

# LAND FOR SALE

## Keith County Hyland Ranch



### Location:

From the Hwy 61/26 Junction north of Ogallala, Nebraska, 14 miles west on Hwy 26, 1/4 mile south on Rd West M North and 2 miles west on Rd West O North.

### Legal Description:

E1/2, NW1/4 Section 4-T14N-R41W of the 6th P.M., Keith County, Nebraska.

### Acres:

478.58 tax assessed acres

### Taxes:

2011 real estate taxes payable in 2012 - \$5,211.06

### Land Use:

208.65 acres in pasture and building site, 269.93 acres in cropland.

### FSA Info:

Wheat - 113.1 acres with 45 Bu yield; Corn - 15 acres with 40 Bu yield; Sunflowers - 15.7 acres with 637.1 lb. yield

### Soils:

Majority of the cropland is Duroc and Kuma silt loams with some lesser amounts of Sulley Loess intermixed.

### Improvements & Equipment:

House was remodeled in 2003 with a 16' new addition, new siding and roof. New furnace and central air. New walkout French doors on the main level and basement level. New septic system and plumbing in 2004. Totally landscaped with underground sprinklers. Excellent outbuildings with four run dog kennel, newer steel roofs on barn, shop and woodworking building. It has a submersible well and a windmill and pump jack for water sources and a large wooden deck on the east side of the house. Three bedrooms, 2 bathrooms with Jacuzzi.

### Price:

**\$650,000**

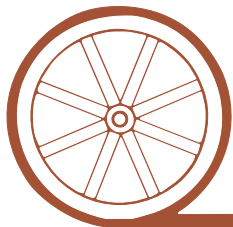
### Comments:

This is truly a unique property with buildings in excellent shape, close to Lake McConaughy with good horse facilities and farm income from 255 acres of dryland. The pasture has been cross fenced into six pastures with heavy duty posts, galvanized wired and submersible well with pipe line to each pasture. In addition there is a 15' lane fenced out through the middle with access to each pasture making pasture rotation very simple.

### Contact:

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Loren Johnson, Jerry Weaver, Bruce Dodson, Roger Luehrs

*Offered Exclusively By:*



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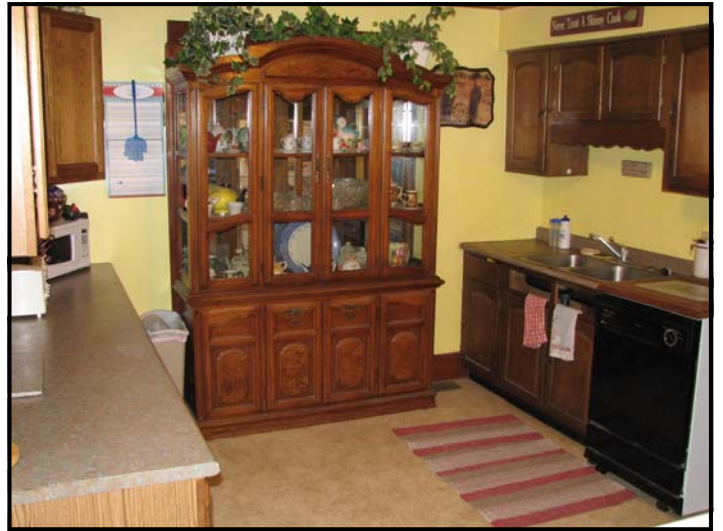
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**(308) 534-9240**

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.



Living Room with wood burning stove



Kitchen



Dining Room



Master Bedroom with fireplace



Bathroom with Jacuzzi and separate shower



Basement Bedroom





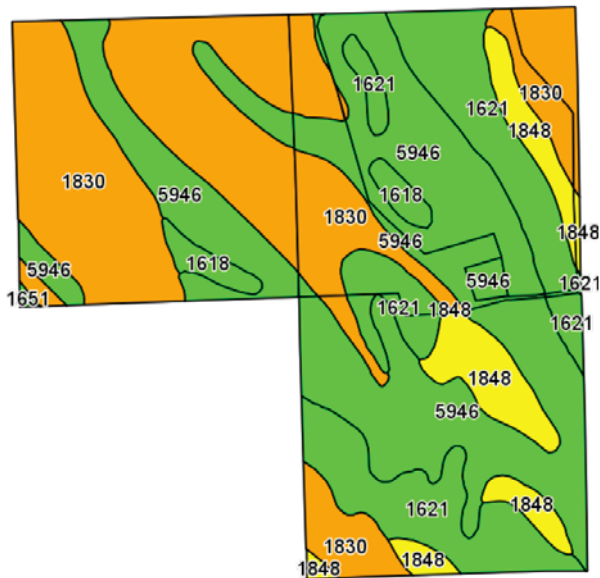
4 Run Dog Kennel



Shop Building

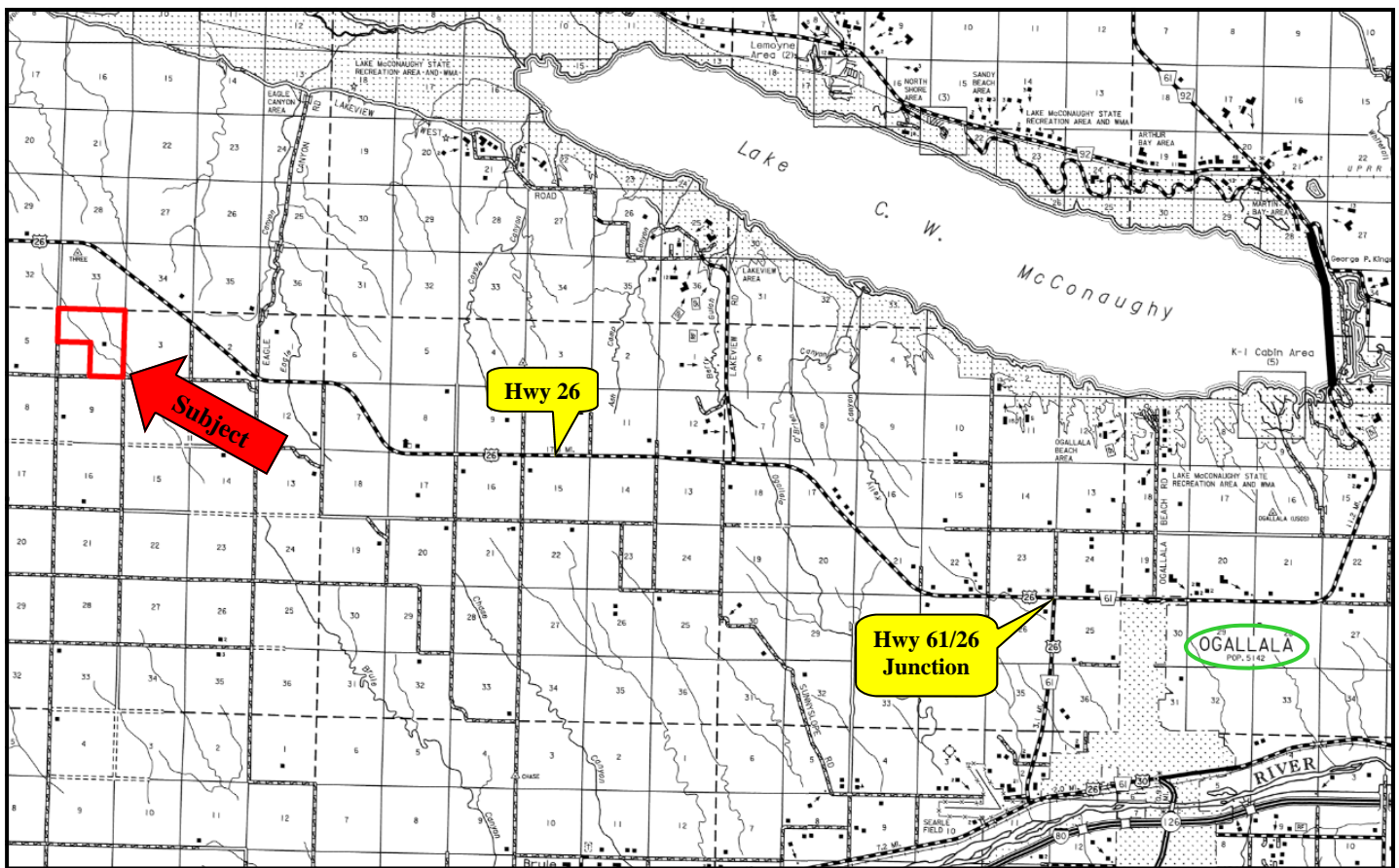


Older barn and woodworking building



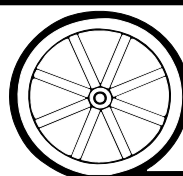
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay Irrigated	Corn Irrigated	Dry beans Irrigated	Winter wheat
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	170.8	36.0%		Vle		38				
5946	Duroc silt loam, 1 to 3 percent slopes	169.9	35.8%		Ile	Ile	57	5.8	150	30	42
1621	Keith loam, 3 to 6 percent slopes	87.5	18.5%		IIle	IIle	63	5	135	24	32
1848	Sulco loam, 6 to 9 percent slopes	36.3	7.6%		IVe	IVe	40	3	110		28
1618	Keith loam, 1 to 3 percent slopes	9.2	2.0%		Ile	Ile	65	5.6	145	28	40
1651	Kuma loam, 1 to 3 percent slopes	0.5	0.1%		Ile	Ile	59	5.8	150	30	42
Weighted Average							50.1	3.3	90.1	15.8	23.9





Symbol Key	
	Water Sites on Pipeline
	Submersible Well
	Interior Fence

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