

# Southern Clay County Farm Ground

**\*\*+/-397 Acres Offered in 3 Irrigated Tracts\*\***



## Farm Location:

From Sutton 10 miles south on Road X to County Road 308, then 3 miles West.

## Tract #1-160 acres (less 4.5 acre building site)

This is a gently rolling farm with some low ground on the very west and east sides. Good soil and underground water. Building site is not included. Well pumps 1,000 GPM. 2003 T & L pivot with 450 Ford Irrigation Motor included. 127 acres of irrigated cropland, 12 acres of dry cropland, 8 acres of grass and trees.

Legal description: The Northeast Quarter of section 31, Township 6, North, Range 5, West of 6th P.M., Clay County, Nebraska.

Real Estate Taxes: \$9,122

## Tract # 2-160 Acres

Very nice gently rolling farm. Highly productive. Good soils and underground water. Well pumps 1,200 GPM and a 2009 T & L Pivot is included (no motor). 136 irrigated acres and 21 acres of dryland cropland.

Legal Description: The Southeast Quarter of section 31, Township 6, North, Range 5, west of the 6th P.M., Clay County, Nebraska

Real Estate Taxes: \$8,145

## Tract #3-77 acres

Very good 45 acres of irrigated cropland. Good soils and very good underground water. Balance of the 32 acres is grass and low land. Well pumps 1,200 GPM and a 2018 Zimmatic pivot with a 350 Chevy irrigation motor.

Legal Description: West half of the Northwest Quarter of Section 32, Township 6, North, Range 5, Clay county, Nebraska

Real Estate Taxes: \$2,975

## Bergen Real Estate

Sutton, Nebraska 402-773-5513

Max Bergen 402-429-3344. Monica Smith 402-984-1323