

LAND FOR SALE

EASTERN CLAY COUNTY QUARTER



Location:

From Sutton, Nebraska: 7 miles south on Road X, then 1 mile east on Road 311, then 1/2 mile south on Road Y to the northwest corner of the property (or 5 1/2 miles straight north of Ong, Nebraska).

Legal Description:

The Southwest Quarter (SW1/4) of Section Thirteen (13), Township Six (6) North, Range Five (5) West of the 6th P.M., Clay County, Nebraska [161.84 tax-assessed acres].

Comments:

A productive, center-pivot irrigated farm with strong soils, abundant water, and great terrain. The center-pivot irrigated farmland is complemented by productive hayland and wildlife habitat.

Leases:

Lease expiring after the 2022 crop season!

Taxes:

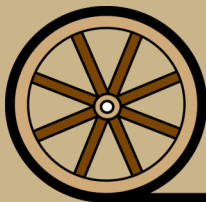
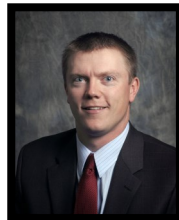
2021 Taxes—\$6,297.46

Price:

\$1,275,000.00

Contact:

Adam D. Pavelka, JD
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, #310
Hastings, NE 68901
www.agriaffiliates.com

(402) 519-2777

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.



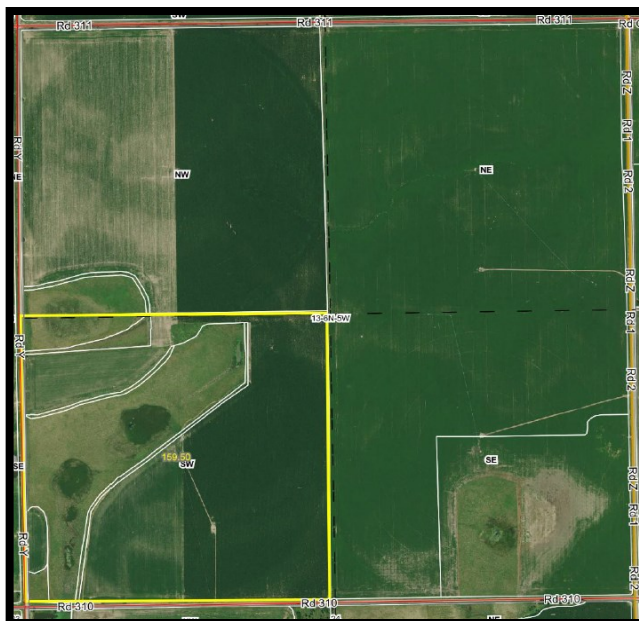
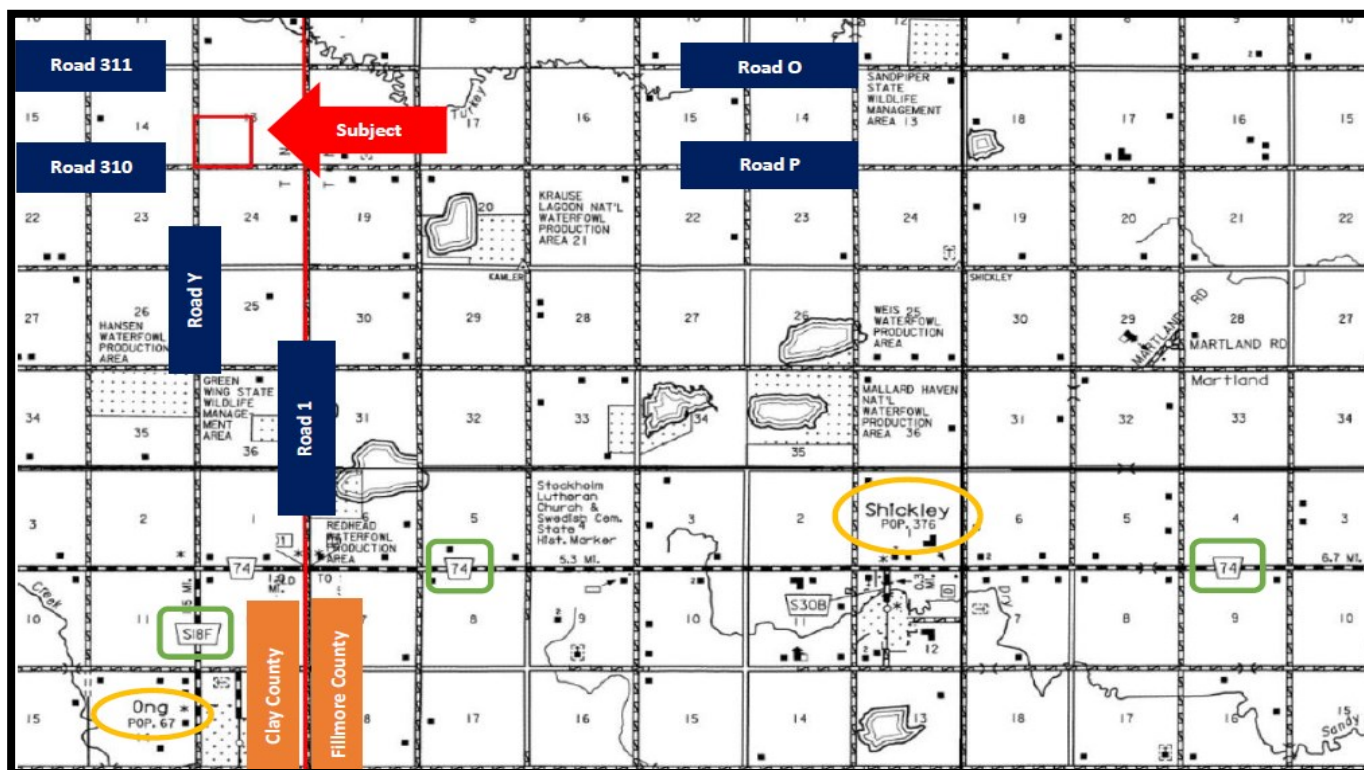
Resource District: Little Blue Natural Resource District (NRD).

Soils: Primarily Hastings silty loams with slopes ranging from 1-7%.

Information:

Total Farmland:	<u>159.19</u>	Total Cropland:	<u>112.80</u>
Government Base Acres:	<u>Corn - 51.36</u>	PLC Yields:	<u>Corn - 200</u>
	<u>Soybeans - 51.42</u>		<u>Soybeans - 57</u>

Additional Notes: The center-pivot irrigation system is tenant-owned and is excluded from the sale.



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



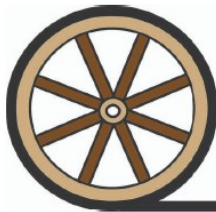


AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

HASTINGS OFFICE

P.O. Box 519
Hastings, Nebraska 68901



AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

HASTINGS OFFICE

747 N. Burlington, Ste. 310 | Hastings, Nebraska

(402)519-2777 | www.agriaffiliates.com