

LAND FOR SALE



Hayes Center Cropland

Location:

From Hayes Center, Nebraska the property is located just 1 1/4 miles west on Old Hwy 17. The property is bisected by County Road 362.

Legal Description:

E1/2E1/2 Section 9; NW1/4, W1/2NE1/4, W1/2SW1/4 Section 10-T6N-R33W of the 6th P.M., Hayes County, NE.

Acres & Taxes:

481.39 tax assessed acres with 2014 taxes payable in 2015 - \$5,657.80

Land Use:

FSA records show 358.7 acres cropland and 103.1 rangeland.

FSA Info:

Corn Base: 112.8 Ac at 91 Bu Yield; Wheat Base: 113.8 Ac at 54 Bu Yield. Enrolled ARC-Co

Soils:

Cropland soils are 97% Class II Blackwood silt loam, 0-3% slopes.

Price:

\$805,000

Comments:

The property is 358 acres of excellent non-irrigated cropland. The property is nearly level and has 97% Blackwood silt loam soils that are highly productive. The balance of the property, about 100 acres, is canyon rangeland that is fenced and has a wind mill and tank.

Contact:

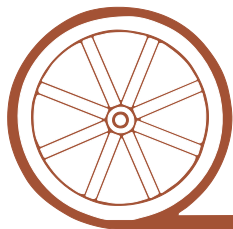
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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Jerry Weaver,
Listing Agent

Offered Exclusively By:



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NORTH PLATTE OFFICE

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North Platte, NE 69103

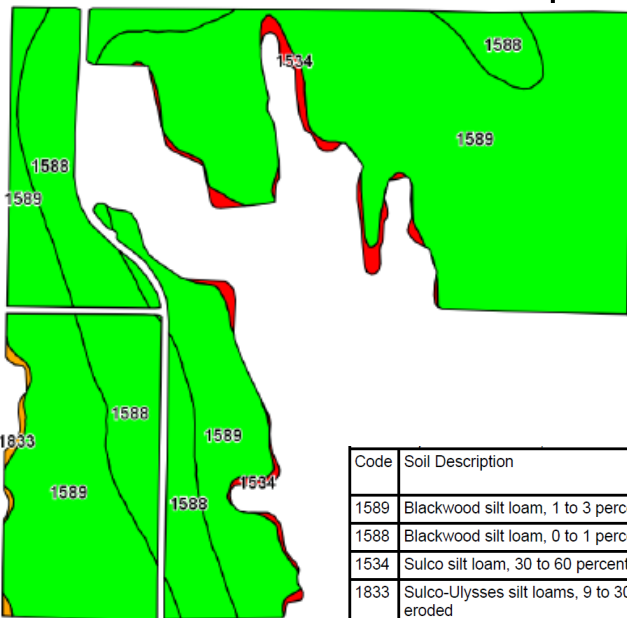
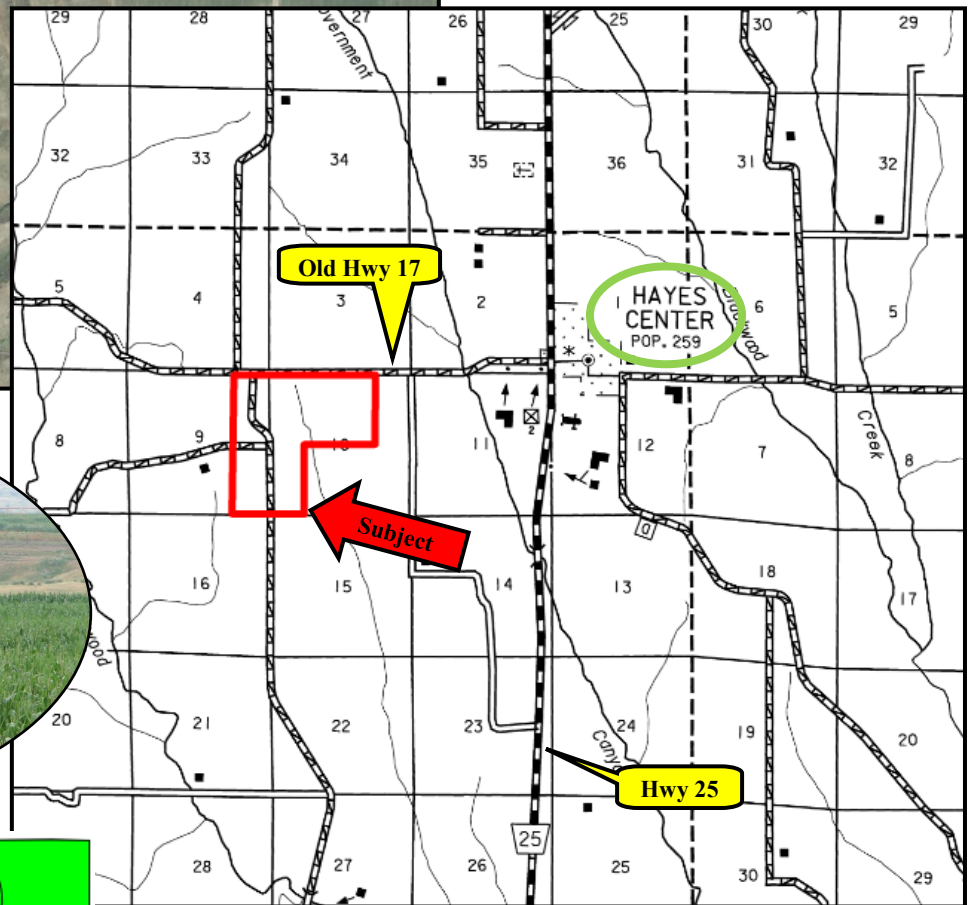
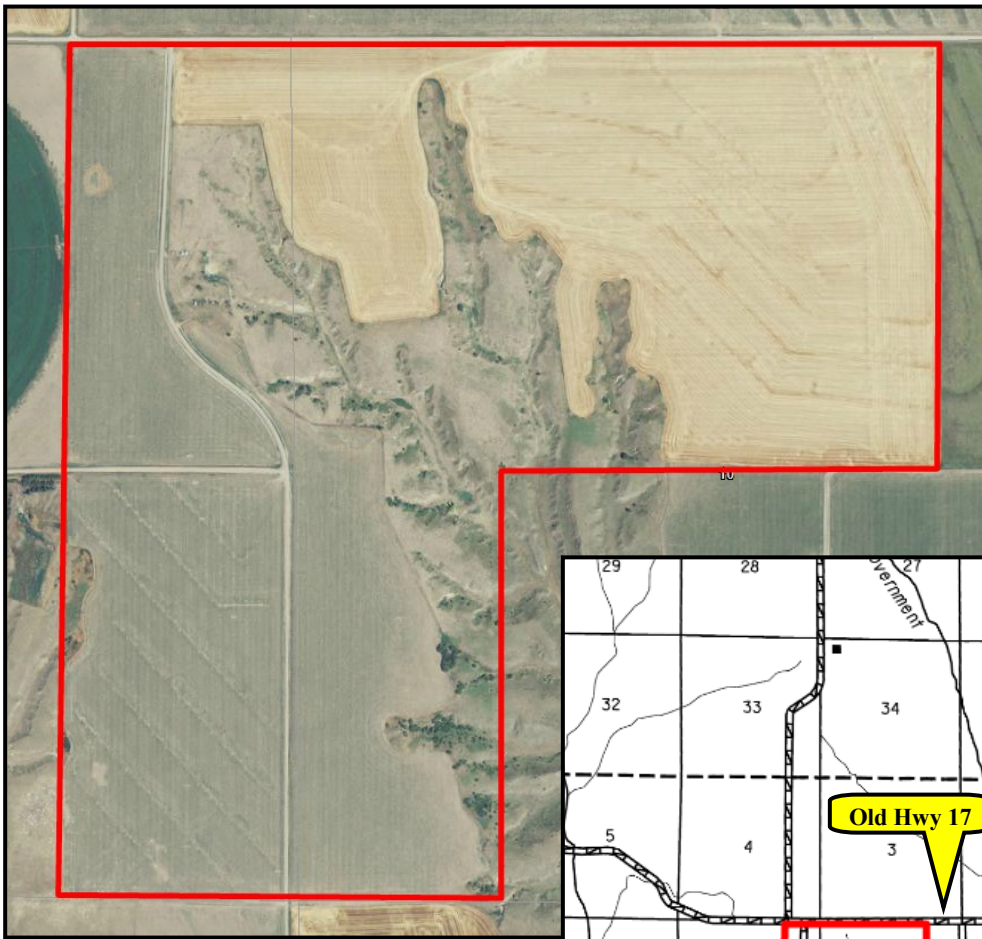
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Cropland Soils

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1589	Blackwood silt loam, 1 to 3 percent slopes	269.42	75.1%		Ile
1588	Blackwood silt loam, 0 to 1 percent slopes	78.99	22.0%		Ilc
1534	Sulco silt loam, 30 to 60 percent slopes	8.65	2.4%		Vlle
1833	Sulco-Ulysses silt loams, 9 to 30 percent slopes, eroded	1.65	0.5%		Vle