

113.47 ACRES CLAY COUNTY, NEBRASKA
PIVOT IRRIGATED LAND

FOR SALE

\$9,000/ Acre



 **RUHTER**
AUCTION & REALTY, INC.



(402) 463-8565



Listing Agent:

TRAVIS AUGUSTIN
402-469-0219

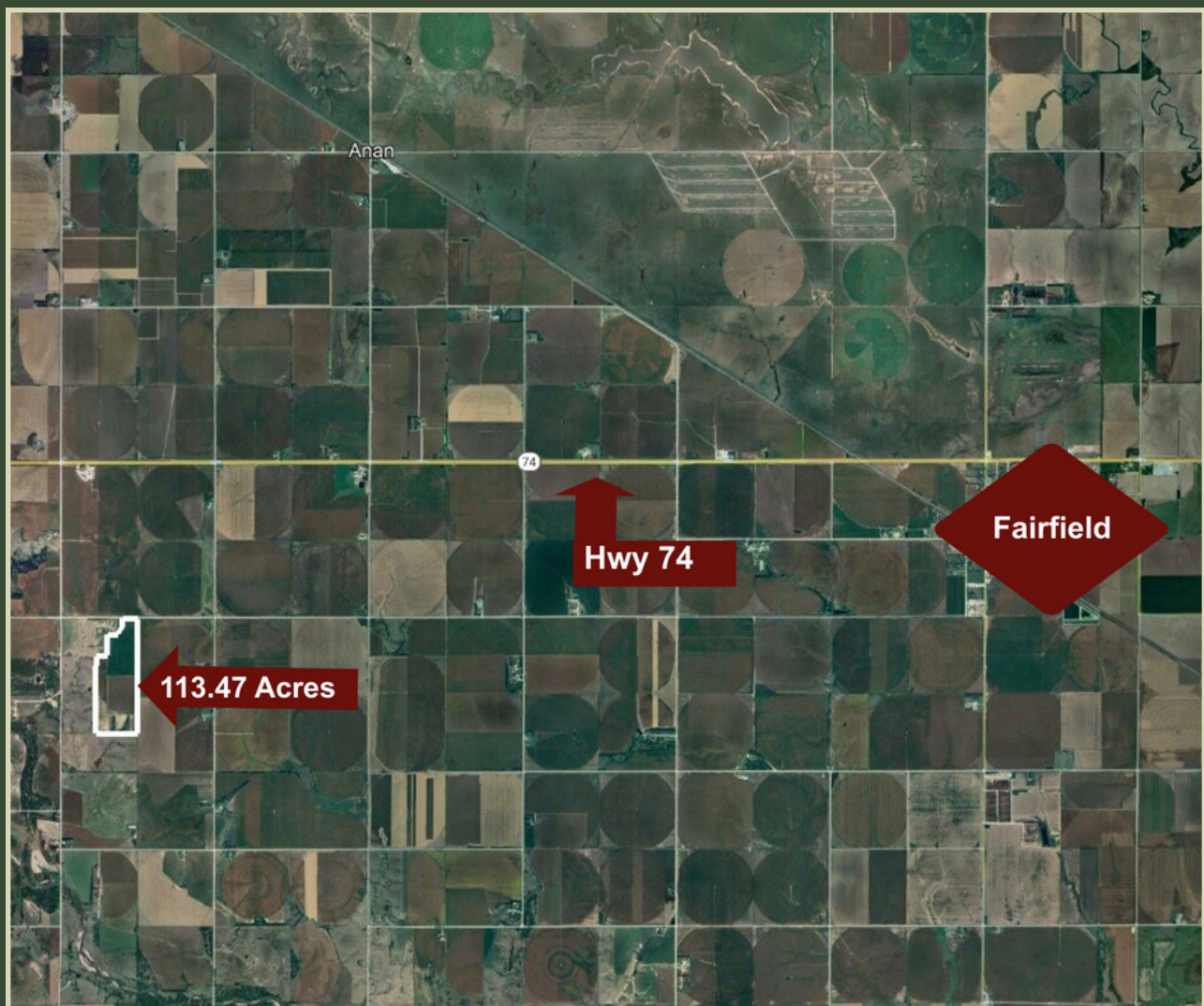
LOCATION Map

Discover a highly productive 113.47-acre pivot irrigated farm in the heart of Clay County, Nebraska, an area known for its rich soils, reliable water, and strong agricultural base. This property offers an excellent opportunity for both farm operators and land investors seeking a proven asset with long-term value.

The farm is comprised mostly of Hastings & Crete silt loam soils, with additional productive soil types, providing exceptional yield potential. With 93.73 certified irrigated acres in the Little Blue NRD.

Located west of Fairfield, just south of Hwy 74, this tract offers both easy access and strong local demand for the crops produced.

Whether you are looking to expand your farming operation, secure a stable income-producing investment, or diversify your agricultural holdings, this Clay County farm is an excellent chance to own pivot irrigated land in a prime location.





LOCATION: From Fairfield 5 miles West on Hwy 74, 1 mile South on Rd E, ½ mile West on Rd 306.

LEGAL DESCRIPTION: Part of the W ½ in Section 10-T5N-R8W Clay County, Nebraska 113.47 acres +/- determined by survey.

FSA DATA:

Wheat Base	11.5
Corn Base	89.67
Grain Sorghum Base	13.94
Total Base	115.11

****This divides a Tract. Final base acres will be allocated per FSA****

LITTLE BLUE NRD INFORMATION:

G-010055 drilled 7/23/1955
Estimated 930 gpm at time of drilling
93.73 acres certified irrigated

EQUIPMENT:

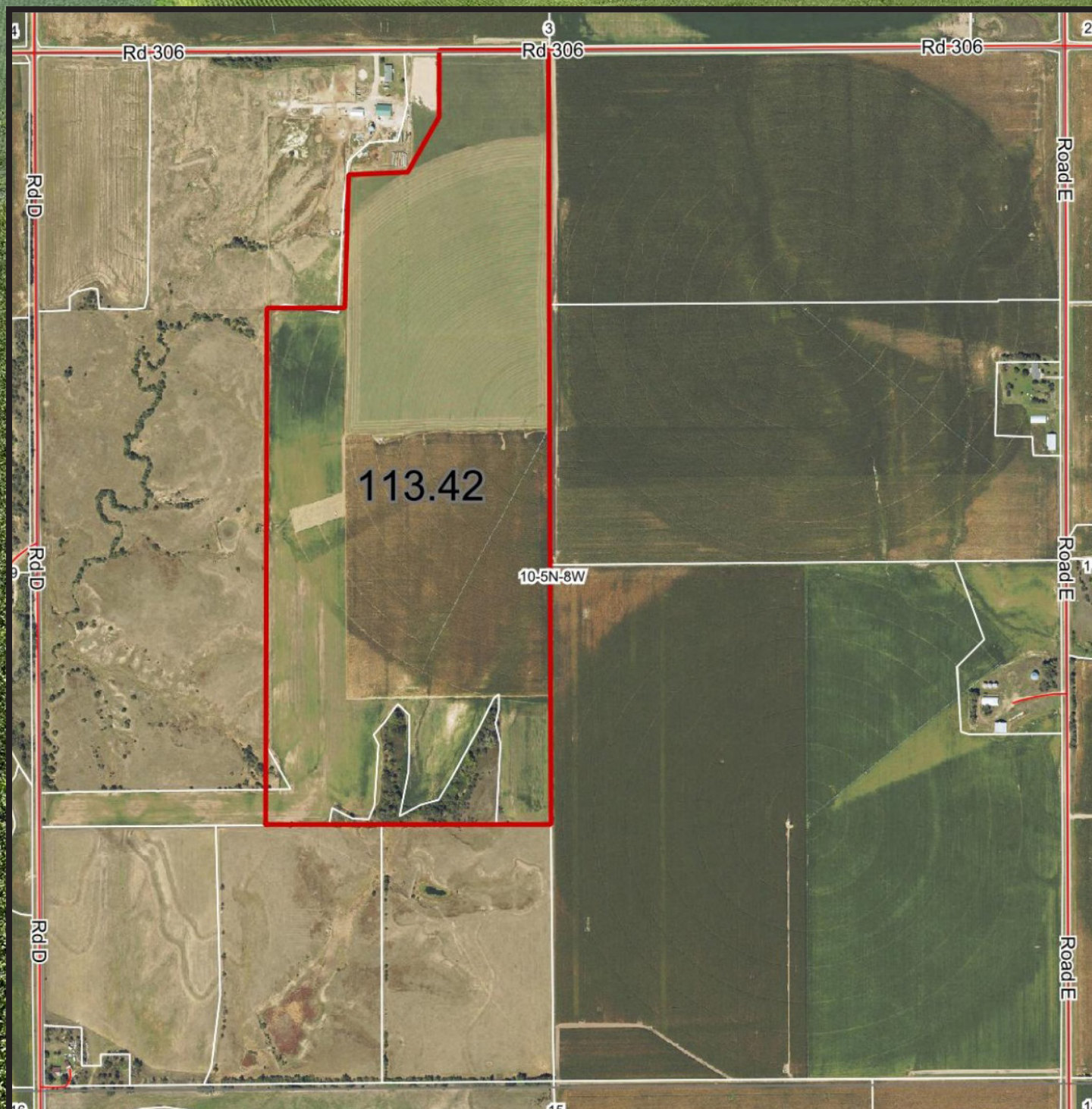
T-L 11 tower center pivot
350 Chevy Power Unit
Amarillo Gearhead

TAXES: \$5,387 (ESTIMATED PARCEL SPLIT)

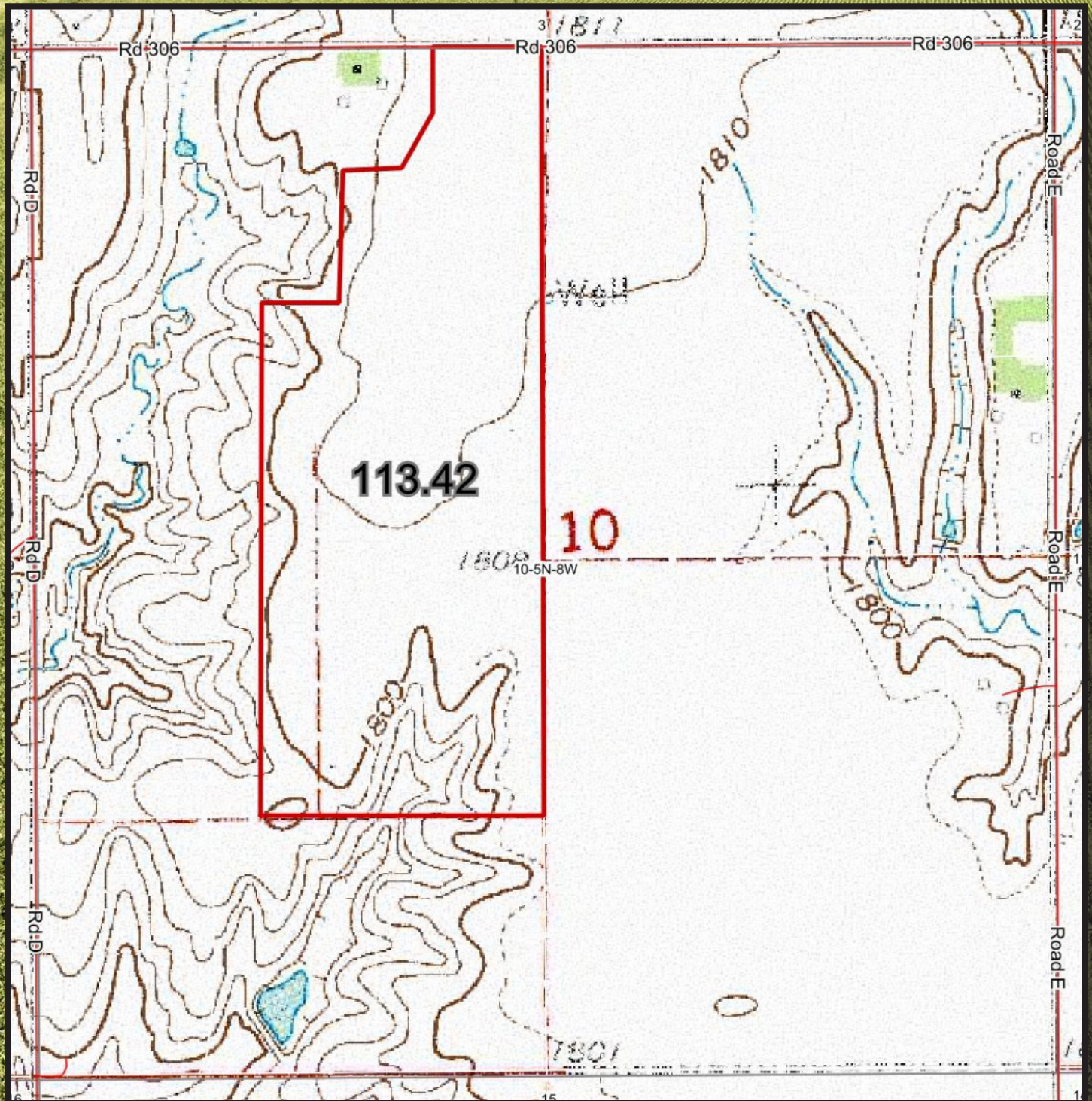
SELLERS: CODY BOHLEN



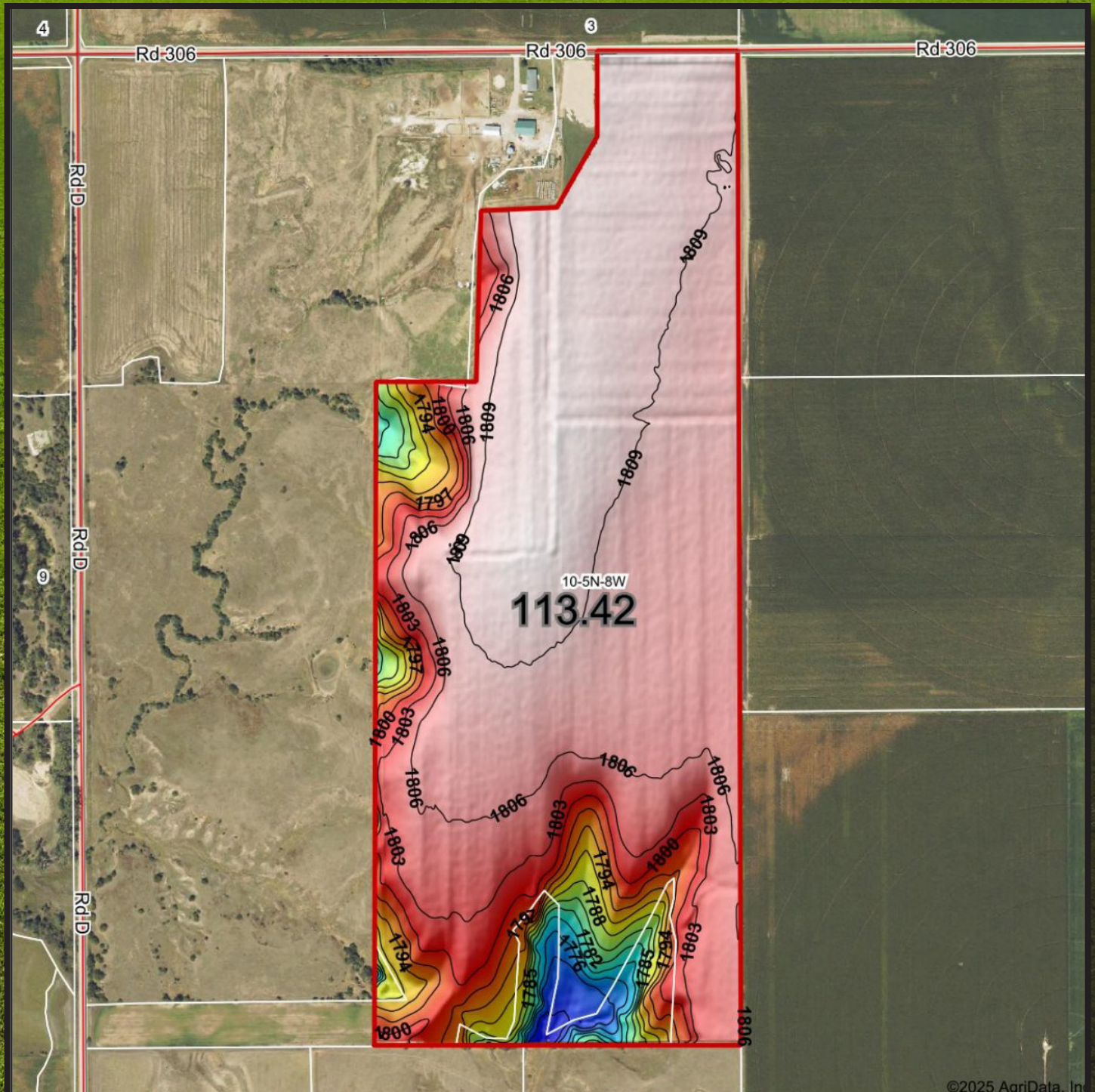
AERIAL MAP



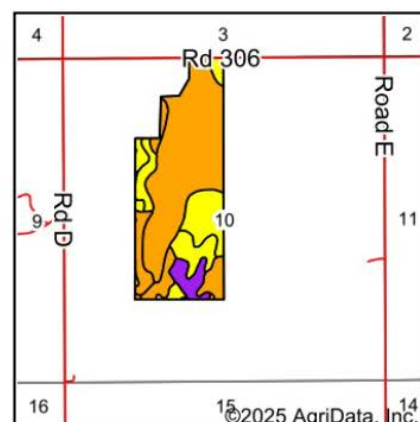
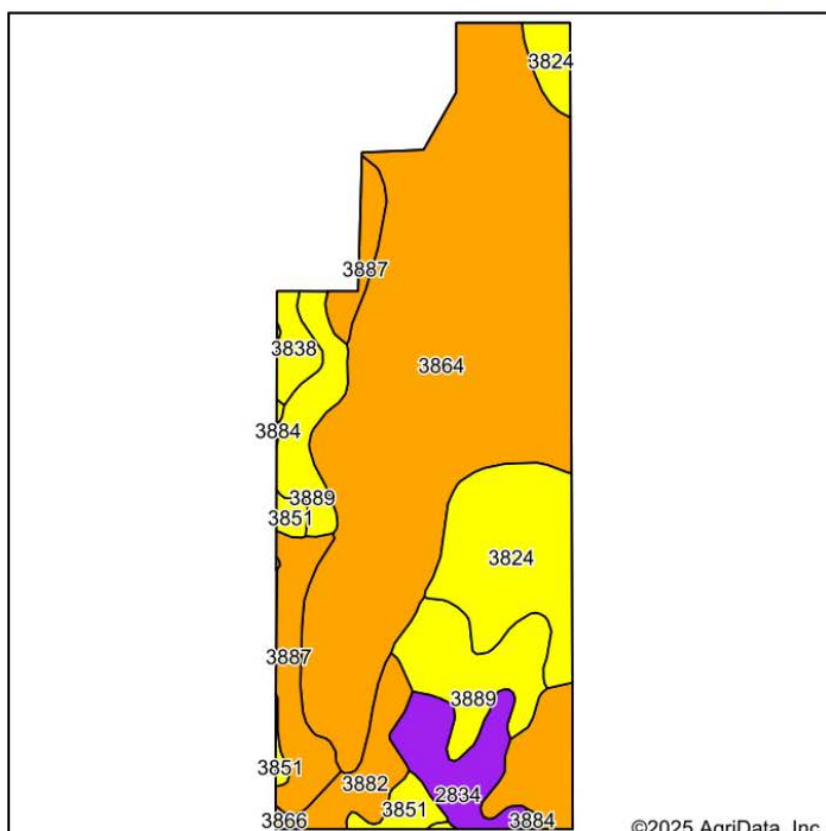
Topography Map



HILLSHADE MAP



SOIL MAP



State: **Nebraska**
 County: **Clay**
 Location: **10-5N-8W**
 Township: **Spring Ranch**
 Acres: **113.42**
 Date: **8/18/2025**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE035, Soil Area Version: 26

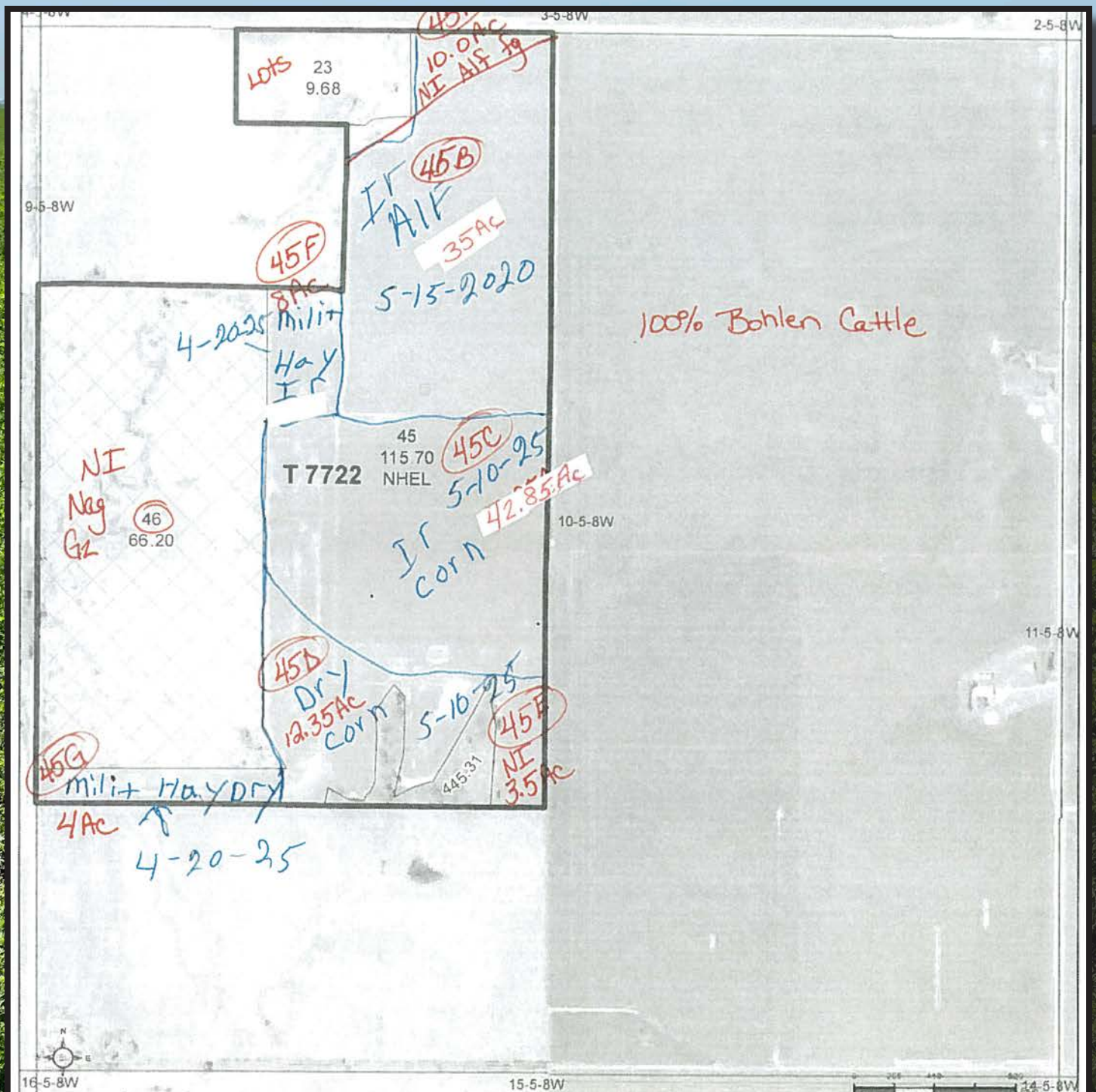
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
3864	Hastings silt loam, 0 to 1 percent slopes	65.11	57.5%		Iw	Iw	71	68
3824	Crete silt loam, 0 to 1 percent slopes	13.89	12.2%		Ils	Ils	67	63
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	12.22	10.8%		IVe	IVe	66	66
3887	Holder silty clay loam, 3 to 7 percent slopes, eroded	7.52	6.6%		IIIe	IIIe	71	68
2834	Uly-Hobbs silt loams, 0 to 30 percent slopes	5.71	5.0%		Vle		51	54
3882	Holder silt loam, 3 to 7 percent slopes	4.17	3.7%		IIIe	IIIe	74	76
3851	Geary-Hobbs silt loams, 0 to 30 percent slopes	2.55	2.2%		Vle		69	62
3838	Geary silt loam, 7 to 11 percent slopes	1.83	1.6%		IVe	IVe	69	69
3884	Holder silt loam, 7 to 11 percent slopes	0.24	0.2%		IVe	IVe	69	77
3866	Hastings silt loam, 1 to 3 percent slopes	0.18	0.2%		Ile	Ile	73	67
Weighted Average					2.07	*-	69	*n 66.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

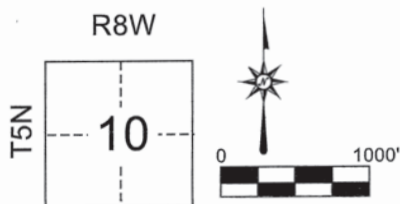
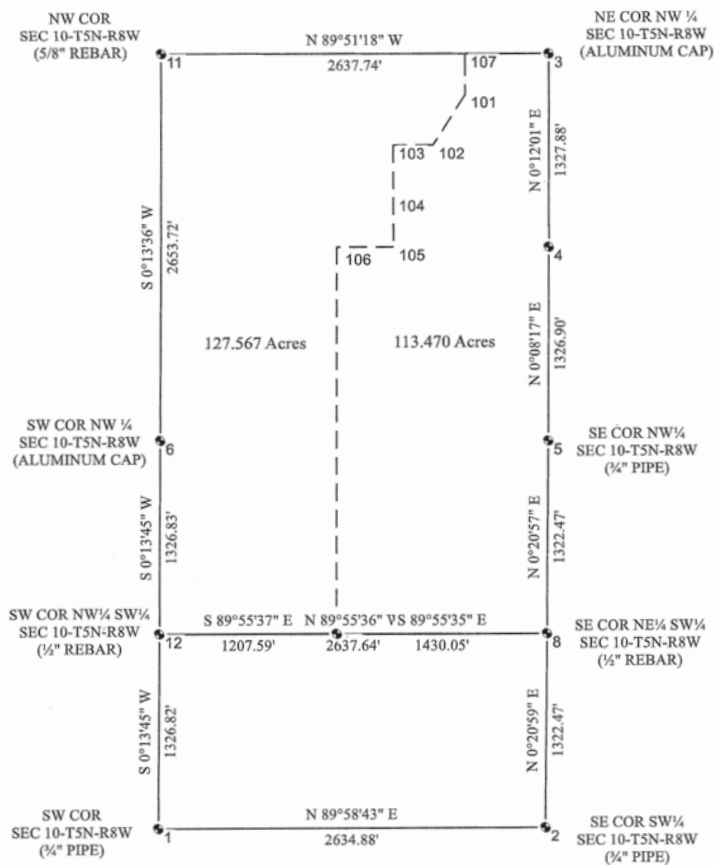
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

CERTIFICATION MAP



SURVEY RECORD

LOCATED IN THE WEST HALF OF SECTION 10,
TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE 6TH P.M.,
CLAY COUNTY, NEBRASKA



NOTE: ALL BEARINGS ARE ASSUMED

LEGEND	
●	SET PLASTIC CAP (LS-448) ON 1/2\" REBAR
⦿	CORNER FOUND
M	MEASURED DISTANCE
R	RECORD DISTANCE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L. KRUEGER | PLS-448

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

FILE NAME CLAY COUNTY SEC 10-T5N-R8W (BOHLEN)		
SCALE 1000 Ft/in	DATE 8-21-2025	DRAWN BY T. KRUEGER
JOB KLS-25051	FIELD WORK TK	SHEET 1/1

FSA DATA

NEBRASKA

CLAY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5477

Prepared : 8/5/25 4:13 PM CST

Crop Year : 2025

Operator Name : BOHLEN CATTLE CO LLC
CRP Contract Number(s) : None
Recon ID : 31-035-2017-63
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
196.89	115.70	115.70	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	115.70	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SORGH	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	11.50	0.00	43	
Corn	89.67	0.00	131	74
Grain Sorghum	13.94	0.00	92	0
TOTAL	115.11	0.00		

NOTES

Tract Number : 7722

Description : P1 N2NW4 & N2SW4 10-5-8
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 does not contain a wetland
WL Violations : None
Owners : CODY ALLEN BOHLEN
Other Producers : None
Recon ID : 31-035-2017-62

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
196.89	115.70	115.70	0.00	0.00	0.00	0.00	0.0



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