

LAND FOR SALE

CENTRAL WEBSTER HAY FARM



Location:

From Blue Hill, Nebraska: 10 miles south along U.S. Highway 281, then west 1 mile on Road T to the southeast corner of the property in northern Webster County, Nebraska.

Legal Description:

The South Half (S1/2) of Section Three (3), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska EXCEPT a tract. [303.09 tax-assessed acres].

Comments:

This farm has a long history as a productive hay farm and its owner has completed substantial work to the farm allowing for nearly all of the hay to be put up on 1/2 mile rounds. These improvements, along with the quality underlying soils also make this farm an exceptional candidate for row-crop production.

Leases:

Full possession available at closing!

Taxes:

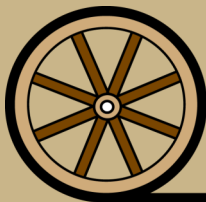
2021 Taxes—\$3,977.34

Price:

\$1,228,000.00

Contact:

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Listing Agent
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adam@agriaffiliates.com



Offered Exclusively By:

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

HASTINGS OFFICE

P.O. Box 519
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Hastings, NE 68901
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(402) 519-2777

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.



Natural

Resource District: Lower Republican Natural Resource District (NRD).

Soils:

Primarily Geary and Hobbs soils, and Holdrege soils with slopes ranging from 3-7%.

Livestock

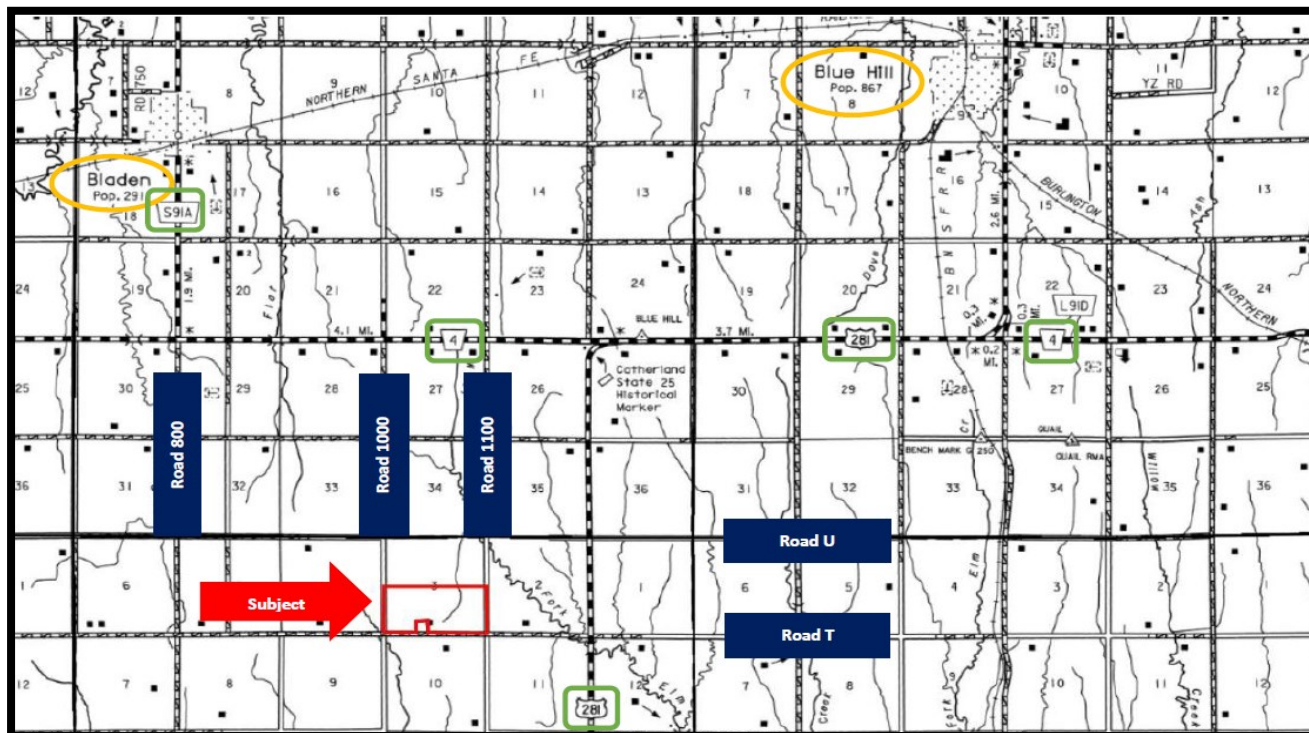
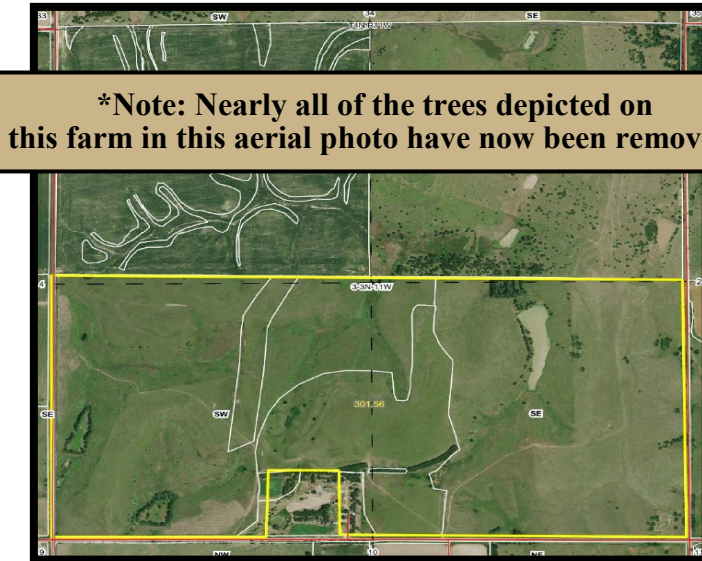
Water & Fence:

A submersible livestock well is located on adjacent building site (with permanent access easement). There is a tank at the well, and underground pipe that goes to 3 additional tank sites with hydrants. Newer high-tensile fence provides a nice perimeter around the west side of the farm, and 4-wire barbed fence secures the east side.

FSA

Information:

Total Farmland:	296.33 acres	Total Cropland:	53.9 acres
Government Base Acres:	Corn - 1.3	PLC Yields:	Corn - 56
	Wheat - 50.6		Wheat - 38
	Grain Sorghum - 2.0		Grain Sorghum - 63



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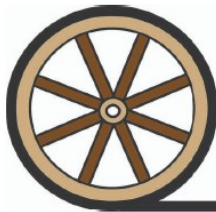


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