

LAND FOR SALE

MARGIE LEMON ESTATE

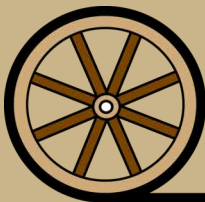


- Location:** From Hayes Center, NE, 6 miles west on County Road 737 then south 3 miles on County Road 358 to the northeast corner of the property.
- Legal** E1/2 Section 22 (except a surveyed tract); All Section 23 (except a surveyed tract) all in T6N-R34W of the 6th P.M., Hayes County, Nebraska (surveyed tract approx. 118 acres)
- Acres & Taxes:** 827 tax assessed acres; estimated 2019 taxes \$6,357.89
- Land Use:** Pivot Irrigated - 269.8 Acres; Dryland Crop - 33.2 Acres; Rangeland - 243 Acres; & CRP - 280.7 Acres
- FSA Info:** 374.66 cropland acres with Corn base of 59.4 ac. & Wheat base of 30.8 ac.
- Soils:** Predominantly Sarben loamy fine sand with 3-6% slopes.
- Price:** \$1,200,000
- Contact:** **Brian Reynolds, Listing Agent - Cell 308-380-5734**
Bruce Dodson, Chase Dodson, Mike Polk, John Childears, Don Walker,
Tony Eggleston



Brian Reynolds
Listing Agent

Offered Exclusively By:



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

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

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Equipment:

Pivots consist of 1-10 Tower Gifford Hill and 1-8 tower Gifford Hill. 250HP GE electric motor, and one well with Western Land Roller Pump.

Irrigation Info:

Well Reg. - G-102193; Well Depth - 431 ft.; 1000 gal/min

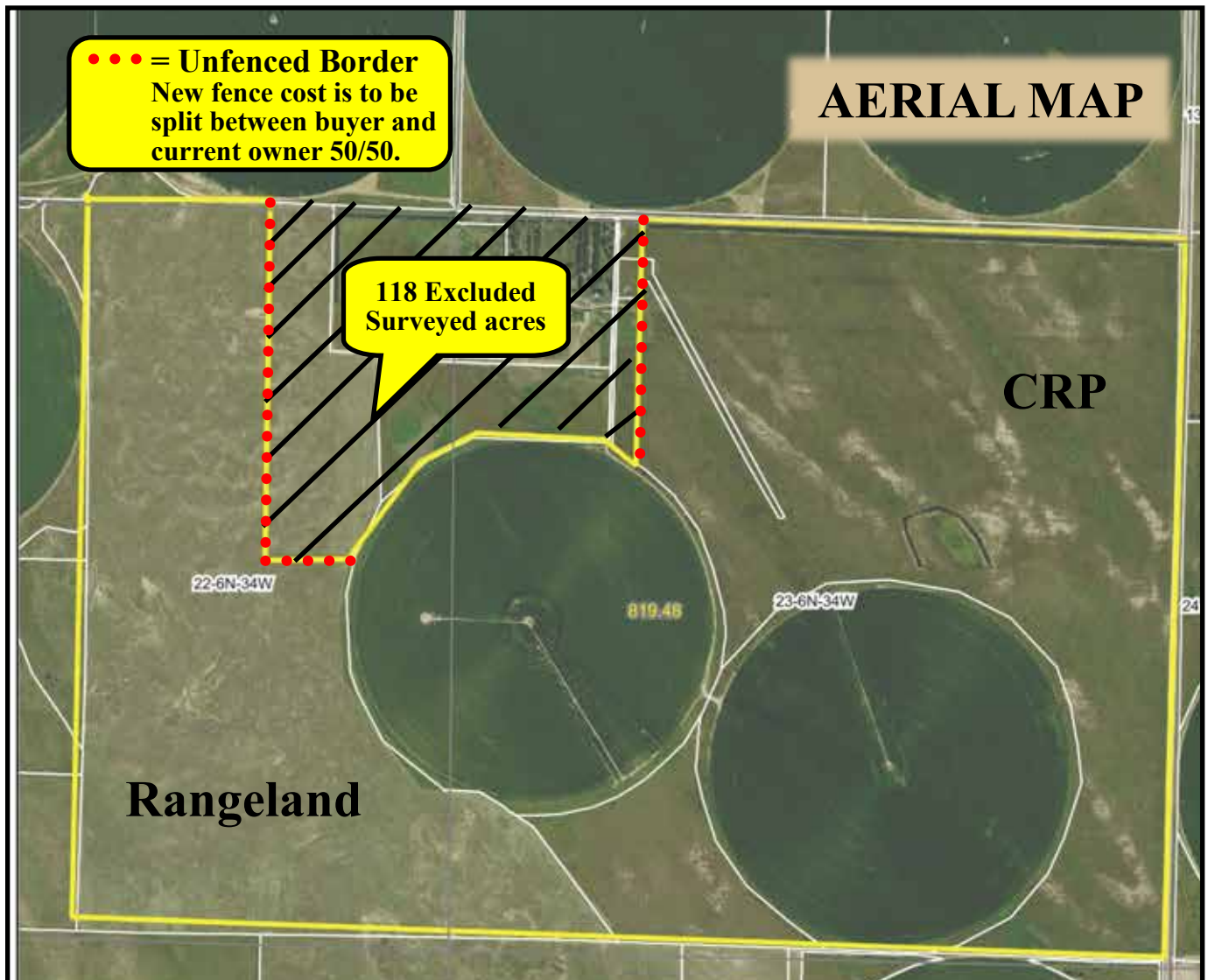
NRD Info:

275.7 Certified Acres, Middle Republican NRD through 2022 growing season.

Start of 2019 irrigating season - 60.34"/acre through 2022.

Comments:

Both pivots run at the same time, sprinkler package on both pivots are I-wobs on top of the pivot. There is separate mainline pipe going to each pivot. Both pivots are currently planted to soybeans. Possession at closing & subject to a farm lease expiring February 28, 2020. Excellent hunting potential with good county road access.

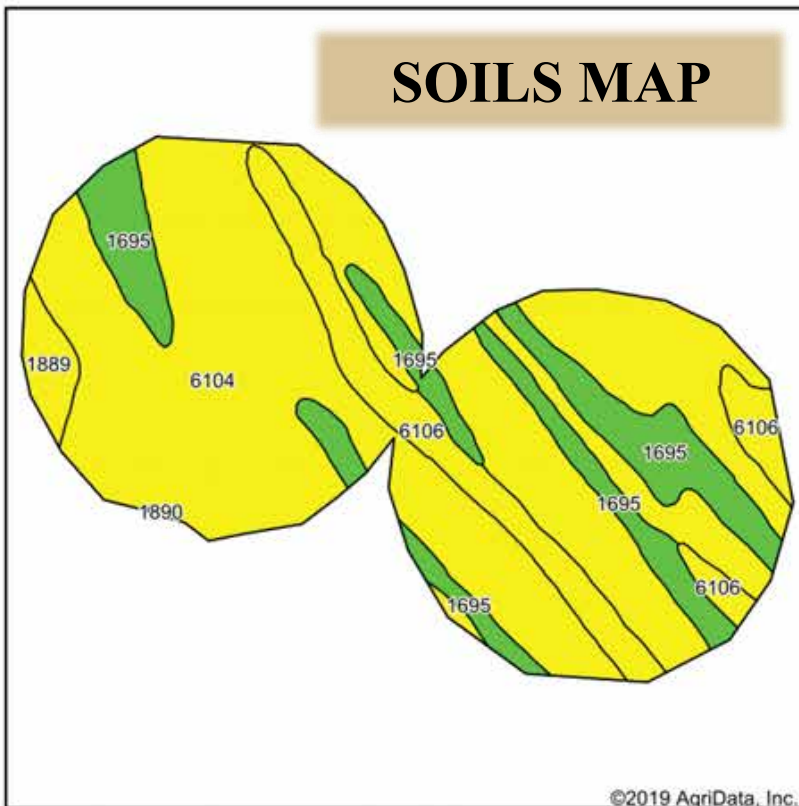




GRASS

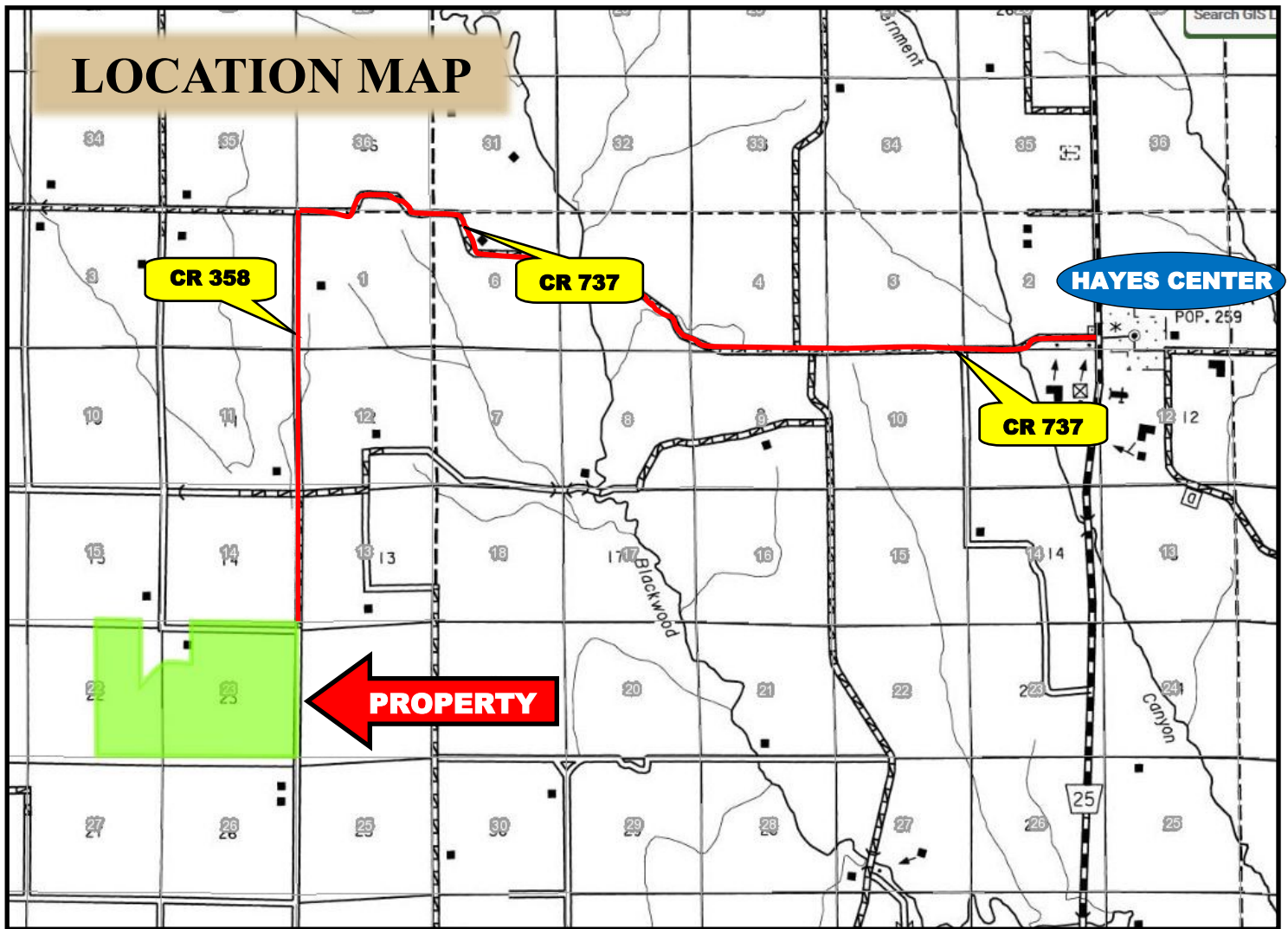
Grass: Approximately 240 total acres of grassland with approx. 217 acres fenced.
No current water source available for livestock.

CRP: Approximately 280.7 acres of CRP. CRP contract #494A, expires in 2020 with a rental rate of \$43.87 per acre.



CRP

Area Symbol: NE085, Soil Area Version: 18										
Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn	Winter wheat
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	186.01	69.0%		IVe	IVe	2100	49	20	25
1695	McCash very fine sandy loam, 0 to 1 percent slopes	46.93	17.4%		IIc	IIe	2523	66	50	40
6106	Sarben loamy very fine sand, 6 to 9 percent slopes	30.67	11.4%		IVe	IVe	2100	47		22
1889	Valent fine sand, rolling	5.89	2.2%		VIe	IVe	1515	15		
1890	Valent fine sand, rolling and hilly	0.15	0.1%		VIIe		1950	8		
Weighted Average							2160.8	51	22.5	26.7

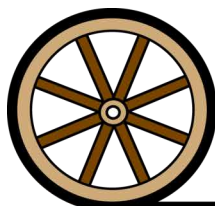


The Contract

When two people meet an agreement made, the terms of the deal the plans are laid.
Each one gives their seal by the grip of their hand, on their word of honor they take their stand.

These days there are contracts all written out, so there is nothing to dispute about.
But if a person won't stand on their word understood, A piece of paper won't make it good.

Shalah



agriaffiliates.com 308.345.7200

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