

LAND FOR SALE

318+/- Acres • Clay County, Nebraska
Offered at \$1,350,000

Highlights:

- Good yielding, non-irrigated farm with development potential
- Excellent hunting potential
- Located four miles north of Harvard, close to competitive grain markets



L-2100213

Property Location: The property is located four miles north of Harvard, Nebraska, on Road KL.

Legal Description: The East Half (E $\frac{1}{2}$) of Section Three (3), Township Eight (8) North, Range Seven (7) West of the 6th P.M. in Clay County, Nebraska.



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For additional information, please contact:

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Property Information

Property Description: This half section farm consists of good quality non-irrigated farm ground with development potential. It also consists of grass acres and tree covered acres that run along the West Fork of the Big Blue River, which provide excellent hunting potential.

FSA Information:

	Base	Yield
Corn	91.60 acres	124 bushels
Soybeans	91.60 acres	48 bushels

2020 Taxes: \$8,375.56

Price: \$1,350,000

Farm Data:

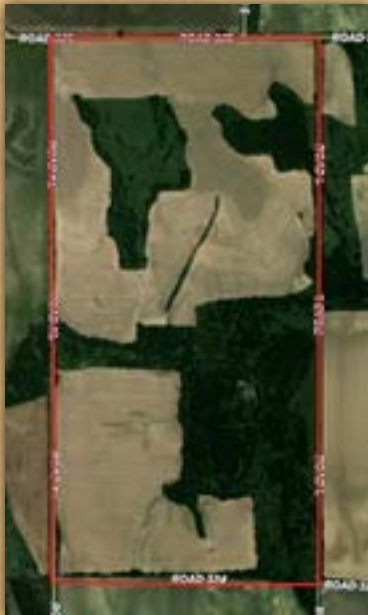
Cropland	187.48 acres
Pasture	104.31 acres
Other	<u>26.21 acres</u>
Total	318.0 acres



Aerial Photo

Soil Map

Property Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	19.7	6.19	4e
8870	Hord silt loam, 1 to 3 percent slopes	26.9	8.45	2e
2834	Uly-Hobbs silt loams, 0 to 30 percent slopes	27.1	8.52	3e
3887	Holder silty clay loam, 3 to 7 percent slopes, eroded	12.3	3.87	3e
3561	Hobbs silt loam, occasionally flooded	2.9	0.91	2w
3851	Geary-Hobbs silt loams, 0 to 30 percent slopes	17.4	5.45	6e
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	40.8	12.81	4e
3882	Holder silt loam, 3 to 7 percent slopes	37.4	11.75	3e
8866	Hord silt loam, 0 to 1 percent slopes, warm	25.3	7.95	2c
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	5.2	1.63	3e
3864	Hastings silt loam, 0 to 1 percent slopes	51.8	16.27	1
3545	Hobbs silt loam, channeled, frequently flooded	51.6	16.19	6w
TOTALS		318.5	100%	3.34

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.