

LAND FOR SALE

Northern Hayes County Farm



Location:

From Wallace, Nebraska the property is 10 1/2 miles southeast on Hwy 25, then 1 1/2 south on Avenue 359, then 1/2 mile east on Road 748. From Hayes Center, the property is located 12 miles northwest on Hwy 25, then west 1 1/4 miles on Road 748.

Legal Description:

NE1/4, N1/2SE1/4, Pt. S1/2SE1/4 Section 18-T8N-R33W of the 6th P.M., Hayes County, NE.

Acres:

239.12 tax assessed acres

Taxes:

2015 taxes payable in 2016 - \$2,114.26

Land Use:

166.6 acres of dryland, 67.1 acres of winter range, and 5.4 acres of roads.

FSA Info:

245.59 acres of cropland; Crop base/PLC Yields: Wheat 79.0 acres at 39 bushels; Corn 19.9 acres at 123 bushels; Soybeans 8.4 acres at 32 bushels; Oats 7 acres at 44 bushels; Grain Sorghum 0.1 acres at 42 bushels; all enrolled in ARC-County.

Soils:

33.8% Class II, McCash very fine sandy loam with 0 to 3% slopes; 15.9% Class III, Jayem loamy very fine sand with 0 to 3% slopes; 46.9% Class IV, Sarben loamy very fine sand with 0 to 9% slope.

Price:

~~\$325,000~~ **Price Reduced \$295,000**

Comments:

Productive dry cropland in a very good farming community. Grass areas provide upland wildlife habitat.

Contact:

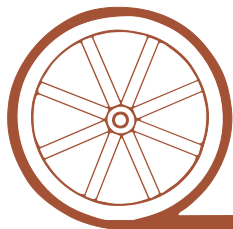
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Tony Eggleston, Chase Dodson, Don Walker

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bruce Dodson,
Listing Agent

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NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

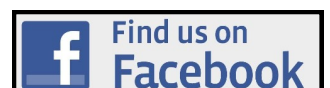
North Platte, NE 69103

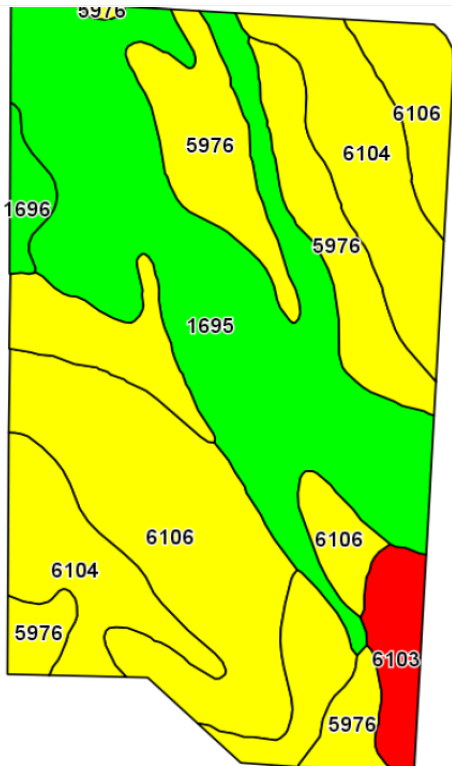
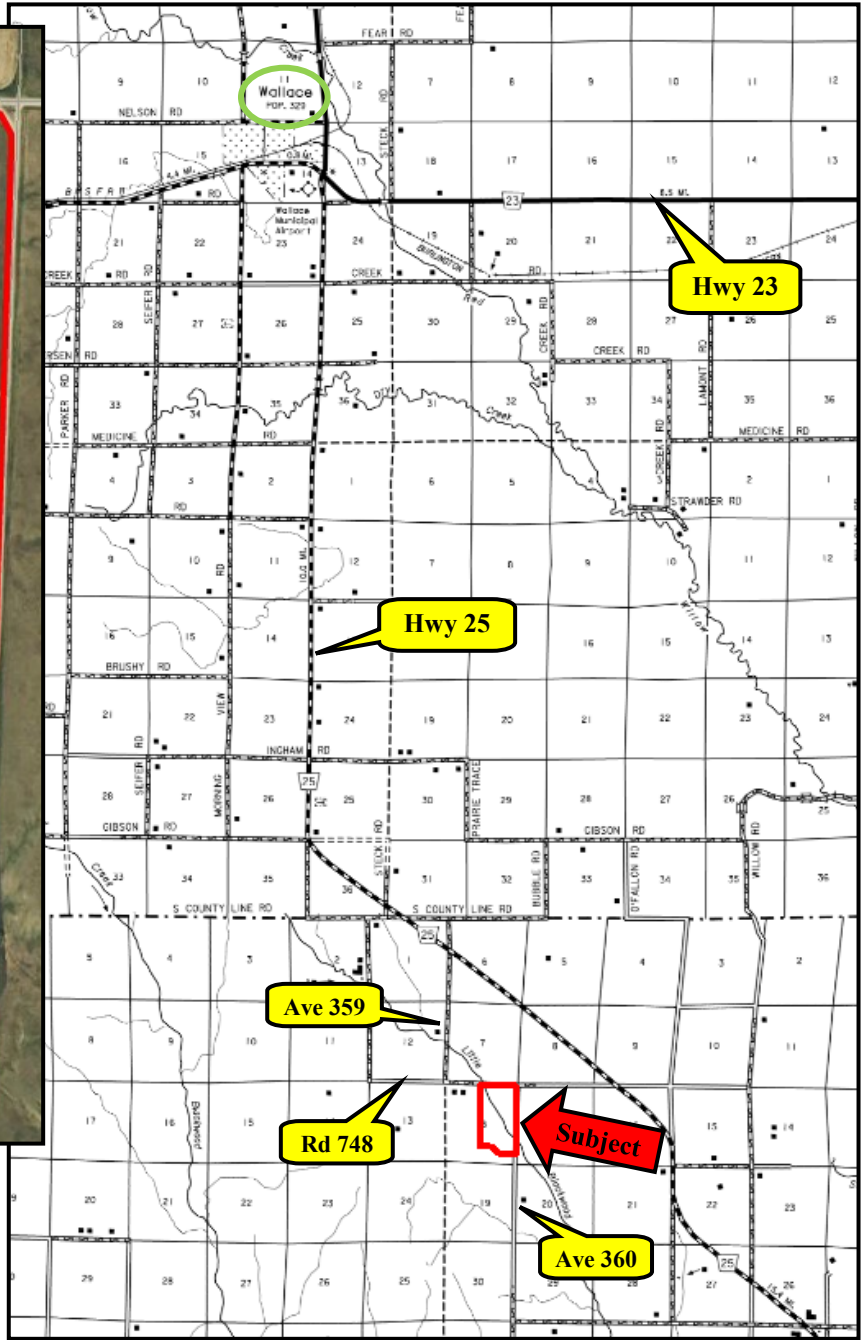
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1695	McCash very fine sandy loam, 0 to 1 percent slopes	77.90	32.3%		IIc	Ile
6106	Sarben loamy very fine sand, 6 to 9 percent slopes	56.90	23.6%		IVe	IVe
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	56.31	23.3%		IVe	IVe
5976	Jayem loamy very fine sand, 0 to 3 percent slopes	38.42	15.9%		IIle	IIle
6103	Sarben loamy very fine sand, 20 to 60 percent slopes	8.28	3.4%		VIIe	
1696	McCash very fine sandy loam, 1 to 3 percent slopes	3.64	1.5%		Ile	Ile