

# LAND FOR SALE

## Northeast Hayes County Pivots

### Location:

16 miles northeast of Hayes  
Center, Nebraska or 15 miles  
west-southwest of Maywood,  
Nebraska.

### Legal

### Description:

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31/2 Section 33-T8N-R31W  
of the 6th P.M., Hayes  
County, NE.

### Acres:

40.5 Taxed Acres, this is an  
over sized section.

### Taxes:

2009 Real Estate Taxes  
payable in 2010 - \$5,909.10

### Land Use:

Hayes County USDA-FSA indicates  
there are 386.2 cropland acres. Middle Republican  
NRD has 301 acres as certified irrigated under pivot with the balance  
85.2 acres being non-irrigated corners.

### FSA Info:

Farm #1475, Tract 777 - Corn Base 310.3 acres at 113 Bu; Wheat Base 73.9 acres at 45 Bu;  
Soybeans .8 acres at 23 Bu.

### Water:

NE Well Reg. G-103745 (west pivot) - 555' well depth, 300' pumping level, static 225', 1100  
gpm at drilling in 1974. G-103746 (east pivot) - 1100 gpm at drilling in 1970. According to the  
Middle Republican NRD each pivot had approximately 53" of ground water remaining for the  
5 year allocation at the start of the 2010 growing season.

### Soils:

Soils are comprised of Sarben & Jayem loams Class III & IV and McCash sandy loam Class II.

### Improvements & Equipment:

West pivot - Zimmatic 10 tower with low pressure drops on 150.5 certified irrigated acres; East  
Pivot - Valley 10 tower with low pressure drops on 150.5 certified irrigated acres. Both have  
John Deere Turbo powered diesel power units, Randolph gears, Western 8" pumps, generators,  
fertilizer tanks and 8,000 gallon fuel tanks

### Price:

\$825,000 Cash

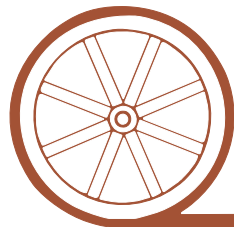
### Comments:

Good location, soils and equipment make this property a very good opportunity. Note that the  
pivots do overlap as shown on the FSA aerial photo on the back of this brochure.

### Contact:

**Duane McClain - Listing Agent; 308-530-0221 or email [duane@agriaffiliates.com](mailto:duane@agriaffiliates.com)**  
Loren Johnson, Jerry Weaver, Mike Polk, Bruce Dodson, Jerry Sloan, Roger Leuhrs

*Offered Exclusively By:*



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**NORTH PLATTE OFFICE**

P.O. Box 1166

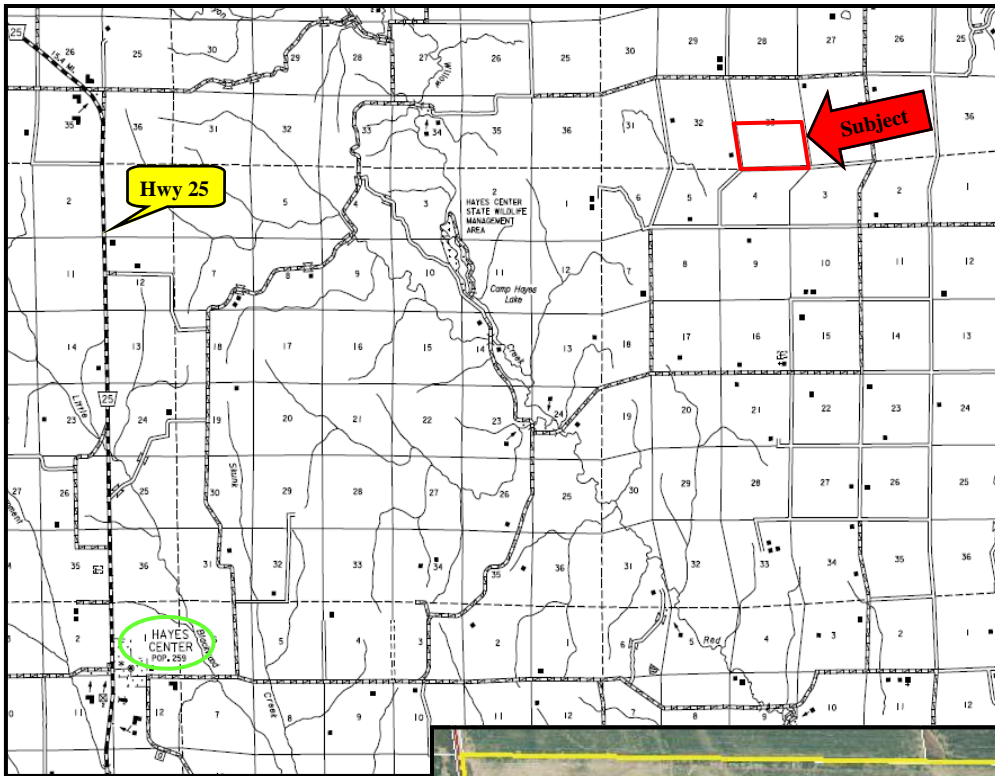
I-80 & US Hwy 83

North Platte, NE 69103

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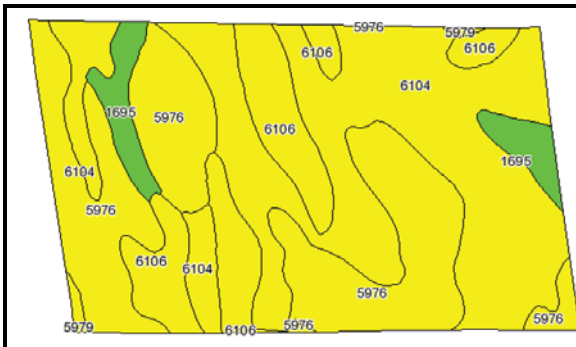
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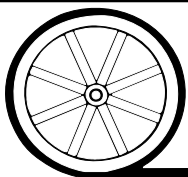
West Pivot



East Pivot



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn Irrigated	Corn	Grain sorghum	Grain sorghum Irrigated	Winter wheat	
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	174	44.9%		IVe	IVe	49	1.4	3.5	100	20	30	80	25	
5976	Jayem loamy very fine sand, 0 to 3 percent slopes	131.7	34.0%		IIle	IIle	50	1.3	4.5	120	25	35	90	25	
6106	Sarben loamy very fine sand, 6 to 9 percent slopes	59.7	15.4%		IVe	IVe	47	1.2	3.2	100			75	22	
1695	McCash very fine sandy loam, 0 to 1 percent slopes	20.7	5.3%		IIc	IIe	66	2.5	4.8	130	50	45	130	40	
5979	Jayem loamy very fine sand, 3 to 6 percent slopes	1	0.3%		IVe	IVe	44	1	3.8	100	20	30	80	22	
Weighted Average								49.9	1.4	3.9	108.3	20.2	27.8	85.2	25.3



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