

# FARMLAND FOR SALE

Clay County, NE

161.84+/- Acres

**PRICE REDUCED \$9,000/Acre**

**FULL POSSESSION FOR 2023**

**Legal Description:** Northwest Quarter (NW 1/4), Sec. 3, Township 8 North, Range 5 West, Clay County, NE

**Location:** Southeast Intersection of W Road and 325 Road Clay County, NE

**Assessor & FSA Info:**

PLC YIELDS: CORN- 165

55.78+/- Acres Farmland

101.36 +/- Grassland

2021 Taxes: \$4,668.76

**Well Info:**

Pump Rate: 700gal/min, 6 inch well

Well Depth: 180

Well Registration: G-33369

**About the Land:** Diverse opportunity of farmland with pastureland to be grazed or potential development into farm ground. Pastureland is clean and clear. Currently pivot irrigated.

**Natural Resource District:** Upper Big Blue

**Price and Terms:** Land will be sold on taxable acres. \$100,000 Down payment due upon a fully executed purchase agreement. Possession of the farm will be negotiated with the seller at their discretion as heirs of the estate.



For More Information Please Call: Clint Mickey 402-694-8470 \* Tom Cornwell 402-694-9104  
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**Cornwell Inc. Land & Home Brokers Auctioneers Clint Mickey, Broker \* Curt Mickey, Associate  
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