

# LAND FOR SALE

## Western Hayes County Farm

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### Location:

From Hayes Center, Nebraska the property is 16 miles northwest on Old Highway 17 and then one mile west on county gravel road to the Northeast corner of the property. From Wauneta the property is 9 miles north on 347 Avenue and then 2.5 miles east on 740 Road to the Northeast corner of the property. Approximately 22 miles northeast of Imperial.

### Legal Description:

E1/2 Section 29-T7N-R35W of the 6th P.M., Hayes County, NE.

### Acres & Taxes:

Hayes County Assessor reports 328.5 acres and 2010 taxes are \$2,478.18 payable in 2011.

### Land Use:

There are 255.5 total acres of dryland cropland, 62.5 acres rangeland acres, as well as a home, bin site, & outbuildings.

### FSA Info:

156.9 acres wheat base at 41 bu.

### Water:

Located in the Middle Republican NRD, and has a pump jack at the improvement site.

### Soils:

97% of the cropland has Class II Soils consist primarily of Blackwood Silt Loam with 0 to 3% slopes.

### Price:

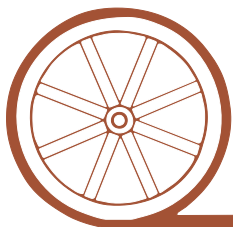
**\$435,000.00**

### Comments:

Very productive Class II cropland with excellent access.

### Contact:

**Bruce Dodson, Listing Agent at 539-4455 or email at [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**  
Loren Johnson, Jerry Weaver, Mike Polk



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**NORTH PLATTE OFFICE**

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I-80 & US Hwy 83

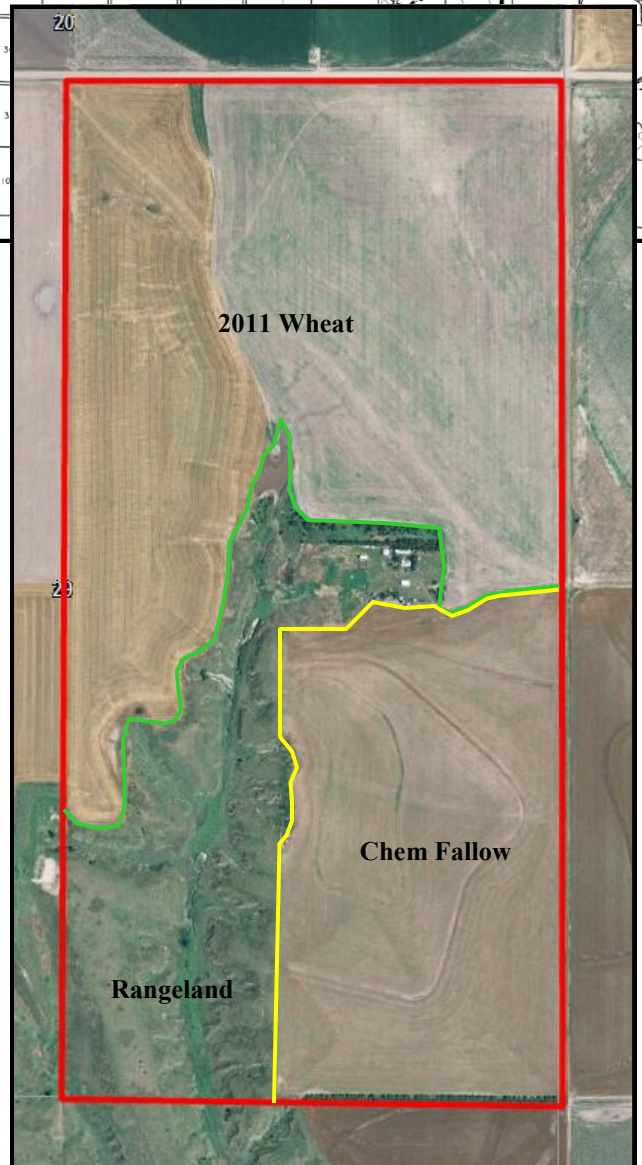
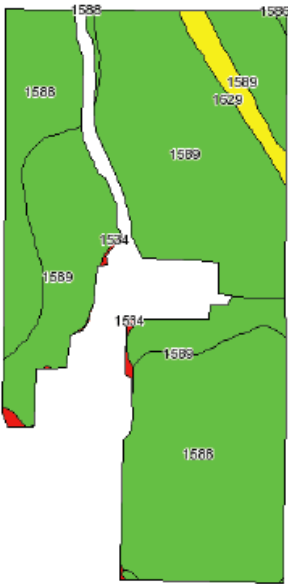
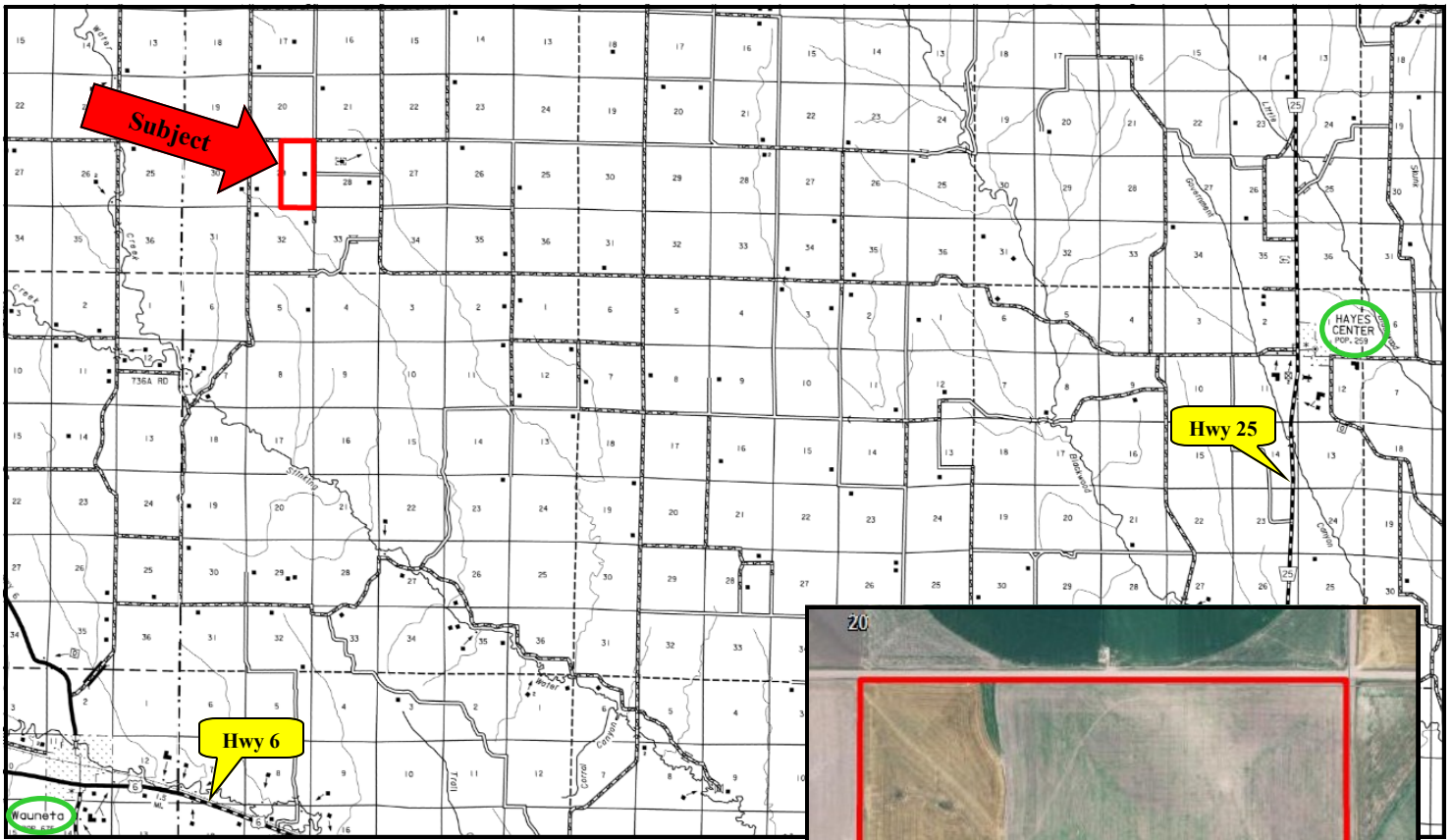
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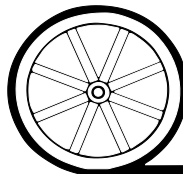
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
1589	Blackwood silt loam, 1 to 3 percent slopes	127.3	53.0%		Ile	Ile	65		5.3	38	140	38	105	40
1588	Blackwood silt loam, 0 to 1 percent slopes	103.9	43.3%		Ilc	I	66		5.5	40	145	40	115	45
1629	Keith silt loam, 3 to 6 percent slopes	7.2	3.0%		Ille	Ille	64	1.3	4.8	36	120	34	95	35
1534	Sulco silt loam, 30 to 60 percent slopes	1.4	0.6%		Vlle		2				90			
1586	Blackwood silt loam, 3 to 6 percent slopes	0.3	0.1%		Ile	Ile	63		5	36	125	34	95	35
Weighted Average							65	0	5.3	38.6	141.2	38.5	108.4	41.8

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