

# LAND FOR SALE

## V Heart Ranch—Pasture



**Location:** From Grafton, NE, 12.5 miles south, and 3.5 miles east on county road. Located in northwestern Hayes County.

**Legal Description:** E1/2 Section 30-T8N-R34W of the 6th P.M., Hayes County, Nebraska

**Acres/Taxes:** 307.56 tax assessed acres; 2017 taxes payable in 2018 - \$2,741.06

**Land Use:** Rangeland used for summer grazing.

**Water:** Livestock water is provided by electric submersible well and two tanks on a short pipeline.

**Soils:** Mostly Sarben Loamy very fine sand. 97% Class IV, or better.

**Price:** \$246,000 (\$800/acre)

**Comments:** Possession subject to a summer grazing lease for 2018, expiring November 15, 2018. Productive rangeland fenced into two pastures, good water, with county roads on the north and east sides of the property.

**Contact:** Bruce Dodson, Listing Agent 308-539-4455 or [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)

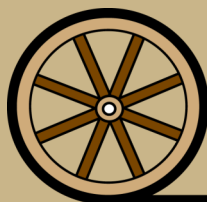
Chase Dodson, Milk Polk, John Childears, Brian Reynolds, Don Walker, or Tony Eggleston



**Bruce Dodson, AFM**  
Listing Agent

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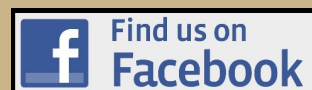
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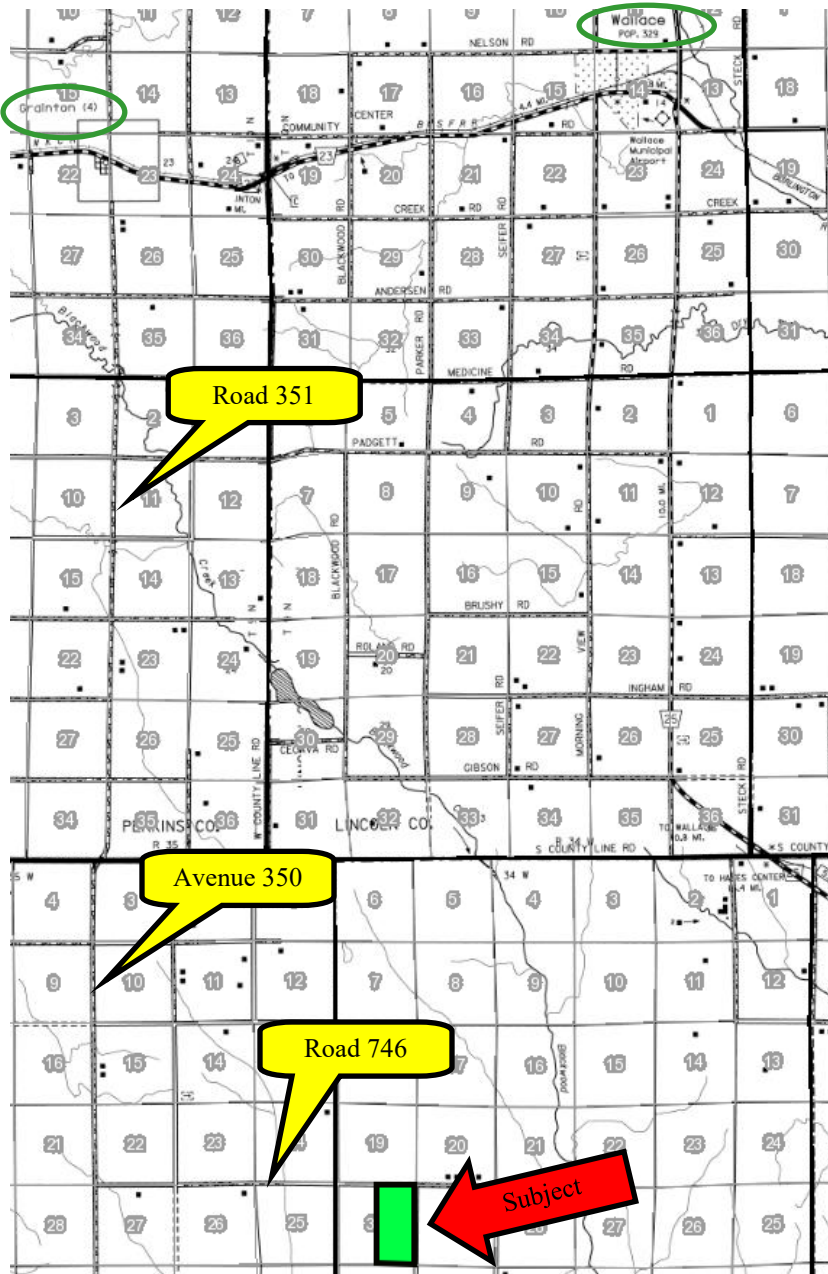
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4-wire high tensile wire fence along the county roads



Electric Submersible Well & Pipeline

Gently Rolling Terrain



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