

LAND FOR SALE

HIGHWAY 14 IRRIGATED FARM



Location:

From Sutton, Nebraska: 7 miles west on U.S. Highway 6, then 1 ½ miles north on U.S. Highway 14 in north-central Clay County, Nebraska (or 4 ½ miles straight east of Harvard on blacktop).

Legal

Description:

Part of the Northeast Quarter (NE ¼) of Section Four (4), Township Seven (7) North, Range Six (6) West of the 6th P.M., Clay County, Nebraska [101.06 tax-assessed acres]

Comments:

Productive, center-pivot irrigated farm with abundant water. Hard-surfaced roads on 2 sides of the farm, and property is rail-line adjacent. A very well-managed farm!

Taxes:

2020 Taxes—\$7,251.24

Leases:

Full possession at closing.

Price:

\$935,000.00

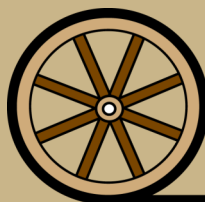
Contact:



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Offered Exclusively By:

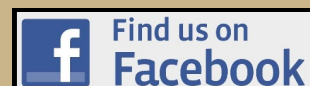


AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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**Natural
Resource District:**

Upper Big Blue Natural Resource District, and is not subject to pumping restrictions. This parcel contains 94.27 certified irrigated acres.

**Well
Information:**

Well Registration:	G-028992	Completion Date:	09/14/1968
Well Depth:	205 feet	Static Water Level:	79 feet
Pumping Level:	89 feet	Column:	11 inches
Gallons/Minute:	1,300 gpm	Pump:	Western Land Roller
Gearhead:	Amarillo 50 hp	Flowmeter:	McCrometer

**Irrigation
Equipment:**

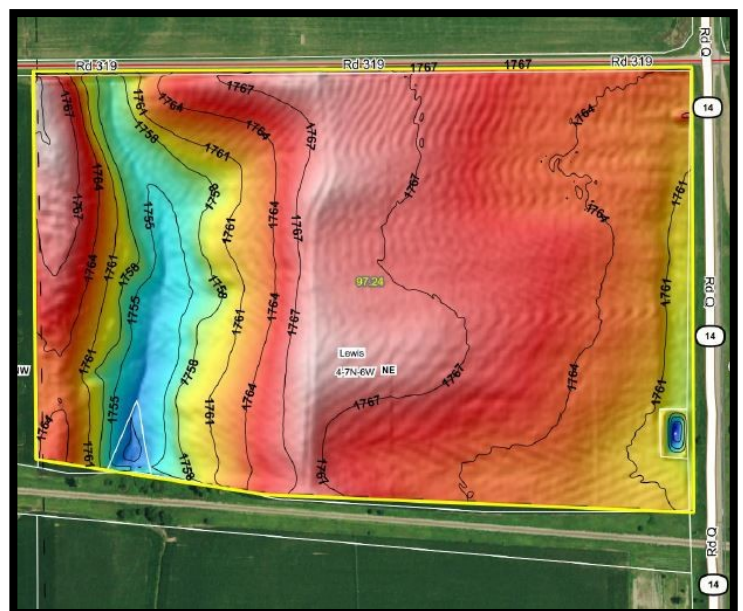
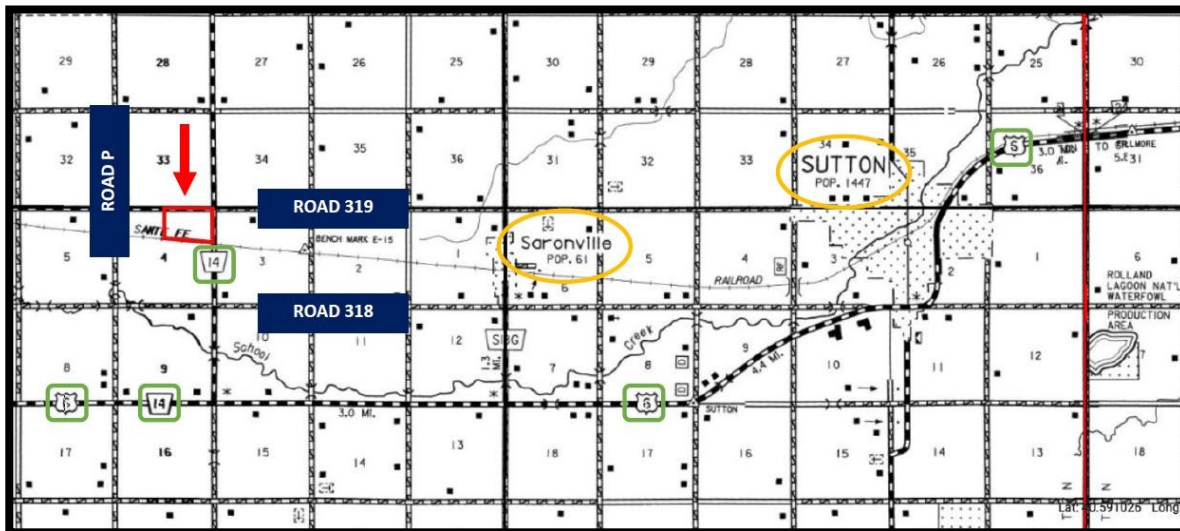
Valley center-pivot irrigation system and Ford 460 propane power unit could be purchased from the tenant.

Soils:

Primarily Hastings silt loam, with slopes ranging from 0-3%.

FSA Information:

Total Farmland:	96.38 acres	Total Cropland:	95.35 acres
Government Base Acres:	Corn—89.2	PLC Yields:	Corn—180
	Soybeans—5.3		Soybeans—62



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