

Clay County Pivot Irrigated Farm



Clay06



- ⇒ Nice laying, pivot irrigated farm.
- ⇒ South of Sutton, NE along a blacktop road.
- ⇒ Offers productive soils and close access to grain markets.
- ⇒ Subject to current lease that expires December 31, 2021.
- ⇒ Don't miss this opportunity to own an outstanding farm!

Total Property Acres: 100.69 +/-

Acres of Irrigation: 97.33 +/- Other Acres: 3.36 +/-

Property Taxes - \$5,663.74

Legal Description - Pt. N 1/2 SW 1/4 and Pt. S 1/2 SW 1/4 East of Road of Section 11, Township 7 North, Range 5 West

Price - \$900,000.00

Directions: From Sutton: Take S Saunders Avenue south for one mile. Turn east on Road 317 and the property will be on the north side of the road.



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Irrigation & Well Information:

- Valley irrigation pivot included with the sale.
- Located in the Upper Blue NRD and has certified irrigation rights for 97.33 acres.
- Well #G056654 - Drilled in 1977, 1,200 gpm, 110 ft. static level, 126 ft. pumping level, 240 ft. well depth.



FSA Information:

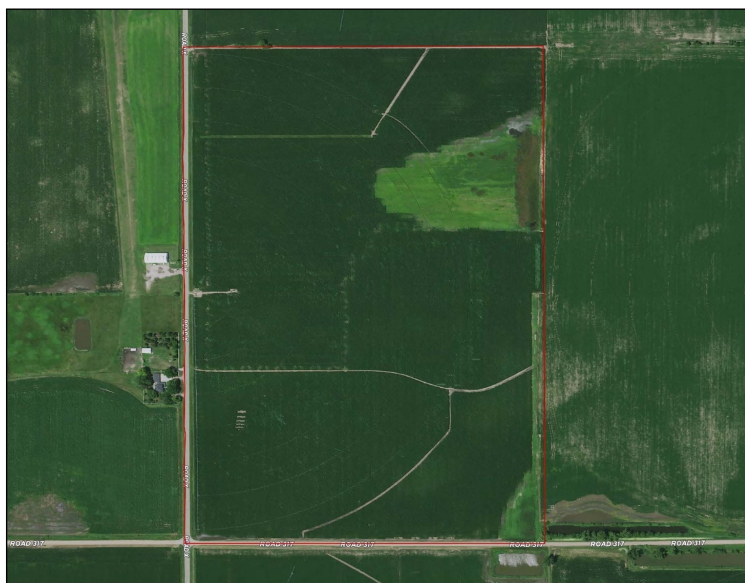
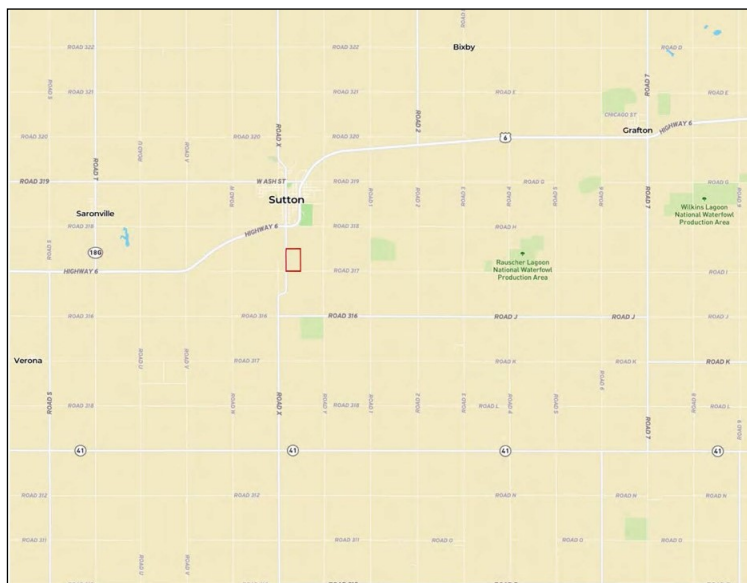
Total Cropland Acres: 95.7

Corn: 81.0 Base Acres - 202 PLC Yield

Soybeans: 14.6 Base Acres - 68 PLC Yield

Total Base Acres: 95.6

*Farm is enrolled in the ARC-County program



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