

**Sale Name:** Clay County Online No Reserve Land Auction

**LOT 3 - Tract 3 - Surveyed 109.95 Acres**



### Description

## Tract 3

Please Note: This tract has been surveyed. See documents tab for a copy. Using 109.95 acres as the multiplier for the bid to determine the total selling price.

Unique tract of land with dry crop land and pasture. There is an older abandoned building site with livestock pens. The cropland is fenced separately from the pasture.

**Legal:** Land lying south of the Rail Road Tracks in Southwest  $\frac{1}{4}$  & West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  in Section 5, Township 7 North, Range 5 West of the 6<sup>th</sup> PM, Clay County, Nebraska

**Total Acres:** 109.95 Surveyed Acres

**Cropland Acres:** Dry land 53.88 Acres

**Pasture Acres:** 46.83 Grass Acres, Balance building site & road

**Taxes:** To be determined

**Well information:** There is stock well near the older building site. There is no irrigation well on the property. According to the NRD an irrigation well can be drilled. Please contact them for details and restrictions.

**FSA:** Farmland 77.82 Acres; 35.40 Cropland Acres; Base Acres 31.03 Corn, 2.90 Soybeans, PLC Yield 124 Corn, 41 Soybeans.

**Soil Types:** Crop land acres mostly Crete Silt Loam Class 2 & Hastings Silt Loam Class 1.

**Possession:** Possession given at closing.

**Note:** There is also underground pipe from the Tract 4 well to Tract 3 for gravity irrigation that could be used if the Tract 3 & 4 are purchased together or if the buyers of each tract would come to an agreement. There is no irrigation pipe included.

**Quantity: 1**



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