

CLAY COUNTY, NEBRASKA PIVOT QUARTER

SELLING BY PRIVATE BIDDING

158.92 Acres – Pivot Irrigated Farmland

Outstanding irrigated farm with a full-circle Zimmatic pivot, excellent water, and prime location near ethanol plants, feedlots, and specialty grain markets. Just 3 miles from Sutton with strong access and proven productivity — a great opportunity for farmers or investors.



Listing Agent:

MIKE FOLEY
(402) 366-6030



RUHTER

AUCTION & REALTY, INC.



(402) 463-8565





PROPERTY OVERVIEW

ACRES: 158.92± total acres

CROPLAND: 152.21± acres

LOCATION: From Sutton, NE – 3 miles south on Road X (blacktop), then 1 mile east on Road 315 to the Y Road intersection. The farm is on the northwest corner.

LEGAL DESCRIPTION: SE ¼ of Section 23-T7N-R5W of the 6th P.M., Clay County, NE 158.92 Acres +/-

PROPERTY DESCRIPTION

This gently rolling farm is irrigated by a 2014 Zimmatic 7-tower center pivot system (tall tires, Field-Net control), designed to operate at 800 gallons per minute. It is ideally located near ethanol plants, feedlots, and specialty grain markets, with strong access just 3 miles from Sutton.

- Pivot makes a full 360-degree rotation
- Gearhead and irrigation well sell with the farm
- Pivot may be purchased **with or without the farm** (please specify in offer)
- Operates from diesel power unit & generator (neither included)
- Includes small grass/lowland area on the north side near the USA basin

2024 PROPERTY TAXES: \$6,339.62

FSA BASE ACRES

- Corn: 106.4 acres
- Grain Sorghum: 7.6 acres
- Soybeans: 22.2 acres
- Total: 136.2 acres

SALE PROCESS

All offers must be submitted in writing to Mike Foley or the Ruhter Auction & Realty office in Hastings no later than **Friday, November 21, 12:00 p.m. (noon)**. All offers will be presented to the sellers at that time.

The sellers reserve the right to reject any or all offers.

TERMS

- 10% earnest deposit due upon seller acceptance
- Balance due at closing
- Closing date at seller's choice on or before January 15, 2026
- Sellers will pay 100% of the **2025 property taxes** at closing

SELLERS

Dana G. Fisher Revocable Trust & Terrolyn S. Fisher Revocable Trust

CONTACT

For more information or to submit an offer, contact:

Mike Foley

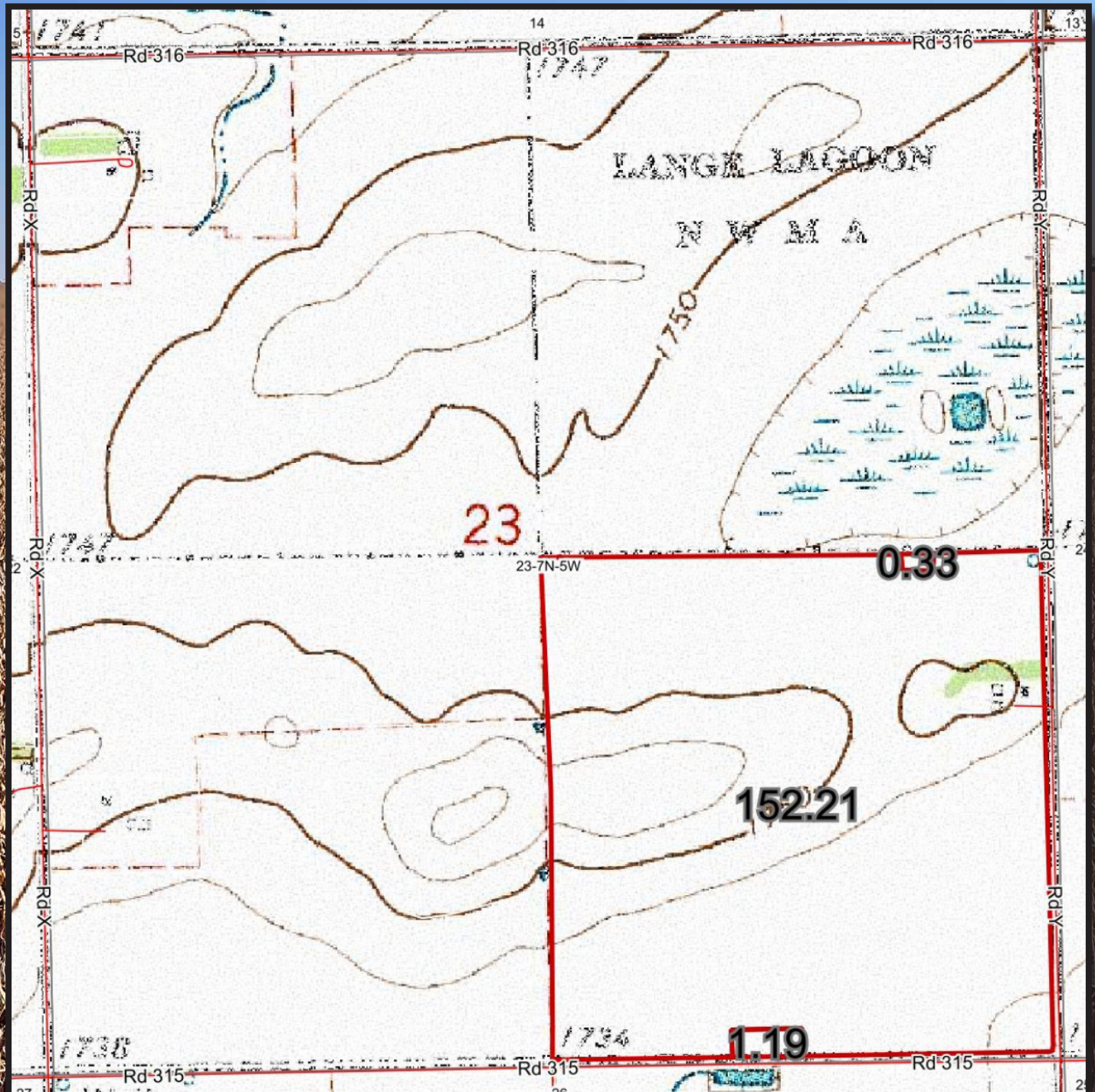
Sales Associate, Ruhter Auction & Realty, Inc.

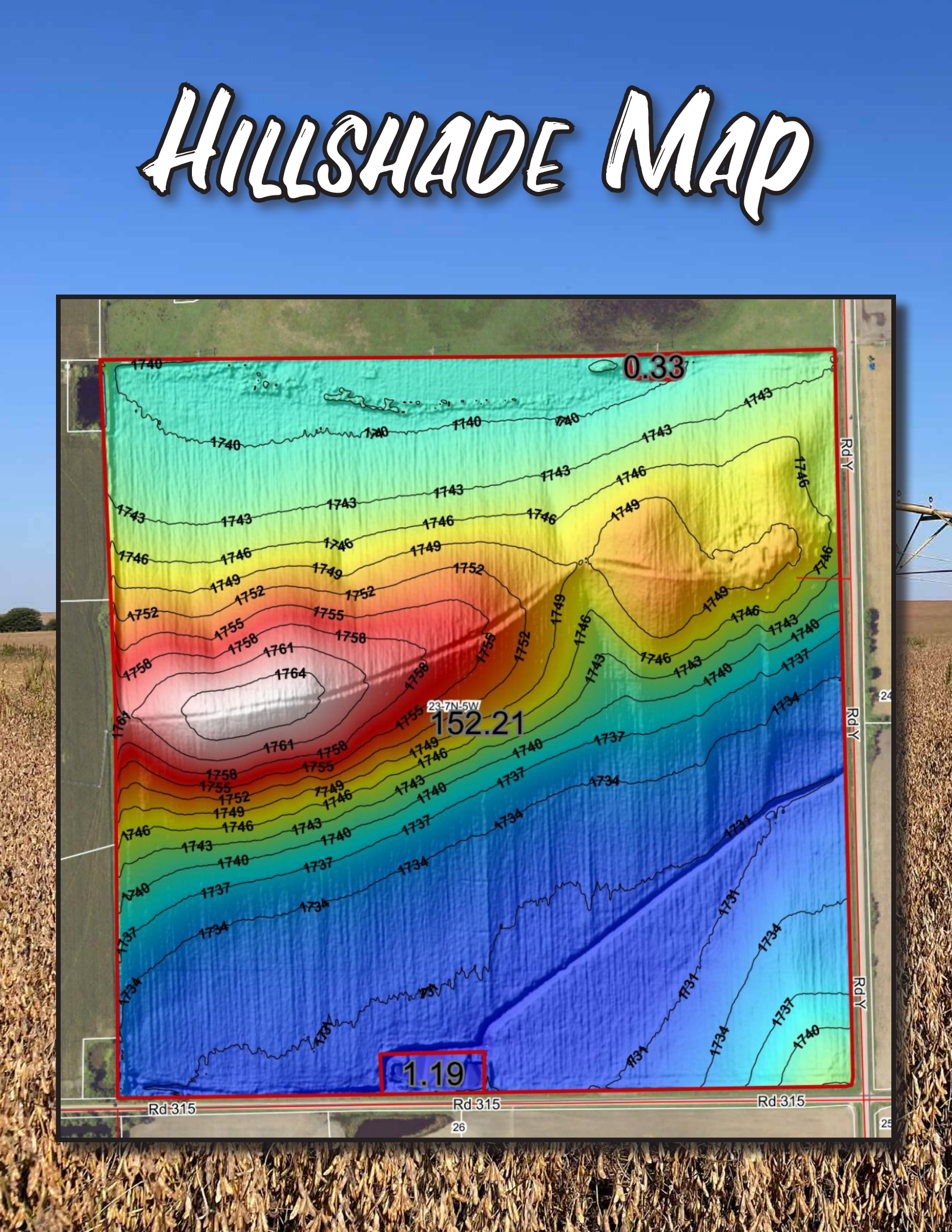
Waco, NE • 402-366-6030

AERIAL MAP

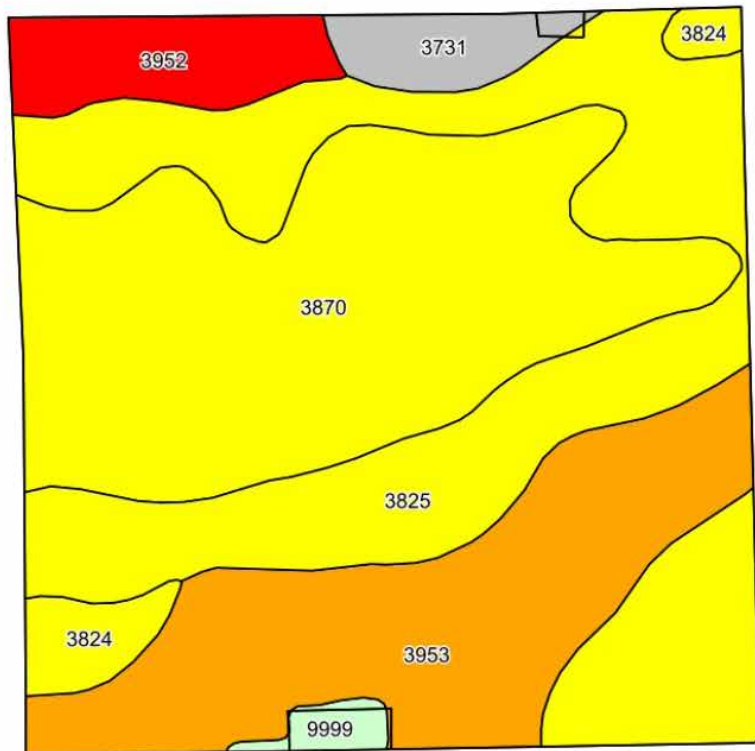


Topography Map

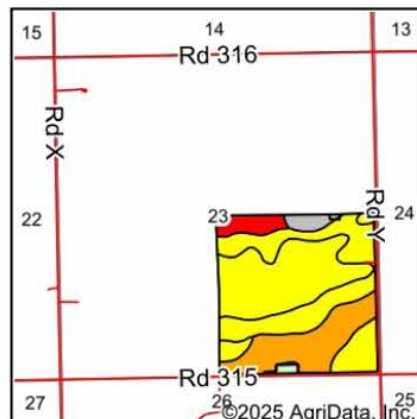


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SOIL MAP



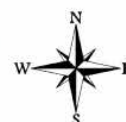
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State: **Nebraska**
 County: **Clay**
 Location: **23-7N-5W**
 Township: **Sutton**
 Acres: **153.73**
 Date: **9/23/2025**

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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	Corn Bu	Corn Irrigated Bu	*n NCCPI Soybeans
3825	Crete silt loam, 1 to 3 percent slopes	52.55	34.2%		Ile	Ile	64			63
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	50.39	32.8%		IIle	IIle	70			58
3953	Fillmore silt loam, drained, 0 to 1 percent slopes	32.49	21.1%		IIlw	IIlw	71	57	159	70
3952	Fillmore silt loam, frequently ponded	7.97	5.2%		IIIlw	IVw	49			45
3731	Massie silty clay loam, frequently ponded	4.47	2.9%		VIIlw		3			5
3824	Crete silt loam, 0 to 1 percent slopes	4.33	2.8%		Ils	Ils	67			63
9999	Water	1.53	1.0%							
Weighted Average					*-	*-	64.3	12	33.6	*n 59.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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

FSA DATA

NEBRASKA
CLAY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6078
Prepared : 9/22/25 9:32 AM CST
Crop Year : 2025

Tract Number : 1487

Description : SE1/4 23-7-5

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 : TERROLYN S FISHER REVOCABLE TRUST, DANA G FISHER REVOCABLE TRUST

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.73	152.21	152.21	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	152.21	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	106.40	0.00	166
Grain Sorghum	7.60	0.00	101
Soybeans	22.20	0.00	53

TOTAL 136.20 0.00

WELL DATA

Nebraska Department of Water, Energy, and Environment

Processed: 9/23/2025 3:09:43 PM

REGISTERED GROUNDWATER WELLS DATA RETRIEVAL

Search Results Maximum 100 Per Page

Note:

Public Water Supply information is not available through this tool. If you have a need for such information, please submit a request through the following link: Submit a DWEE Assistance Request Form (<https://ndee.justfoia.com/publicportal/home/newrequest>) . The well owner will be contacted for the purpose of authorizing access to information about their well(s). All registration documentation for water wells registered after January 1, 1969, except Public Water Supply wells, are now available.

Due to possibility of a well being in more than one series, an individual well might be listed more than once.

2 Records Found

Registration# Well ID Permit Number	Use Status Other Use	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 # Heat System Loops	Pump Column Diameter Pump Depth Well Depth Reference Letter	Owner's Name Owner's ID Address
G-003320 WellID: 7033	I X	Clay Upper Big Blue 7N 5W 23 NWSE 1600S 1300E	11/08/1956 04/25/1957 05/01/2006 ---	160 570 gpm 110 ft 215 ft PRO ---	6 in --- 222 ft	Dana G & Terrolyn S Fisher Revocable Trusts OwnerID: 14054 408 East 9th Street Fairfield NE 68938
G-027176 WellID: 33842	I A	Clay Upper Big Blue 7N 5W 23 NESE 2610S 20E	04/21/1967 05/29/1967 ---	160 1500 gpm 105 ft 160 ft PRO ---	9 in --- 231 ft	Dana G & Terrolyn S Fisher Revocable Trusts OwnerID: 14054 408 East 9th Street Fairfield NE 68938

Showing 1 to 2 of 2 records

CERTIFICATION MAP

