

# LAND AUCTION



**119.17 AC± | 1 TRACT | CLAY CO, NE**  
**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)  
**AUCTION DATE:** 12/16/24 | **AUCTION TIME:** 1 PM CT  
**AUCTION HELD AT:** CLAY COUNTY FAIRGROUNDS-ACTIVITY CENTER  
702 N MARTIN, CLAY CENTER, NE 68933

Just 4.5 miles from Clay Center, Nebraska, and conveniently located near both Highway 41 and 14, this unique property combines productive land with prime waterfowl habitat, offering both income potential and unparalleled recreational opportunities. Accessed by a well-maintained county road, the property includes 45.34 +/- acres in a Wetland Reserve Easement (WRE), recently enhanced to specifically support waterfowl through excavation and seeding. Strategically positioned in the heart of the Rainwater Basin, this land serves as an essential stopover for migratory birds, creating the ultimate location for waterfowl hunting enthusiasts.

The property also includes 70 +/- irrigated acres supported by both sub-surface drip and gravity irrigation systems, featuring an update that was converted to electric power, new pressure tanks and pump. This setup not only maximizes crop yields but offers consistent, efficient water delivery. A stock well further supplements the water needs, adding value and versatility to the property.

For the investor or outdoorsman, this property provides the rare blend of income production and a waterfowl hunting sanctuary, all set within one of Nebraska's most productive natural landscapes. Call today for your private tour of this one-of-a-kind property!



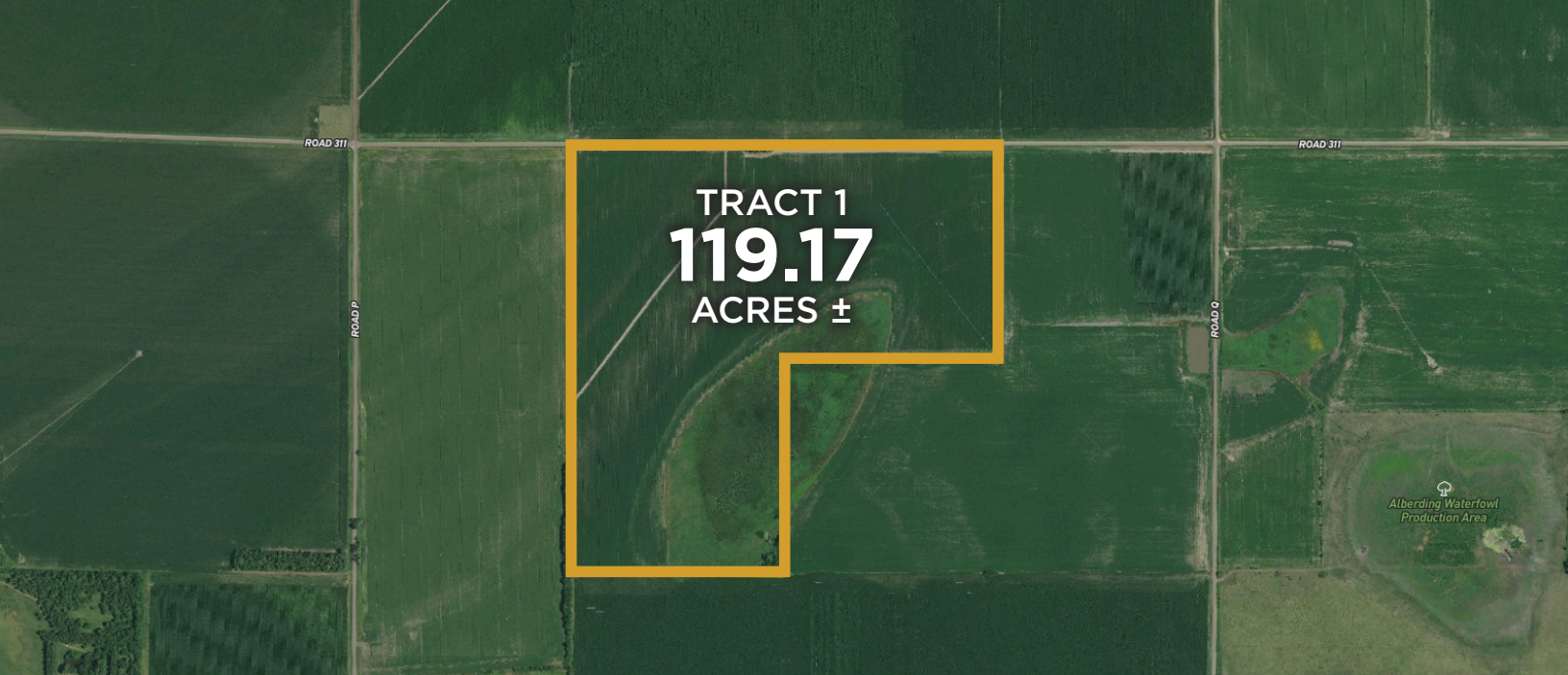
**Deeded Acres:** 119.17±  
**FSA Farmland Acres:** 73.48  
**Soil Types:** Hastings silt loam, Hastings clay loam, Butler silt loam  
**Soil PI/NCCPI/CSR2:** NCCPI 64.81  
**CRP Acres/payment:** NA  
**Taxes:** 5,813  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants rights  
**Survey needed?:** No survey needed  
**Brief Legal:** NW ¼ NE ¼ & E ½ NW ¼ S16 T6N R6W. Clay Co, NE  
**PIDs:** 233200  
**Lat/Lon:** 40.4929, -98.0049  
**Zip Code:** 68933

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
LUKE WALLACE, AGENT: 402.340.6187 | [luke.wallace@whitetailproperties.com](mailto:luke.wallace@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

**GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Jason Schendt, Nebraska Broker License # 20100266 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Luke Wallace, Nebraska Land Specialist for Whitetail Properties Real Estate, LLC, 402.340.6187 | Cody Lowderman, NE Auctioneer, 20130394



# 119.17 AC± | 1 TRACT | CLAY CO, NE

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 12/16/24 | **AUCTION TIME:** 1 PM CT

**AUCTION HELD AT:** CLAY COUNTY FAIRGROUNDS-ACTIVITY CENTER  
702 N MARTIN, CLAY CENTER, NE 68933



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
LUKE WALLACE, AGENT: 402.340.6187 | [luke.wallace@whitetailproperties.com](mailto:luke.wallace@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

**GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Jason Schendt, Nebraska Broker License # 20100266 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Luke Wallace, Nebraska Land Specialist for Whitetail Properties Real Estate, LLC, 402.340.6187 | Cody Lowderman, NE Auctioneer, 20130394