

LAND FOR SALE

Hayes Center Rangeland



Location:

From Hayes Center, Nebraska, the property is 2 miles east on Rd 737, then 1/2 mile south.

**Legal
Description:**

All rangeland portions in the E1/2 Section 8; SW1/4 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. **To be surveyed for legal description (not acres) prior to Closing.**

Acres:

Estimated 990 total acres; 586 in west unit and 404 in east unit.

Taxes:

Estimated 2017 taxes - \$4,950

Land Use:

Property consists entirely of rangeland in two parcels.

Livestock

Water:

One stock well in each unit, along with pipeline water to 3 tanks in west unit.

Access:

Seller will grant access easements to both tracts. Seller will retain irrigation pipeline easement for necessary repairs in E1/2 Section 8.

Price:

West Unit - \$435,000; East Unit - \$315,000

Comments:

Additional fencing to be completed in west unit.

Contact:

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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Brian Reynolds,
Listing Agent

Offered Exclusively By:



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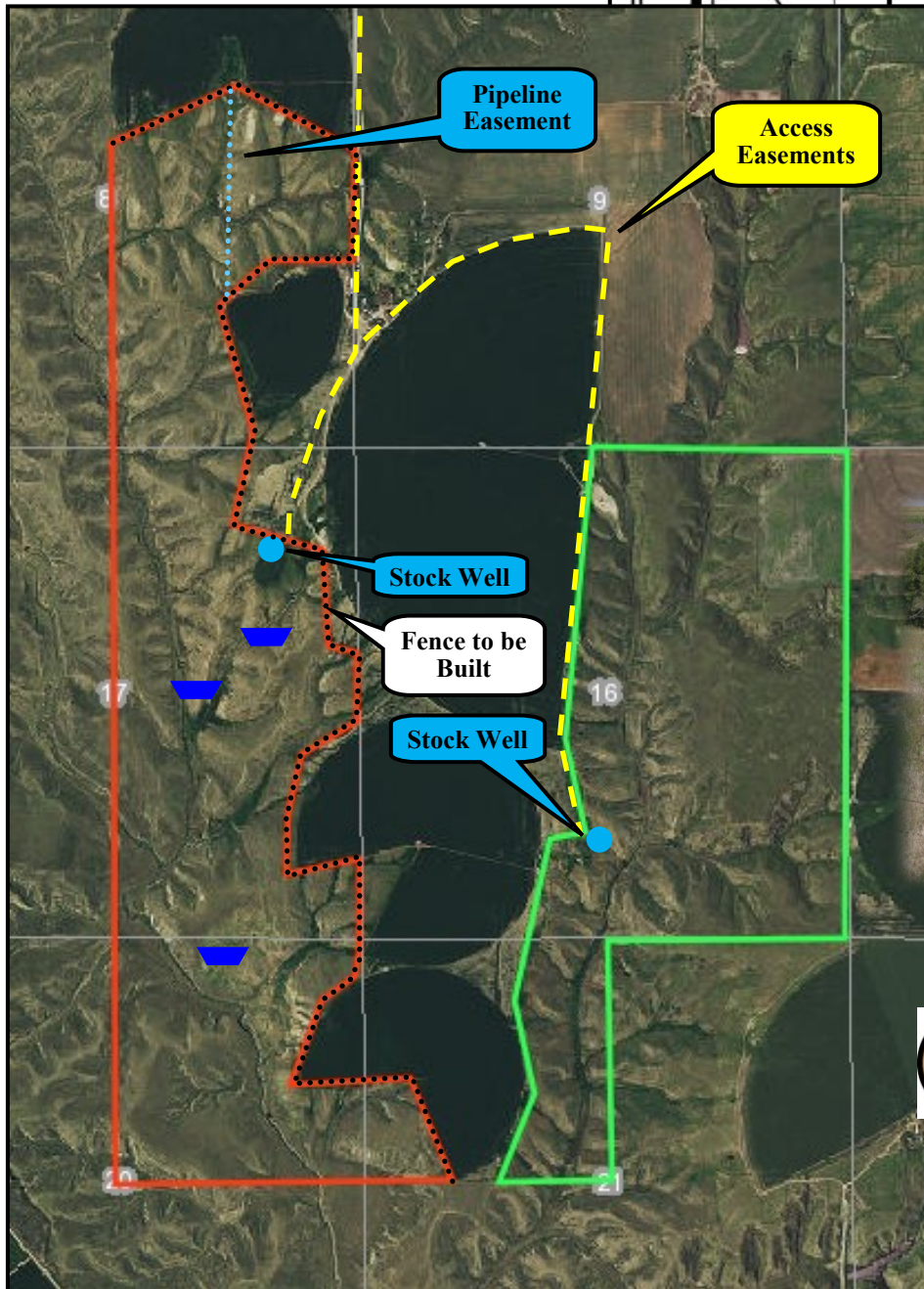
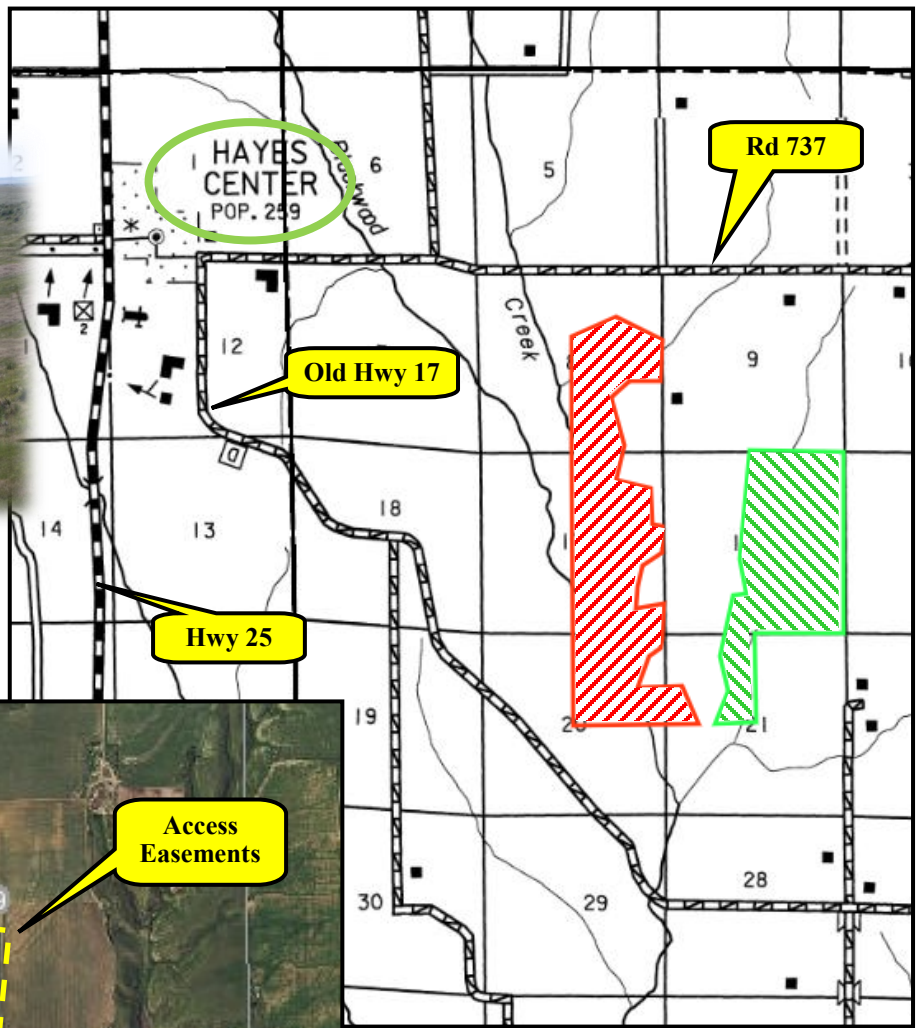
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