

80.18 ACRES CLAY COUNTY, NEBRASKA

HIGH QUALITY IRRIGATED LAND FOR SALE



Listing Agent:
TRAVIS AUGUSTIN
(402) 469-0219



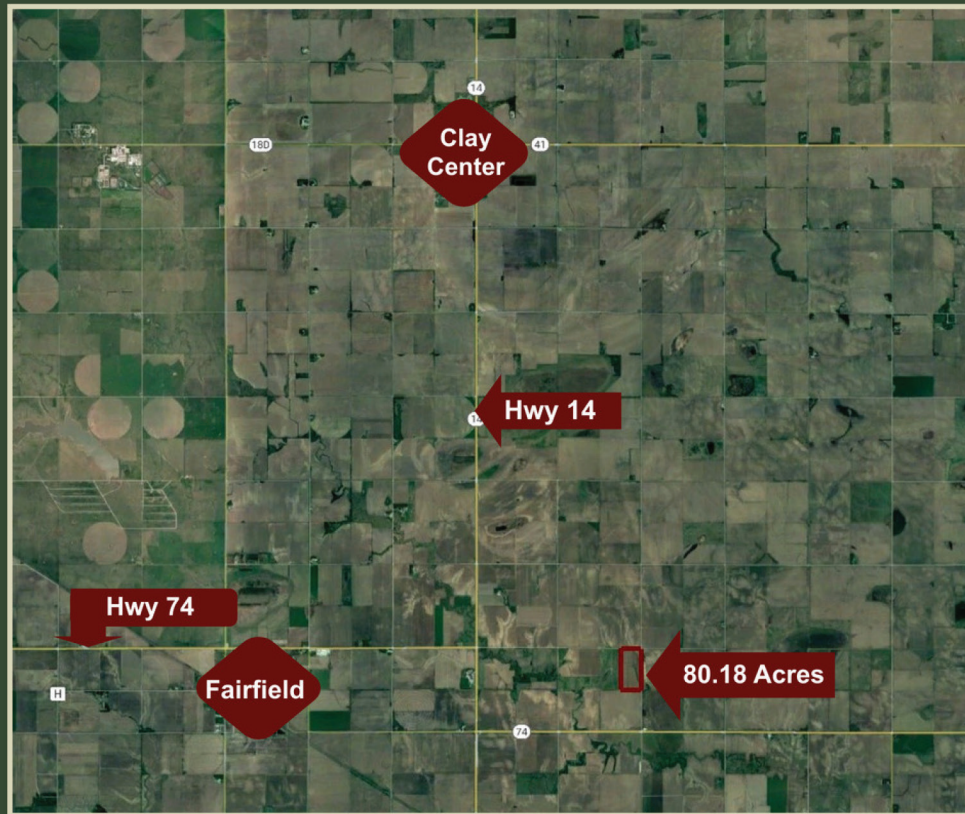
RUHTER
AUCTION & REALTY, INC



(402) 463-8565



Introducing an outstanding agricultural opportunity nestled in the heart of South-Central Nebraska - a region celebrated for its rich soils and abundant underground water reserves. This premier gravity irrigated farm is an excellent prospect for center pivot irrigation development, setting the foundation for optimized crop yield and improved farming efficiency.



Key Features:

- **Superior Soil Quality:** Boasting nearly 100% Hastings silt loam soils, renowned for their fertility and suitability for various crops.
- **Water Resources:** Blessed with a plentiful supply of underground water, ensuring consistent irrigation and sustainability for long-term farming.
- **Potential for Pivot Development:** Perfectly poised for the integration of a center pivot system to further enhance irrigation methods and yield outputs.
- **Strategic Investment:** Whether you're looking to expand your current farming enterprise or diversify your investment portfolio, this farmland offers both potential growth and stability.

Discover the potential of South-Central Nebraska's agricultural heartland. Secure this exceptional farmland today and cultivate a prosperous future. Don't miss out on this unparalleled opportunity to harness Nebraska's finest.



LOCATION

2 miles East of Fairfield on Hwy 74 to Hwy 14 (or 6 miles south of Clay Center) then continue East 2 miles on Rd 307 to Rd P.

LEGAL DESCRIPTION

E ½, NE ¼ in Section 5-T5N-R6W Clay County, NE 80.18 acres +/-

WELL DATA

PG-025346 drilled 4/30/1966 estimated at 1,000 gpm at that time. Amarillo 60 hp 6:5 gearhead

FSA DATA

Farmland 76.21
Cropland 75.91

BASE ACRES

Wheat 3.22
Corn 42.15
Soybeans 18.07
Total Base 63.44

TAXES

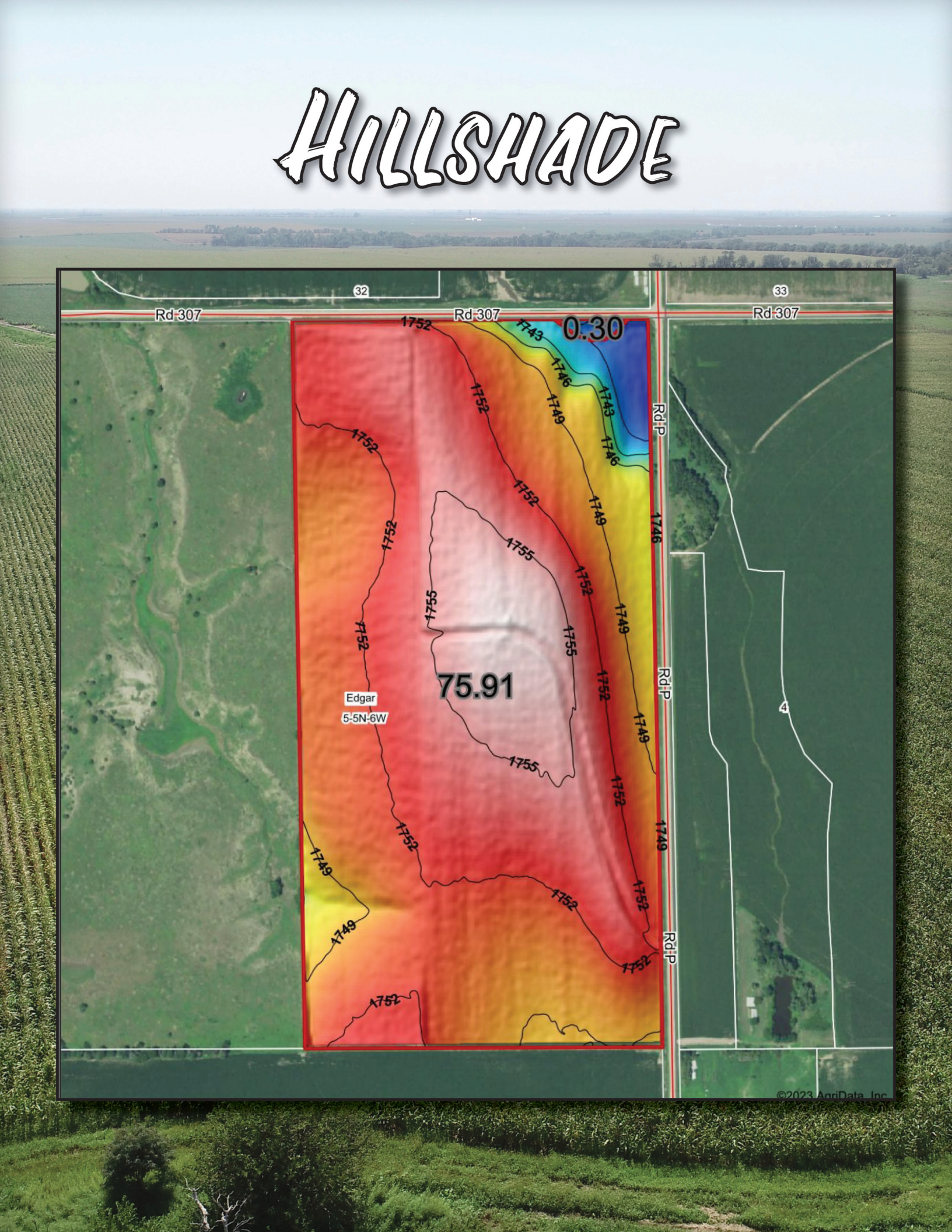
\$4,902.54 (2022)

ASKING PRICE

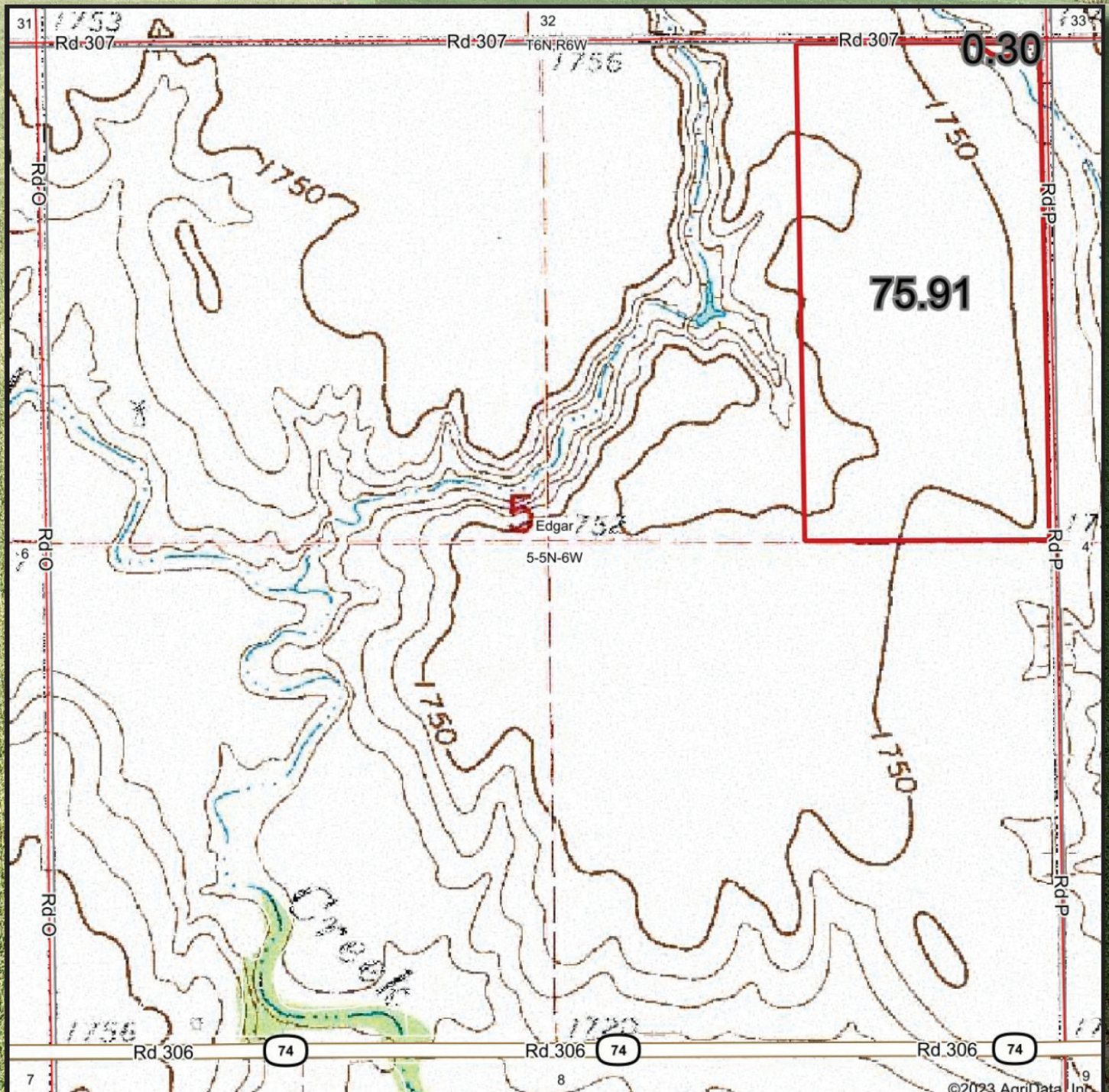
\$11,000/ ACRE

HILLSHADE

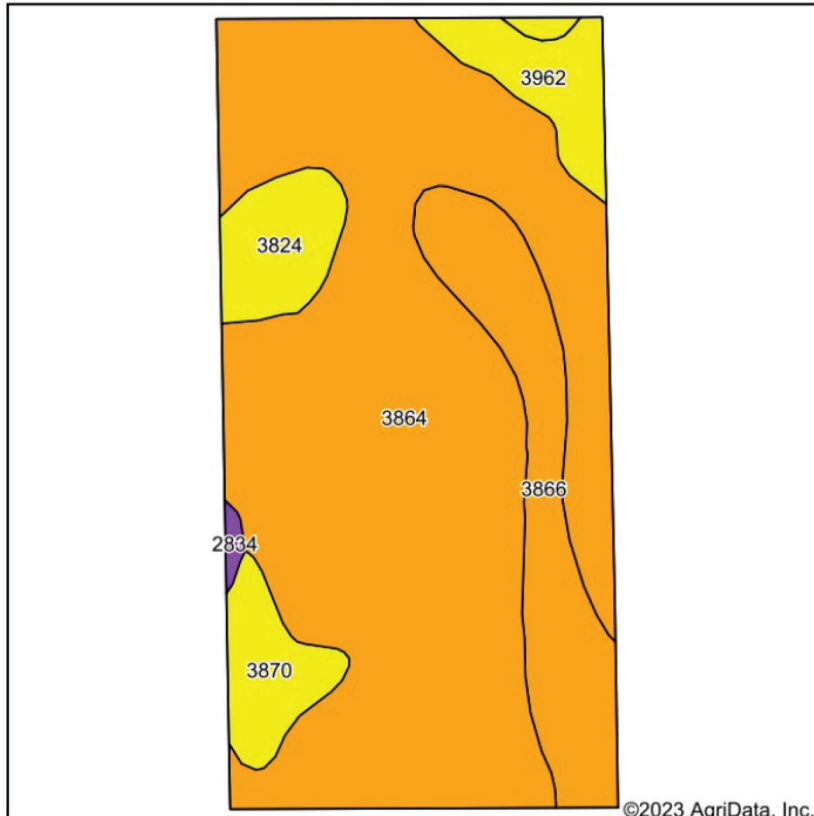
The image displays a hillshade map overlaid on an aerial photograph. The map shows a large area of land with a red hillshade overlay, indicating a specific elevation or slope. The area is labeled with the number 75.91. To the right of this area, there is a smaller area with a blue hillshade overlay, labeled with the number 0.30. The map includes several roads: Rd-307, Rd-32, Rd-33, and Rd-34. A road labeled Edgar 5-5N-6W is also visible. The background is an aerial photograph of a rural landscape with fields and trees. The copyright notice at the bottom right reads ©2023 AgriData, Inc.



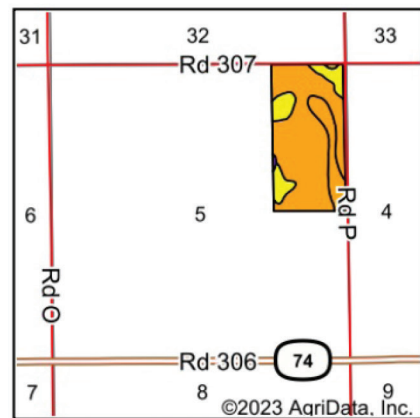
Topography Map



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Clay**
 Location: **5-5N-6W**
 Township: **Edgar**
 Acres: **76.21**
 Date: **8/29/2023**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE035, Soil Area Version: 24

| Code | Soil Description | Acres | Percent of field | SRPG Legend | Non-Irr Class *c | Irr Class *c | SRPG | *n NCCPI Soybeans |
|------------------|--|-------|------------------|-------------|------------------|--------------|------|-------------------|
| 3864 | Hastings silt loam, 0 to 1 percent slopes | 54.12 | 71.0% | | Iw | Iw | 71 | 69 |
| 3866 | Hastings silt loam, 1 to 3 percent slopes | 10.58 | 13.9% | | Ile | Ile | 73 | 68 |
| 3962 | Hastings silty clay loam, 7 to 11 percent slopes, eroded | 3.97 | 5.2% | | IVe | IVe | 65 | 56 |
| 3824 | Crete silt loam, 0 to 1 percent slopes | 3.76 | 4.9% | | Ils | Ils | 67 | 64 |
| 3870 | Hastings silty clay loam, 3 to 7 percent slopes, eroded | 3.49 | 4.6% | | IIle | IIle | 70 | 58 |
| 2834 | Uly-Hobbs silt loams, 0 to 30 percent slopes | 0.29 | 0.4% | | VIe | | 51 | 54 |
| Weighted Average | | | | | 1.46 | *- | 70.6 | *n 67.4 |

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

FSA & WELL DATA

NEBRASKA
CLAY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5862

Prepared : 8/29/23 1:52 PM CST

Crop Year : 2023

Tract Number : 6029

Description : E2 NE4 5-5-6
FSA Physical Location : NEBRASKA/CLAY
ANSI Physical Location : NEBRASKA/CLAY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : RGJ FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 76.21 | 75.91 | 75.91 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 75.91 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Wheat | 3.22 | 0.00 | 38 |
| Corn | 42.15 | 0.00 | 160 |
| Soybeans | 18.07 | 0.00 | 46 |
| TOTAL | 63.44 | 0.00 | |

| Registration# Well ID Permit Number | Use Status | County Name NRD Name Well Location Footage Latitude Longitude | Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number | Acres Irrigated Gallons/Minute Static Level Pumping Level Series | Pump Column Diameter Pump Depth Well Depth | Owner's Name Owner's ID Address |
|--|---------------|---|--|--|---|---|
| G-025346 WellID: 31880 | I A | Clay Little Blue 5N 6W 5 NENE 1300N 1300E | 04/30/1966 06/03/1966 --- | 65 1000 gpm 86 ft 95 ft PRO | 9 in --- 209 ft | Rogene I Armstrong OwnerID: 112149 54 Country Club Village Pueblo CO 81008 |

