

LAND FOR SALE

Hayes Center Farm



3,270 acres located in Hayes County, Nebraska

Pivot Irrigated Cropland, Dryland Cropland, & Rangeland

Offered in 3 separate parcels

Contact: **Brian Reynolds; Listing Agent 308-380-5734 or breynolds@agriaffiliates.com**
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Chase Dodson, Don Walker, Bruce Dodson

North Platte Office - 308/534-9240

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Brian Reynolds,
Listing Agent

Offered Exclusively By:



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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Parcel 1

Location: From Hayes Center, Nebraska, the property is 4 miles east on Rd 737, then 2 1/4 miles southeast on Avenue 368A.

Legal Description: SW1/4 Section 15; E1/2 Section 22 - T6N-R32W of the 6th P.M., Hayes County.

Acres: 482.14 tax assessed acres **Taxes:** 2016 taxes payable in 2017 - \$12,203

Land Use: Property includes 366.6 pivot irrigated acres under three center pivot systems, 94.5 acres dryland and 14.77 acres winter rangeland. The Middle Republican NRD reports 400.9 Certified Irrigated Acres on this property.

FSA Info: 464.0 Total Cropland Acres with Bases of:
Wheat 57.9; Corn 269.3; Grain Sorghum 23.1; Soybeans 13.3
All base acres enrolled in ARC-CO.

Entire farm includes PLC Yields of:
Wheat: 42 Bu Corn: 144 Bu Grain Sorghum: 82 Bu Soybeans: 43 Bu

Irrigation Info:

Well Registration:	<u>G-045762</u>	Completion Date:	<u>12/13/2012</u>
Well Depth:	<u>415 ft.</u>	Static Water Level:	<u>239 ft.</u>
Pumping Level:	<u>344 ft.</u>	Column:	<u>10.75 in</u>
Gallons / Minute:	<u>1500</u>		

Soils: Pivot irrigated soils are 91% Class II Keith and Blackwood silt loams. Topography is nearly level to gently rolling.

Equipment: Pivots consist of 3 - 7 tower Valley 8000 model pivots. Irrigation well equipped with a 200 HP Electric GE Motor reworked in 2017. Two north pivots are 2007 models; south pivot is a 2003. Includes submersible livestock well on center west boundary.

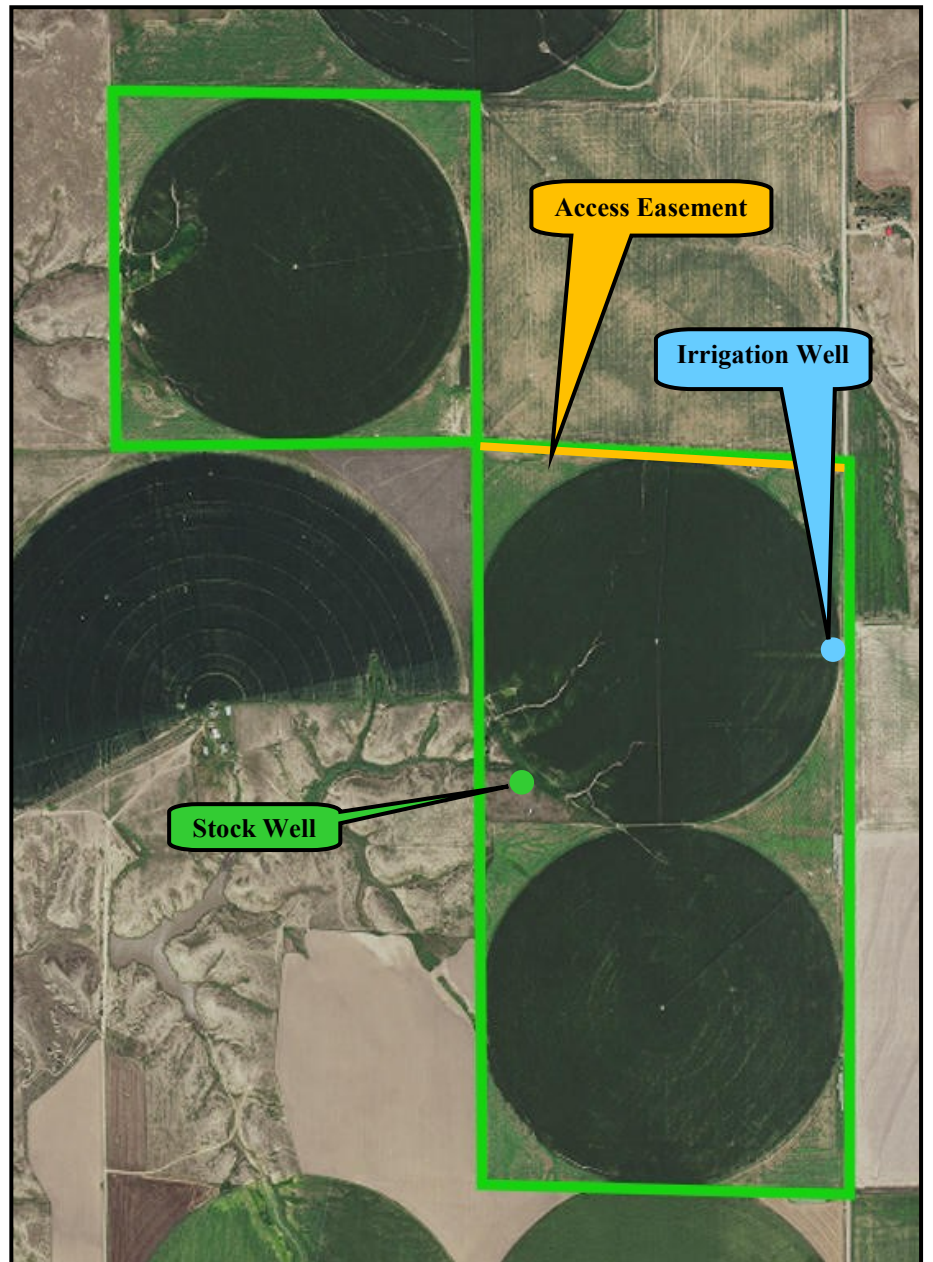
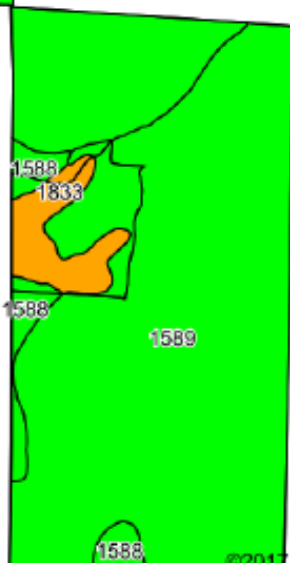
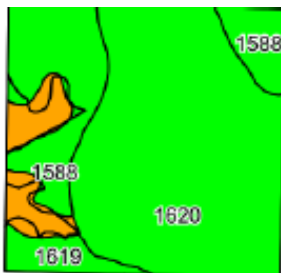
Price: **\$1,400,000**

Comments: Complete maintenance package completed by Quality Irrigation in spring of 2017. All pivots equipped with new Ag Sense Field Commander, Pressure Transducers and renozzled to operate all 3 pivots simultaneously at approximately 460 GPM per pivot. Available for immediate possession.





Excellent soils & topography!



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1589	Blackwood silt loam, 1 to 3 percent slopes	240.73	50.3%		Ile	Ile
1620	Keith silt loam, 1 to 3 percent slopes	148.78	31.1%		Ile	Ile
1588	Blackwood silt loam, 0 to 1 percent slopes	52.77	11.0%		Iic	I
1833	Sulco-Ulysses silt loams, 0 to 30 percent slopes, eroded	28.37	5.9%		Vle	
1619	Keith silt loam, 0 to 1 percent slopes	8.05	1.7%		Iic	Iw

Parcel 2

Location:

From Hayes Center, Nebraska, the property is 2 miles east on Rd 737, which comprises the north boundary of the parcel.

Legal

Description:

E1/2 Section 8; SW1/4 except a surveyed tract of building improvements Section 9; All Section 16; E1/2 Section 17; NE1/4 Section 20; and NW1/4 Section 21; All in T6N-R32W of the 6th P.M., Hayes County, NE.

Acres:

1,736.65 tax assessed acres

Taxes: 2016 taxes payable in 2017 - \$23,333

Land Use:

Property includes approximately 585 pivot irrigated acres under five center pivot systems, 146.7 acres dryland and 1,029.8 acres rangeland. The Middle Republican NRD reports 606.3 Certified Irrigated Acres on this property. 3.86 Acres enrolled in CRP through Sept. 2026 with annual payment of \$62/Acre.

FSA Info:

755 Total Cropland Acres with Bases of:

Wheat 93.1; Corn 433.6; Grain Sorghum 37.2; Soybeans 38.2

All base acres enrolled in ARC-CO.

Entire farm includes PLC Yields of:

Wheat: 42 Bu Corn: 144 Bu Grain Sorghum: 82 Bu Soybeans: 43 Bu

Irrigation Info:

North Well:

Well Registration: G-030728
Well Depth: 330 Ft.
Pumping Level: 273 Ft.
Gallons / Minute: 1500

Completion Date: 10/8/68
Static Water Level: 175 Ft.
Column: 10 in.

South Well:

Well Registration: G-064221
Well Depth: 328 Ft.
Pumping Level: 318 Ft.
Gallons / Minute: 1500

Completion Date: 8/4/80
Static Water Level: 318 Ft.
Column: 11 in.

Soils:

Cropland soils are nearly 100% Class II dryland Keith and Blackwood silt loam.

Equipment:

Pivots consist of 4 - 7 tower Valley 8000 model pivots and one 18 tower Valley 8000 model pivot equipped with two - 200 HP Electric GE Motors, one Sargent pump, and one Western Land Roller pump. Pivots range from 2003 to 2007 models. Rangeland is watered by two stock wells, one equipped with pipeline to several tanks. Four, approximately 9,600 Bu, grain bins.

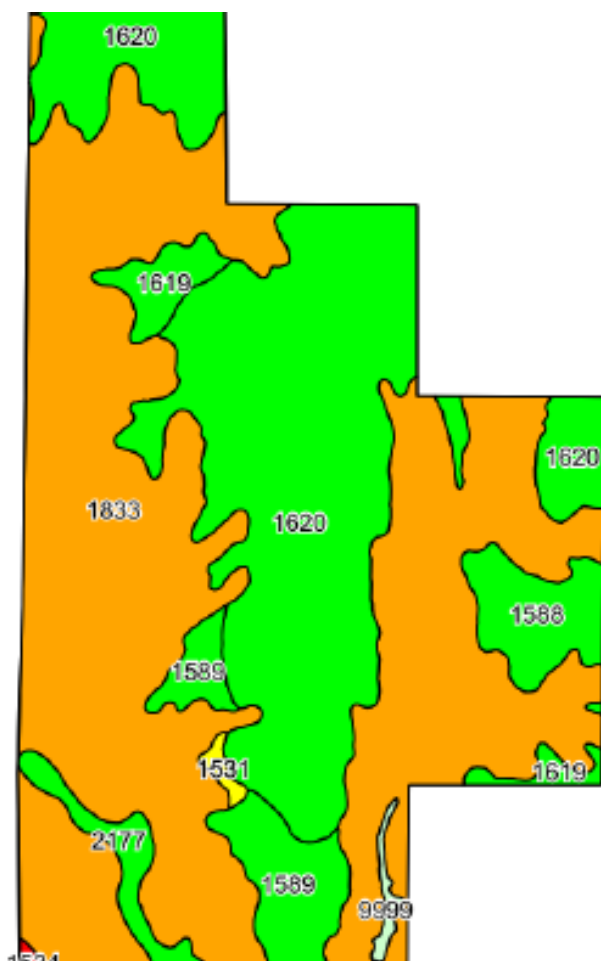
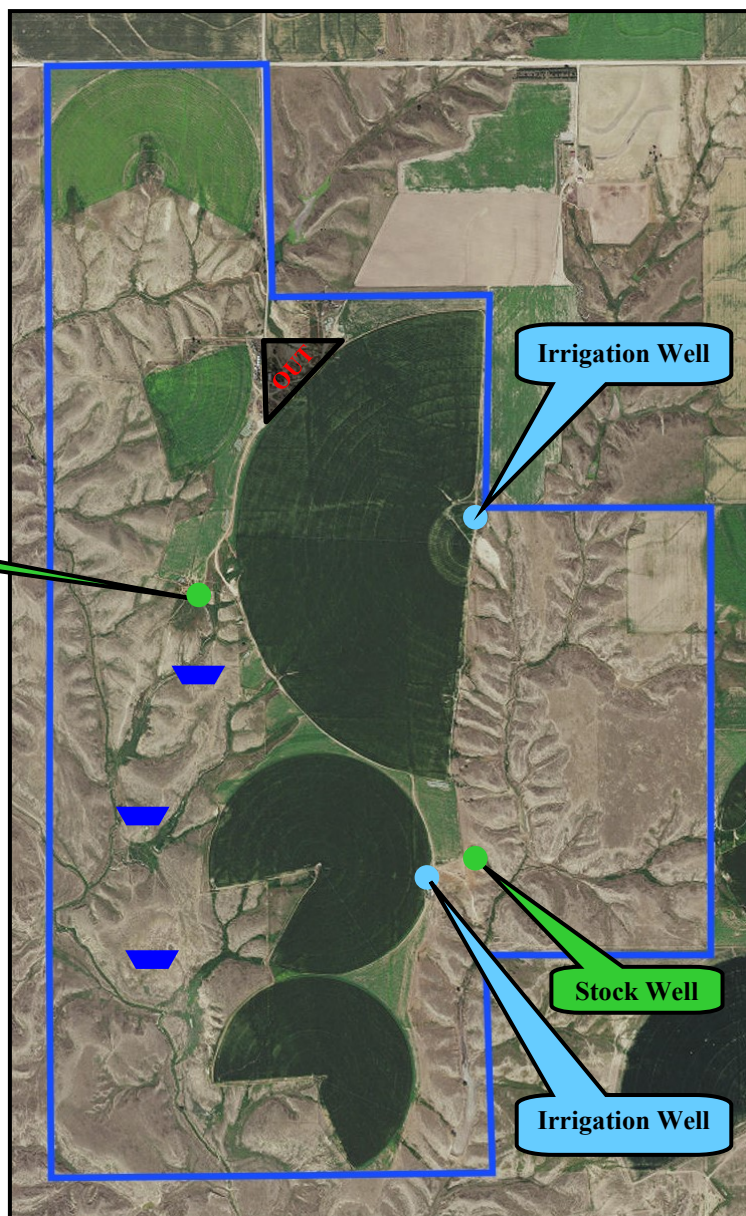
Price:

\$2,900,000

Comments:

Complete maintenance package completed by Quality Irrigation. All pivots equipped with new Ag Sense Field Commander & Pressure Transducers. Available for immediate possession.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	Irr Class %c
1833	Sulco-Ulysses silt loams, 9 to 30 percent slopes, eroded	948.61	54.6%		Vle	
1620	Keith silt loam, 1 to 3 percent slopes	569.29	32.8%		Ile	Ile
1589	Blackwood silt loam, 1 to 3 percent slopes	79.50	4.6%		Ile	Ile
1588	Blackwood silt loam, 0 to 1 percent slopes	56.75	3.3%		Ilc	I
1619	Keith silt loam, 0 to 1 percent slopes	36.63	2.1%		Ilc	Iw
2177	McCook silt loam, occasionally flooded	30.39	1.8%		Iiw	Iiw
9999	Water	6.51	0.4%			
1531	Sulco silt loam, 6 to 9 percent slopes	5.36	0.3%		IVe	IVe
1534	Sulco silt loam, 30 to 60 percent slopes	3.48	0.2%		Vile	

Parcel 3

Location:

From Hayes Center, Nebraska, the property is 1 1/2 miles southeast on Old Hwy 17, which bisects the parcel.

Legal

Description:

SW1/4SW1/4 Section 17; W1/2, SE1/4 except a surveyed tract of 10.1 acres building improvements Section 18; W1/2, NE1/4 except a surveyed tract Section 19; plus a surveyed tract in Section 20; All in T6N-R32W of the 6th P.M., Hayes County, NE.

Acres:

1,052.54 Estimated Acres

Taxes:

Approx. 2016 taxes in 2017 - \$10,015

Land Use:

Property includes 757.4 acres dryland and 274.3 acres rangeland. 9.79 Acres enrolled in CRP through Sept. 2026 with annual payment of \$62/acre.

FSA Info:

778.6 Total Cropland Acres with Bases of:

Wheat 95.9; Corn 446.5; Grain Sorghum 38.3; Soybeans 32.7

All base acres enrolled in ARC-CO.

Entire farm includes PLC Yields of:

Wheat: 42 Bu Corn: 144 Bu Grain Sorghum: 82 Bu Soybeans: 43 Bu

Soils:

Cropland soils are 95.5% Class II Blackwood and Keith silt loams.

Improvements & Equipment:

Rangeland is watered by a stock well, equipped with pipeline to and tanks.

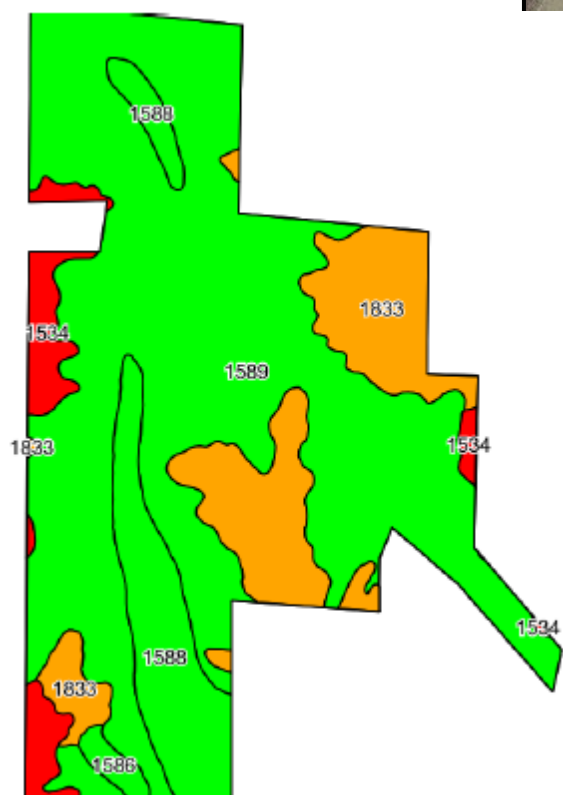
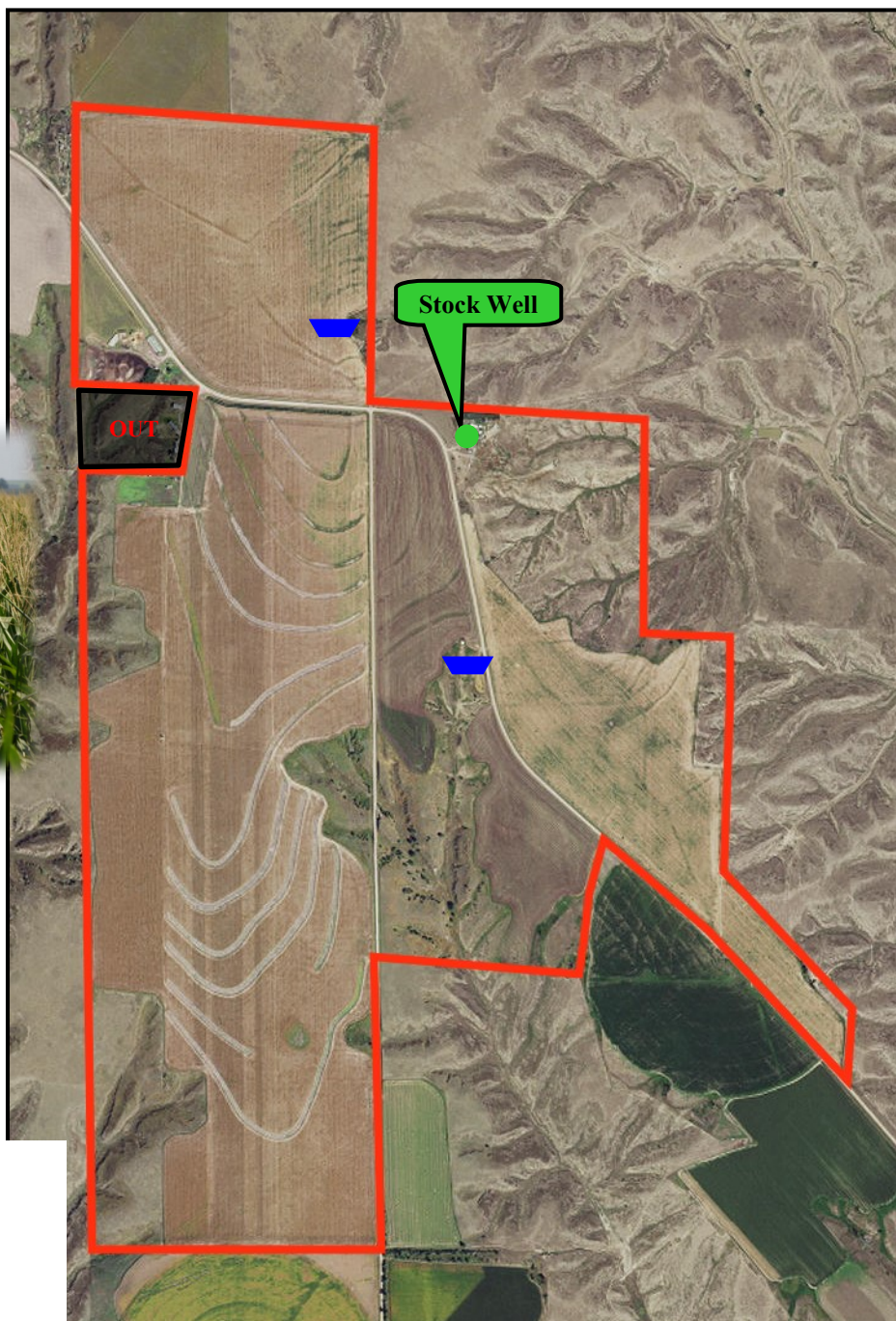
Price:

\$1,100,000

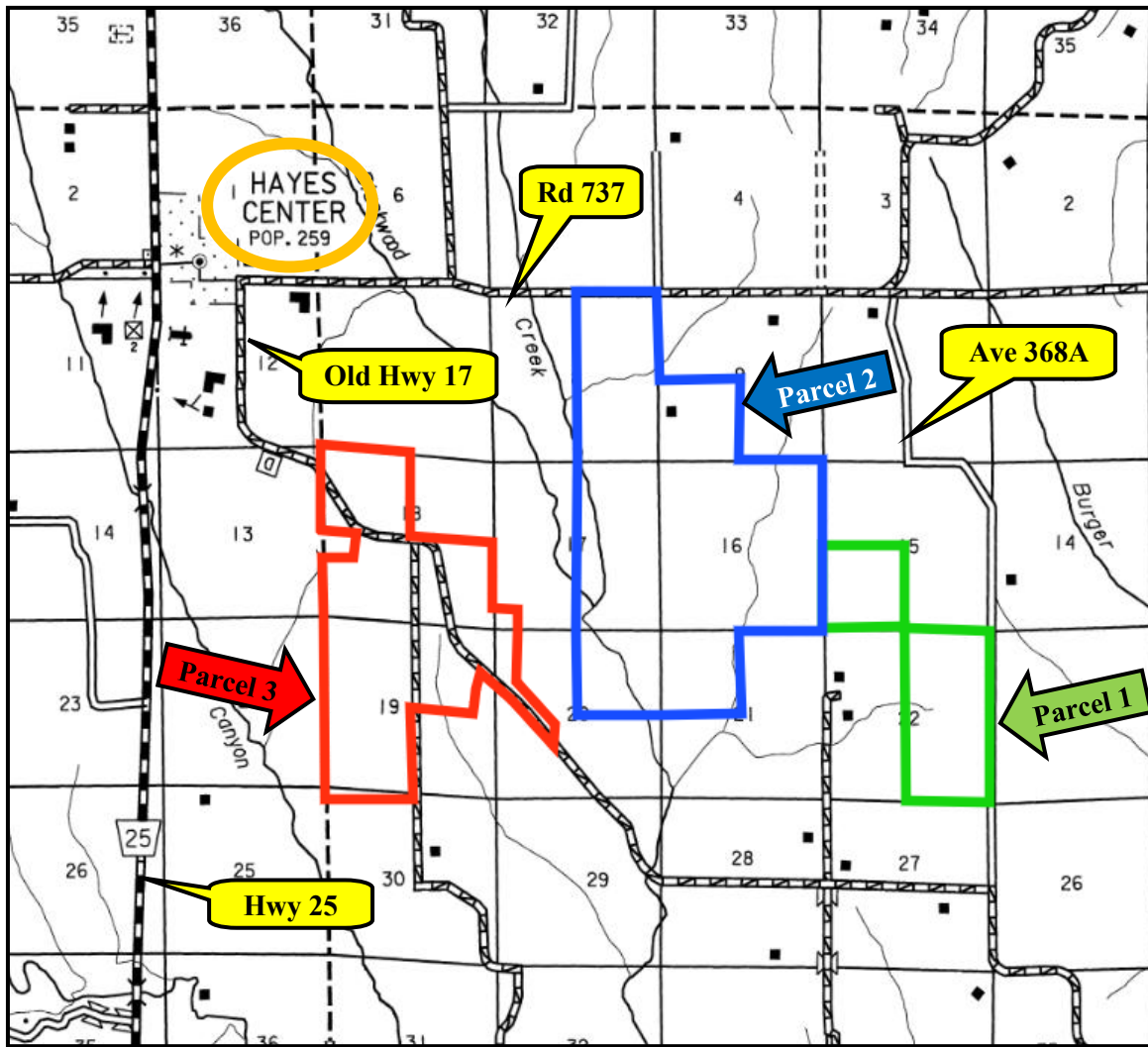
Comments:

Available for immediate possession.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1589	Blackwood silt loam, 1 to 3 percent slopes	707.63	66.2%		Ile	Ile
1833	Suloo-Ulysses silt loams, 9 to 30 percent slopes, eroded	180.17	16.9%		VIe	
1588	Blackwood silt loam, 0 to 1 percent slopes	114.88	10.8%		IIc	I
1534	Suloo silt loam, 30 to 60 percent slopes	55.39	5.2%		VIIe	
1586	Blackwood silt loam, 3 to 6 percent slopes	10.38	1.0%		Ile	Ile



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