

Prime Irrigated Farm For Sale

217+/- Acre Farm Clay County, Nebraska



Legal: Part of the Northeast Quarter, and the North half of the Southeast Quarter, excluding a 9.47 acre tract in the Southeast corner of the North half of the Southeast Quarter of Section 26, Township 8 North, Range 5 West of the 6th P.M., Clay County, NE, containing 217 acres more or less.

Soils: Farm consists mostly of Class I Hastings silt loam soils with 0-7% slopes.

Location: The property is located a mile north of Sutton, NE on Road Y. The farm sits on the West side of the road or head North a mile and a half on Road X, then go East on 321 road for a half of a mile and the farm will be on the South side of the road. Contact The Pinnacle Agency for more directions.

Description: This is an excellent irrigated farm in a prime farming area. The farm is all tillable, comes with all new equipment, and has been well maintained. There farm has good water, and has very good yields. This is all together a great farm located in a great area!

Irrigation Equipment: A 2015 6 tower Zimmatic Model 9500 Pivot with phase converter, 454 Chevy power unit with clutch & cooling jack, A 2014 8 tower Zimmatic corner system Model 9500, Lima 15 kw generator, with 4045T JD Diesel power unit, and A 454 Chevy with clutch & radiator. There are 3 wells, and all have Amarillo gear heads.

2017 Real Estate Taxes: \$12,323.56

Possession: Immediate

Price: \$2,018,100.00

For More Information Contact: Derek Vrtiska (402) -852-6208

Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. The Pinnacle Agency and its representatives are acting as agents for the seller.