

LAND FOR SALE

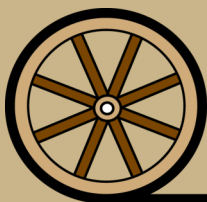
NW Hayes County Pivot



- Location:** From Grainton, Nebraska, 12 miles south on Rd.351/Ave. 350, then east 1/2 miles on Rd.746, to the south border of the property.
- Legal Description:** SE1/4 Sec. 22-T8N-R35W of the 6th P.M., Hayes County, NE
- Acres:** 160.7 Tax Assessed Acres
- Taxes:** 2019 Real Estate taxes payable in 2020 are \$3,109.32 - Occupation Taxes: \$1,350.00
- Land Use:** The property includes 134 pivot irrigated acres, 22 acres of dryland.
- Water Rights:** Well Registrations F-102299 (Irrigation) & G-136286 (Stock). Located in the Middle Republican NRD with 135 Certified Irrigated Acres
- Irrigation & Equipment:** 1 Valley center pivot, Sargent pump, Amarillo gearhead, Lima generator, and John Deere 4045 engine.
- Possession:** Possession at Closing and subject to a cash rent farm lease expiring Feb 28, 2020.
- Price:** ~~\$675,000.00~~ **PRICE REDUCED! \$600,000.00**
- Comments:** Productive pivot quarter with county road access on the south and east side. Livestock water provided by a submersible pump.
- Contact:** **Bruce Dodson, AFM; Listing Agent 308-539-4455 or email bruce@agriaffiliates.com**
Mike Polk, John Childears, Tony Eggleston, Chase Dodson, Don Walker, Dallas Dodson, Brian Reynolds



Bruce Dodson, AFM
Listing Agent

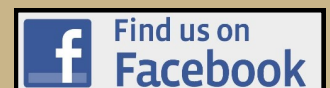


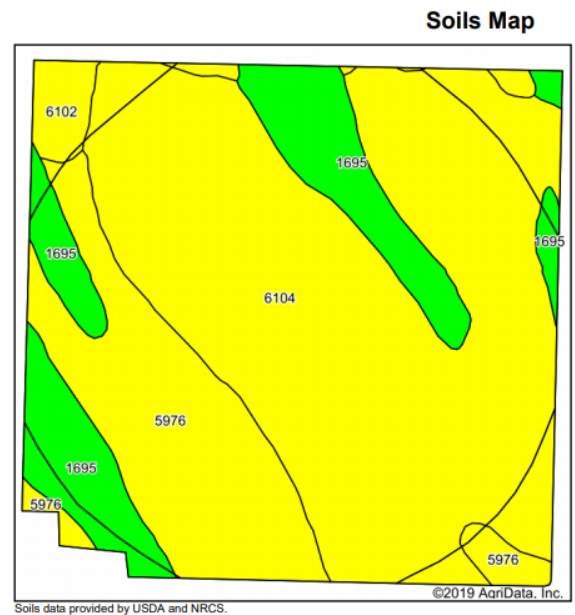
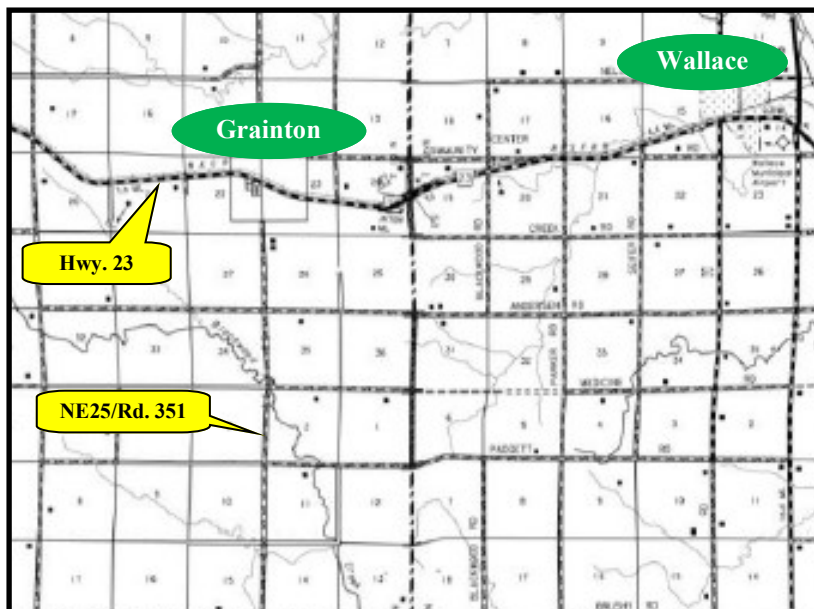
Offered Exclusively By:

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.

NORTH PLATTE OFFICE
P.O. Box 1166
401 Halligan Drive
North Platte, NE 69103
www.agriaffiliates.com
(308) 534-9240
Fax (308) 534-9244





Area Symbol: NE085, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Corn	*n NCCPI Small Grains
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	95.92	61.3%			IVe	26	31
5976	Jayem loamy very fine sand, 0 to 3 percent slopes	31.50	20.1%			IIle	30	30
1695	McCash very fine sandy loam, 0 to 1 percent slopes	24.71	15.8%			IIc	41	40
6102	Sarben loamy very fine sand, 0 to 3 percent slopes	4.36	2.8%			IIle	26	32
Weighted Average							*n 29.2	*n 32.2

134 pivot irrigated acres, 22 acres of dryland.

Valley center pivot, Sargent pump, Amarillo gearhead, Lima generator, and John Deere 4045 Power unit.



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