp, 6:5

Completion Date: 12/12/2001  
Static Water Level: 87 feet  
Column: 8.63 inches  
Gallons Per Minute: 800 gpm  
Motor: 454 cubic inch GM

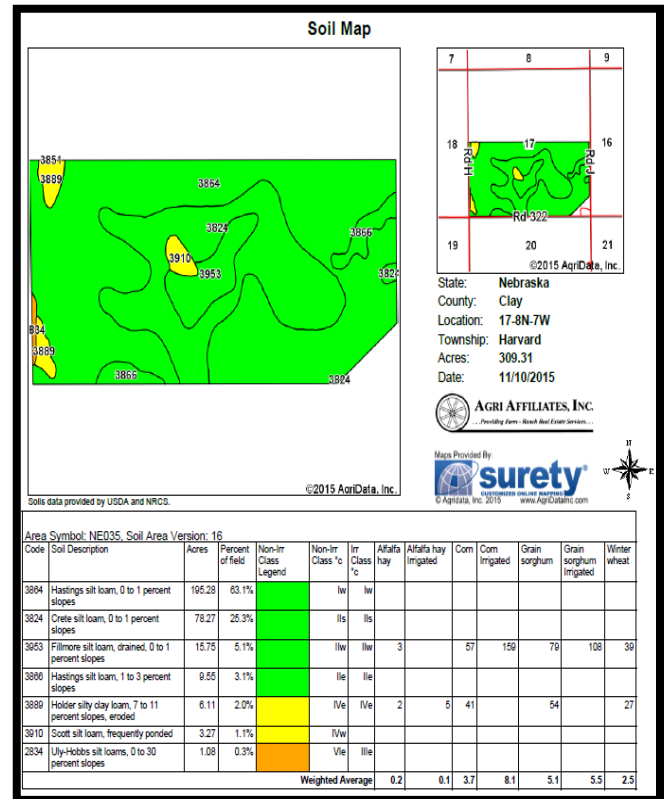
#### Propane Well #2

Well Registration: G-004234  
Well Depth: 182 feet  
Pumping Level: 112 feet  
Pivot: 10 tower T-L  
Gearhead: Johnson-Berkley,  
90hp, 5:4

Completion Date: 05/28/1957  
Static Water Level: 90 feet  
Column: 9 inches  
Gallons Per Minute: 1200 gpm  
Motor: 454 cubic inch GM

### PROPERTY DESCRIPTION:

You will be hard-pressed to find a better half section in Nebraska. Four center pivots allow for you to water all but three pivot corners on this farm. Note that all propane tanks on this tract are property of Aurora Cooperative. 310.26 Taxed Acres.



### REAL ESTATE

TAXES: 2015 Real Estate Tax - \$20,991.02

### AVAILABILITY:

A purchaser could have immediate possession of this farm.

### FARM SERVICE AGENCY INFORMATION:

Total Cropland: 304.23 acres

**Note:** Propane Well #2's pump needs repair; however, it may not be needed by certain buyers. Seller could repair well at a buyer's request.

Government Base Acres—subject to FSA division approval:

Tract # 7108	Corn—144.4
Tract #669	Corn—63.79
	Soybeans—11.11
Tract#587	Corn—77.8
	Soybeans—5.4

PLC Yields:

Tract#7108	Corn—172
Tract #669	Corn—174
	Soybeans—55
Tract #587	Corn—166
	Soybeans—46



## Parcel 3





# Parcel 4

## PROPERTY DESCRIPTION:

This is a picturesque farmstead with breath-taking views. It includes:

- 1,860 sq. ft. custom-built home with finished basement, built new in 2008. Basement provides an additional 1,488 sq. ft. of finished space. 3 car garage.
- 60'x 156' Cleary machine shed. Cement floor under a portion of shed.
- 42'x72' Cleary calving barn with pens. Cement floor throughout.
- 45'x50' shop with attached 20'x30' office. Cement floor throughout.

Great lot and pasture fences that provide for 5 grazing/calving paddocks make this an exceptional location for a large cow/calf or horse operation. There is the possibility of parceling the acreage off from the rest of the pasture and cropland. 159.48 Taxed Acres.

## REAL ESTATE TAXES:

2015 Real Estate Tax - \$11,757.46

## LEASE:

This property could be available after the 2016 calving season.

## FARM SERVICE AGENCY INFORMATION:

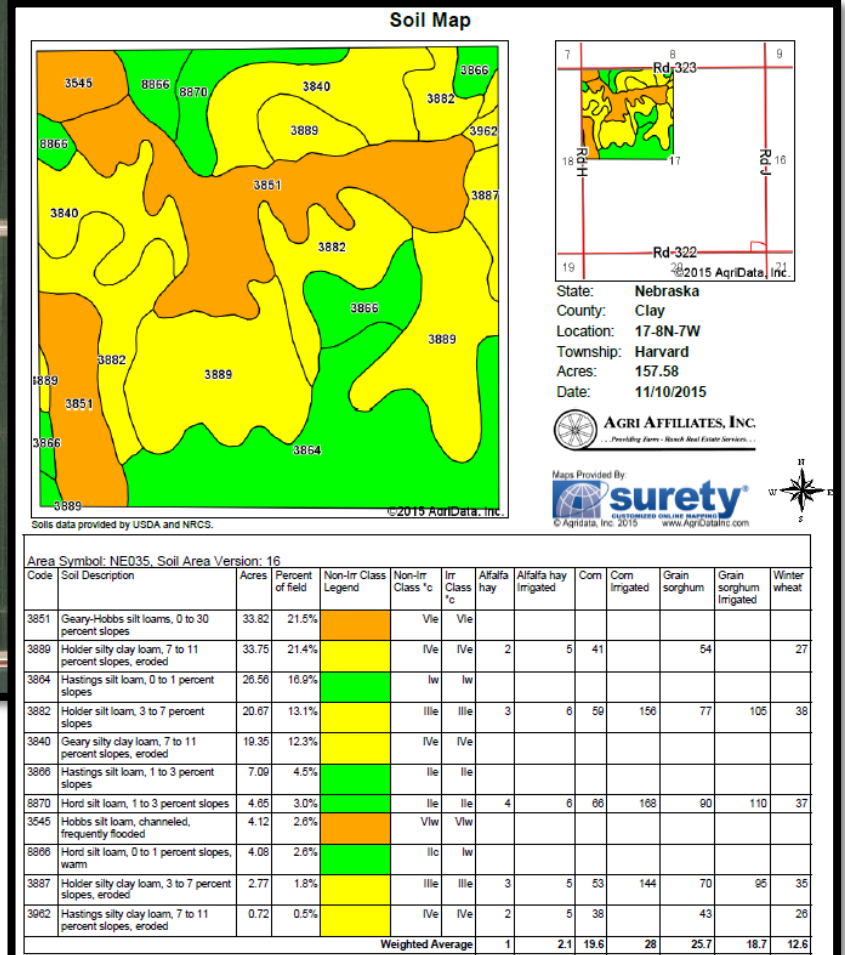
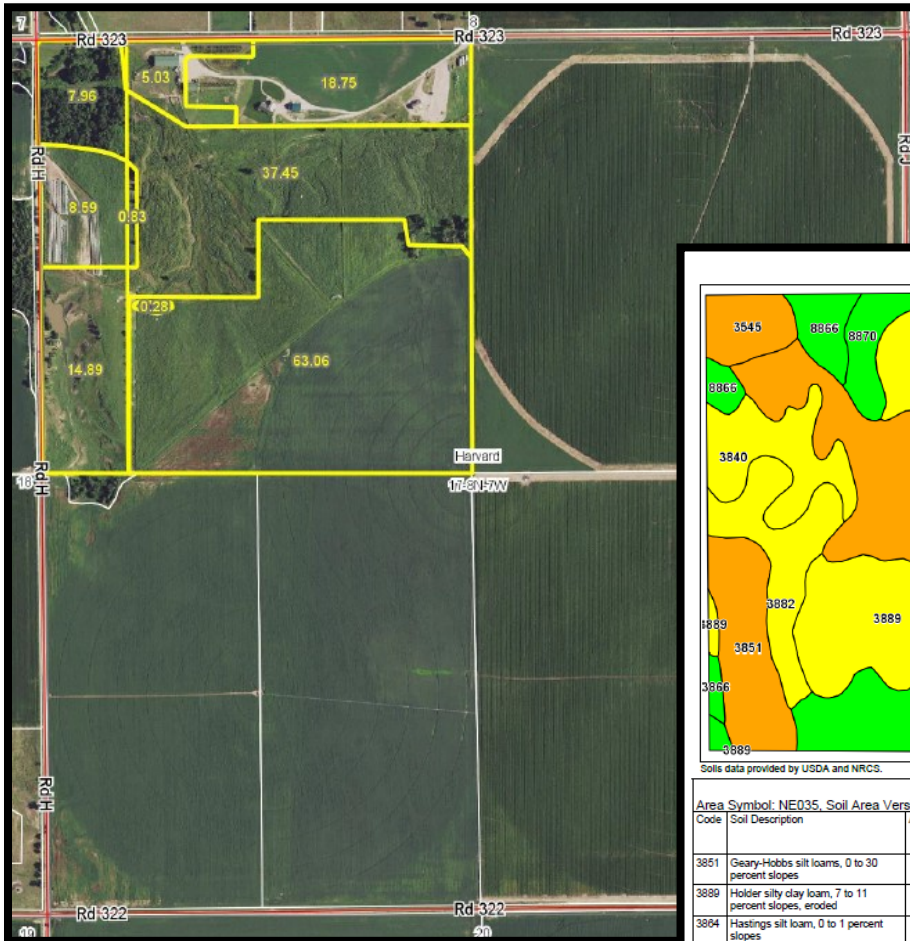
Total Cropland: 87.86 acres  
Government Base Acres: Corn—70.95  
Soybeans—12.36

## PLC Yields:

Corn—174  
Soybeans—55

## ITEMS NOT INCLUDED

**IN OFFERING PRICE:** 4 portable cattle sheds; portable cattle panels; squeeze chute; crowding tub; pulling stall; vehicles and machinery; furniture and personal property





## Parcel 4—Home (Exterior)





## Parcel 4—Home (Kitchen & Dining Room)





## Parcel 4—Home (Laundry & Guest Bedroom/Bathroom)





## Parcel 4—Home (Master Bedroom)





## Parcel 4—Home (Basement)





## Parcel 4—Home (Basement)





## Parcel 4—(Shop/Office)



20' x 30' Office



45' x 50' Shop with 2 overhead doors



## Parcel 4 (Machine Shed)



60' x 150' Cleary machine shed.  
Cement floor under a portion of shed.





## Parcel 4 (Calving Barn)



42' x 72' Calving Barn—Cement floors throughout



Pulling stall not included  
in offering price



Calving pens included  
in offering price



## Parcel 4 (Land)



Cropland on Parcel 4: Note that the pivot point for this pivot and the well supplying the water is located on Parcel 3 (See note regarding well on parcel 3). An easement could be reserved to the water source and pivot or there is a possibility of drilling a stand-alone irrigation well on Parcel 4.



1 of 5 Calving Paddocks

The Big Blue River crosses the Parcel's Northwest Corner



Southwest Pasture