

CRP / Recreational Land

Hayes County, Nebraska



Total Acres (Per Assessor) - 319.83 +/-

Tract 1 Acres - 160.83 +/- | 151.13 CRP Acres & 9.7 Acres of Grassland

Tract 2 Acres - 159.0 +/- | 130.39 CRP Acres & 28.61 Acres of Grassland

Property Taxes - \$2,127.66

Tract 1: \$1,086.94 Tract 2: \$1,040.72

Price - \$445,000.00

Tract 1 - \$235,000.00 Tract 2 - \$210,000.00

Total Annual CRP & Pheasants Forever Payments - \$15,600.44

Tract 1 - \$8,343.11 Tract 2 - \$7,257.33

Legal Descriptions

Tract 1: SW 1/4 Section 3 Township 8 North Range 31 West

Tract 2: NE 1/4 Section 10 Township 8 North Range 31 West

Cord Hesseltine | Farm & Ranch Specialist | Arnold, NE
308.539.2192 | Cord.Hesseltine@AgWestLand.com

AgWest Land Brokers, LLC | 415 W. 4th Ave. PO Box 1098
Holdrege, NE 68949 | 866-995-8067

AgWestLand.com



Hayes06

PROPERTY DETAILS: Here's a new investment opportunity in Hayes County, Nebraska that includes a total of 319.83 +/- acres being offered in two tracts. Both properties have been recently re-enrolled into 10 year CRP contracts that expire on 9/30/2030. There are a total of 281.52 +/- acres currently enrolled into CRP, with an annual payment of \$13,231.44 which is \$47/acre. The land has also been enrolled in the Pheasants Forever Walk-in Access Program that pays an additional \$8/acre on all 319.83 +/- acres, expiring in 2026.

This property is located between North Platte and McCook, Nebraska with gravel road access. It has a good mix of native grasses and brush that provides great cover and protection for all the wildlife in the area. The property is in a well-populated area for whitetail deer, mule deer, turkey, quail, prairie chicken, dove, and pheasant. Pheasants Forever paid to have a private contractor come in approximately 1 ½ years ago and clear all the trees on both properties.

Tract 1 Photos



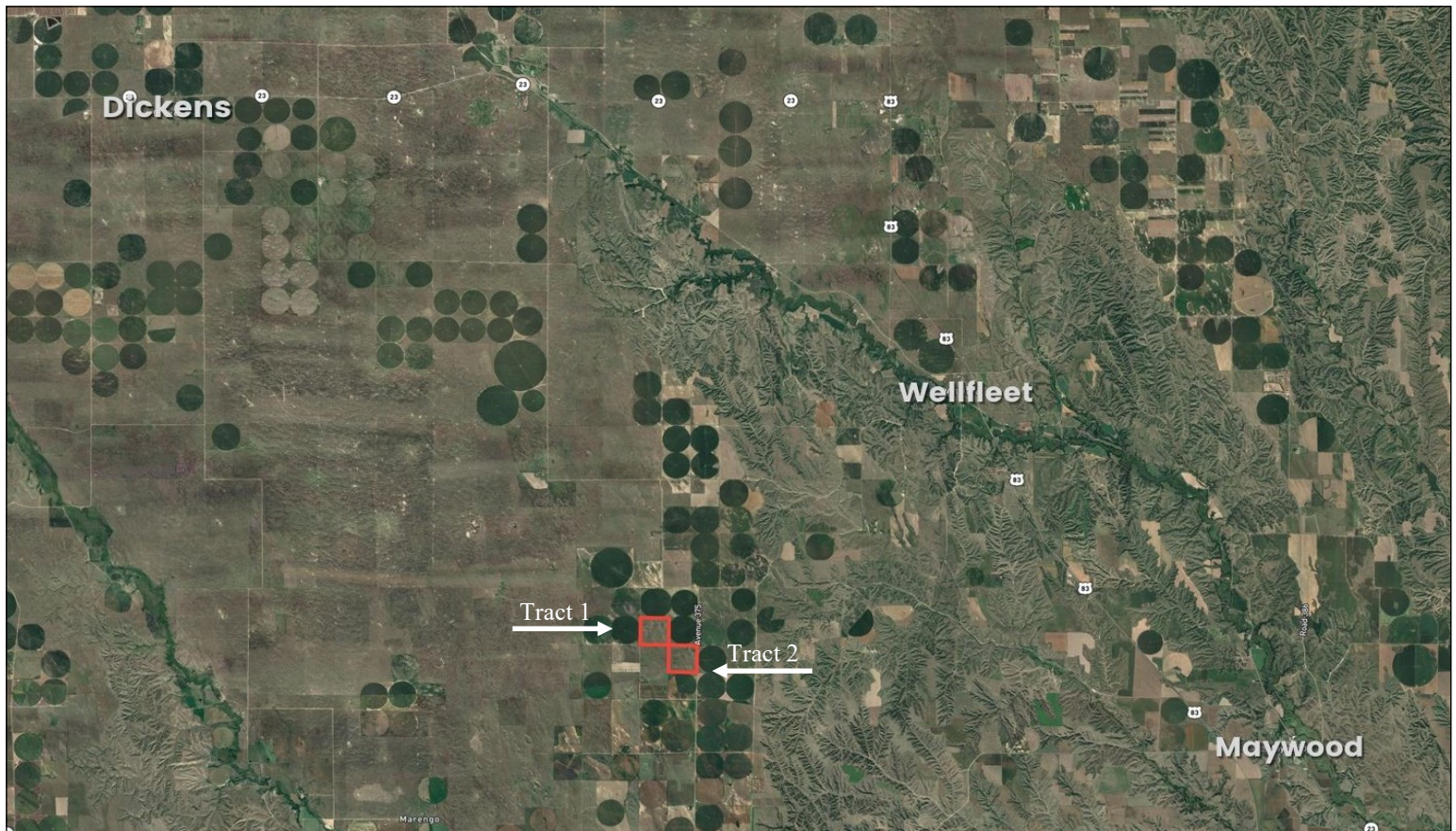
Agent Notes: With the new CRP contract, the new buyer can graze or hay each tract every other year. The haying window is July 16th – August 31st, but you are only allowed to hay 50% of the property. The grazing window is April 1st – April 31st on half the acres or July 16th – September 15th on all the acres. Doing so will get you a 25% reduction on your annual CRP payment on the acres grazed or hayed that year. There is an exception to wave the 25% reduction if there are drought conditions in the area that this property is located. During this past summer of 2021, there were drought conditions and the seller was able to hay both properties, with no reduction to their annual payment. Both properties averaged approximately 1 bale/acre when hayed.

Tract 2 Photos



Directions

From Maywood, NE travel west on Highway 23 for 1 mile until you reach Highway 83. Turn right and head northwest for 1.3 miles and turn left on Road 748. Travel 4.5 miles until the road comes to a Y. Stay left to merge onto Road 750. Continue on Road 750 for 4 miles until you reach a T in the road. Turn left on South Hayes Center Road and travel 1/2 mile until the road comes to a Y. Stay to the right to begin travel on South County Line Road and continue west for 1 mile. Then turn left and head south on Avenue 375 for 2 miles, then turn right on Road 749. Tract 2 will be on the south side of the road. Continue to travel 1 mile west on Road 749, Tract 1 will be on the north side of the road.



Your Local Land Experts



Public Auctions · Sealed Bid Auctions · Online Auctions · Private Treaty Listings