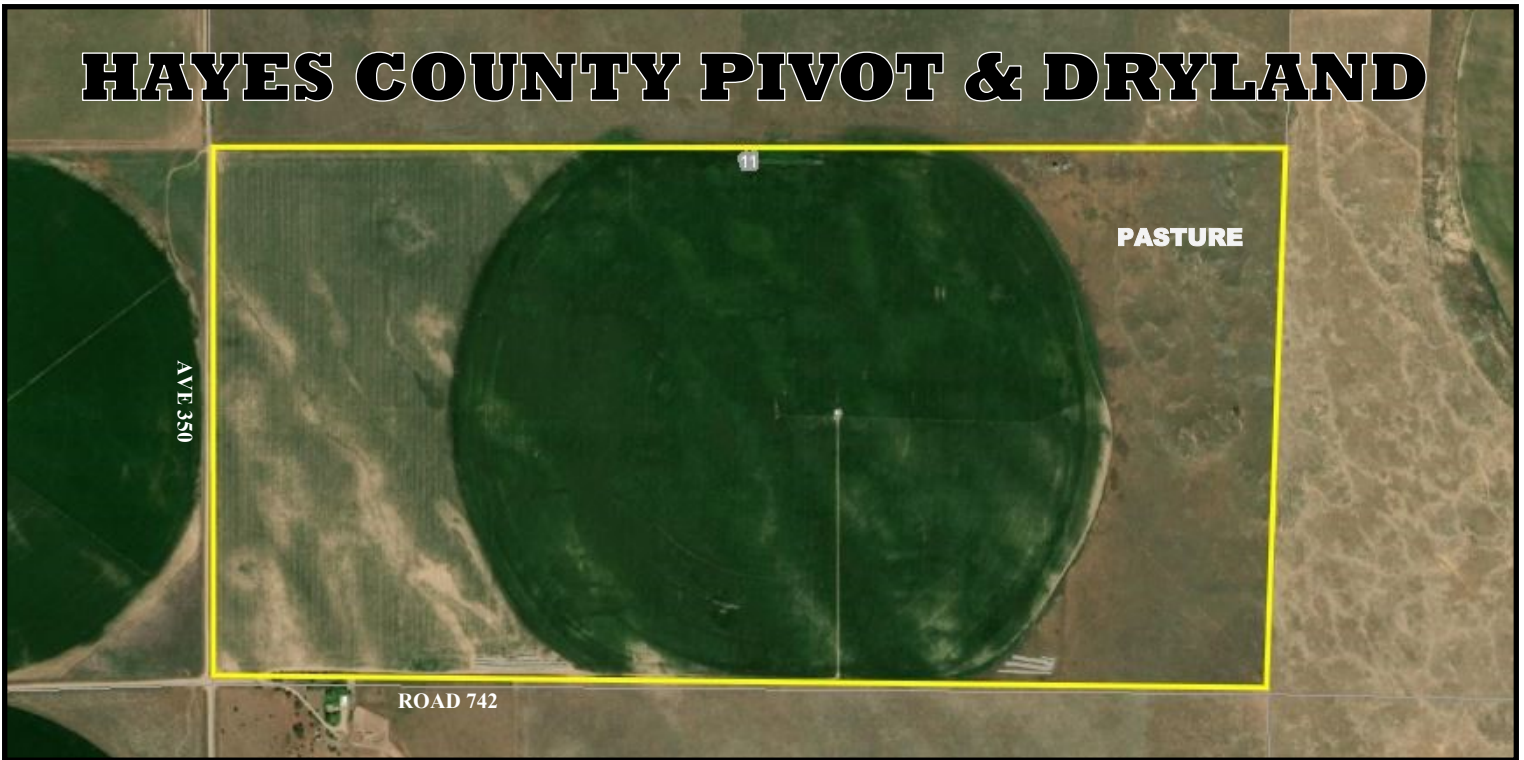


# LAND FOR SALE

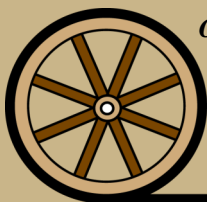
## HAYES COUNTY PIVOT & DRYLAND



- Location:** Approximately 18 miles WNW of Hayes Center, Nebraska.
- Legal Description:** S1/2 Section 11-T7N-R35W of the 6th P.M., Hayes County, NE
- Acres:** 314 Tax Assessed Acres
- Taxes:** 2019 Real Estate taxes payable in 2020 are \$4,731.62 - Occupation Taxes: \$1,659.00
- Land Use:** The property includes 165 pivot irrigated acres, 82.6 acres of dry cropland, 62 acres grass.
- FSA Info:** 246 acres cropland; 224.8 ac. Corn base @ 123 Bu. PLC yield.
- Soils:** 62% soils are Class II and III with the balance Class IV, they include: Jayem loamy very fine sand, McCash very fine sandy loam and Sarben loamy very fine sand
- Water Rights:** NE Well Reg.#G-032114; 280 ft. 1,100 gpm; Middle Republican NRD - 165.9 Certified Irrigated Acres with 57.25" remaining allocation at the beginning of 2020, through 2022
- Price:** \$700,000.00
- Contact:** **Brian Reynolds, Listing Agent - 308.380.5734 - breynolds@agriaffiliates.com**  
Mike Polk, John Childears, Bruce Dodson, Chase Dodson, Tony Eggleston, Don Walker



**Brian Reynolds**  
Listing Agent



*Offered Exclusively By:*

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

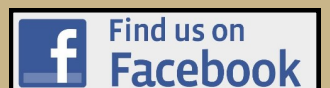
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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.

**MCCOOK OFFICE**

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**(308) 345-7200**

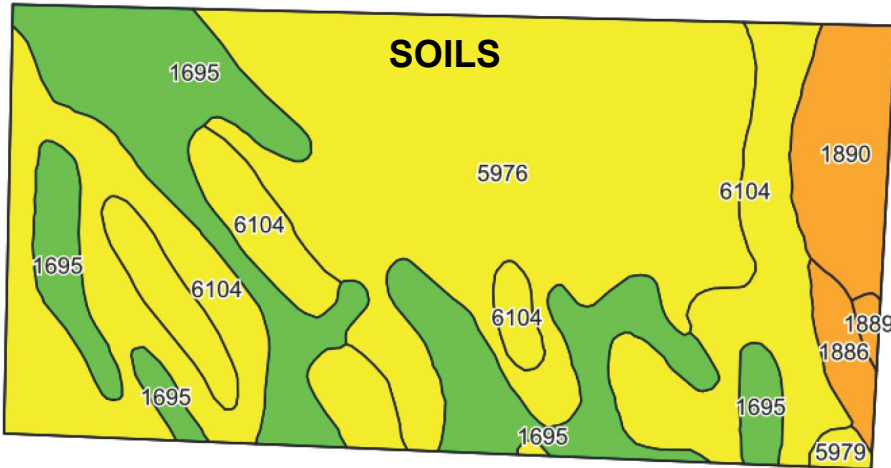
Fax (308) 534-9244



# PIVOT - DRYLAND - RANGE

**Irrigation & Equip.:** Valley 9 Tower Corner Pivot System, 100 HP GE Electric Motor, pump, flow meter. All fertilizer tanks are not included.

**Comments:** Pivot has a new swing arm that was put on in 2020. Well maintained equipment with access on South side and County Road access on the west side.

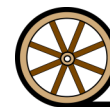


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Area Symbol: NE085. Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn n	Corn Irrigated	Winter wheat
5976	Jayem loamy very fine sand, 0 to 3 percent slopes	118.76	38.0%		IIIe	IIIe	1800	50	25	120	25
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	88.23	28.2%		IVe	IVe	1822	49	20	99	25
1695	McCash very fine sandy loam, 0 to 1 percent slopes	71.68	22.9%		IIc	IIe	3510	66	49	127	39
1890	Valent fine sand, rolling and hilly	18.59	5.9%		VIe		1951	8			
6106	Sarben loamy very fine sand, 6 to 9 percent slopes	7.34	2.3%		IVe	IVe	1822	47	20	99	25
1886	Valent fine sand, 3 to 9 percent slopes	5.28	1.7%		VIe	IVe	1550	20			
5979	Jayem loamy very fine sand, 3 to 6 percent slopes	1.93	0.6%		IVe	IVe	1800	44	20	100	22
1889	Valent fine sand, rolling	1.07	0.3%		VIe	IVe	1515	15			
Weighted Average							2202.3	50.2	26.9	105.5	26.2

## LOCATION

