



HAYES COUNTY PIVOTS, GRASS, AND ACREAGE



A 794± acre combination property along Red Willow Creek.

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PROPERTY HIGHLIGHTS

List Price **\$2,500,000**

Location Hayes Center, NE

Legal Description

NE4NW4; NW4SE4; SW4; S2NW4; W2NE4 Section 17- Township 8- Range 32

NW4; NW4NE4; NE4SW4NE4; W2SW4NE4; W2W2SE4SW4NE4 Section 20- Township 8- Range 32

SE4NE4; E2SE4SW4NE4; E2W2SE4SW4NE4 Section 20- Township 8- Range 32

surveyed tract in part of SE 1/4SE1/4 Section 18 & Pt of the NE1/4 Section 19 – Township 8 Range 32

Acres	Certified Irrigated:	232±
	Grass/homesite:	562.67±
	Total:	794.67±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$11,050**

Improvements/Outbuildings

50'x102' Chief Building (dirt floor)

Detached 2 car garage

Small storage shed

Century barn with stalls

Several older grain bins

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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FSA Info

Grassland CRP program: approximately 511 acres. Enrolled until 2037. Paying \$17/acre annually.

Property Summary

Hayes County Pivots, Grass & Acreage is a diversified property located along the Red Willow Creek. This property consists of pivot irrigated farmland, hardland range, and a nicely remodeled home with detached garage and large metal building. Located just South of the Red Willow Creek in Hayes County, this property provides excellent wildlife habitat as well as income production from the pivots and grazing land. The property boasts excellent Mule Deer hunting as well as turkey and other upland bird options. A small portion of the Red Willow Creek cuts through the Northeast part of the ranch providing excellent habitat for wild game. The ranch features scenic views from atop the canyon range that look down on the pivot irrigated ground and building site.

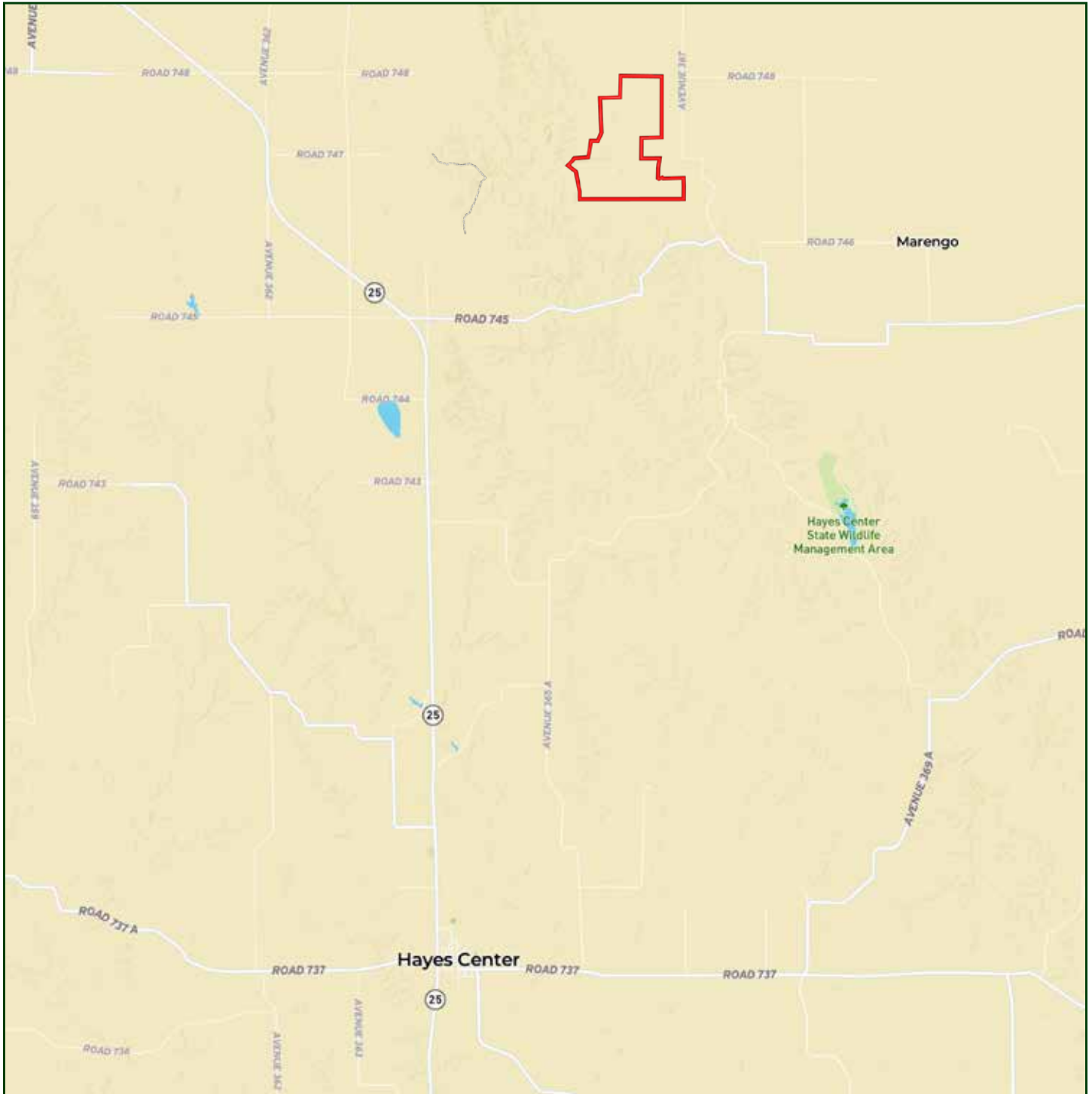
The grassland is watered by several tanks on a pipeline and is partially cross fenced for cattle rotation. The grass is also enrolled in the Grassland CRP program and is paying an additional \$17/acre.

The pivot irrigated farmland consists of 232 certified irrigated acres with approximately 190 under pivot irrigation. The pivots are all later model T&L systems but have been kept up on service each year by the owner. They are currently planted to alfalfa and cane/oats. There are 3 irrigation wells on the property.

The building site consists of a 1,746 sqft home that has been nicely remodeled on the main level. The home is a one bed one bathroom home on the main level with additional rooms and a bathroom in the basement. This home has updated air conditioning units on the main level. There are underground sprinklers in the yard, and great protection from all directions by the mature trees that surround the house. The detached garage is 18x20 and has 2 stalls for vehicles. In the farm yard, there is an older century barn with horse stalls as well as several garden sheds. The main building is a 50'x102' Chief Metal building with a dirt floor and electric overhead door. This building would make for a perfect storage shed or work space.

If you are looking for a well balance operation in Hayes County Nebraska you do not want to miss out on this property.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

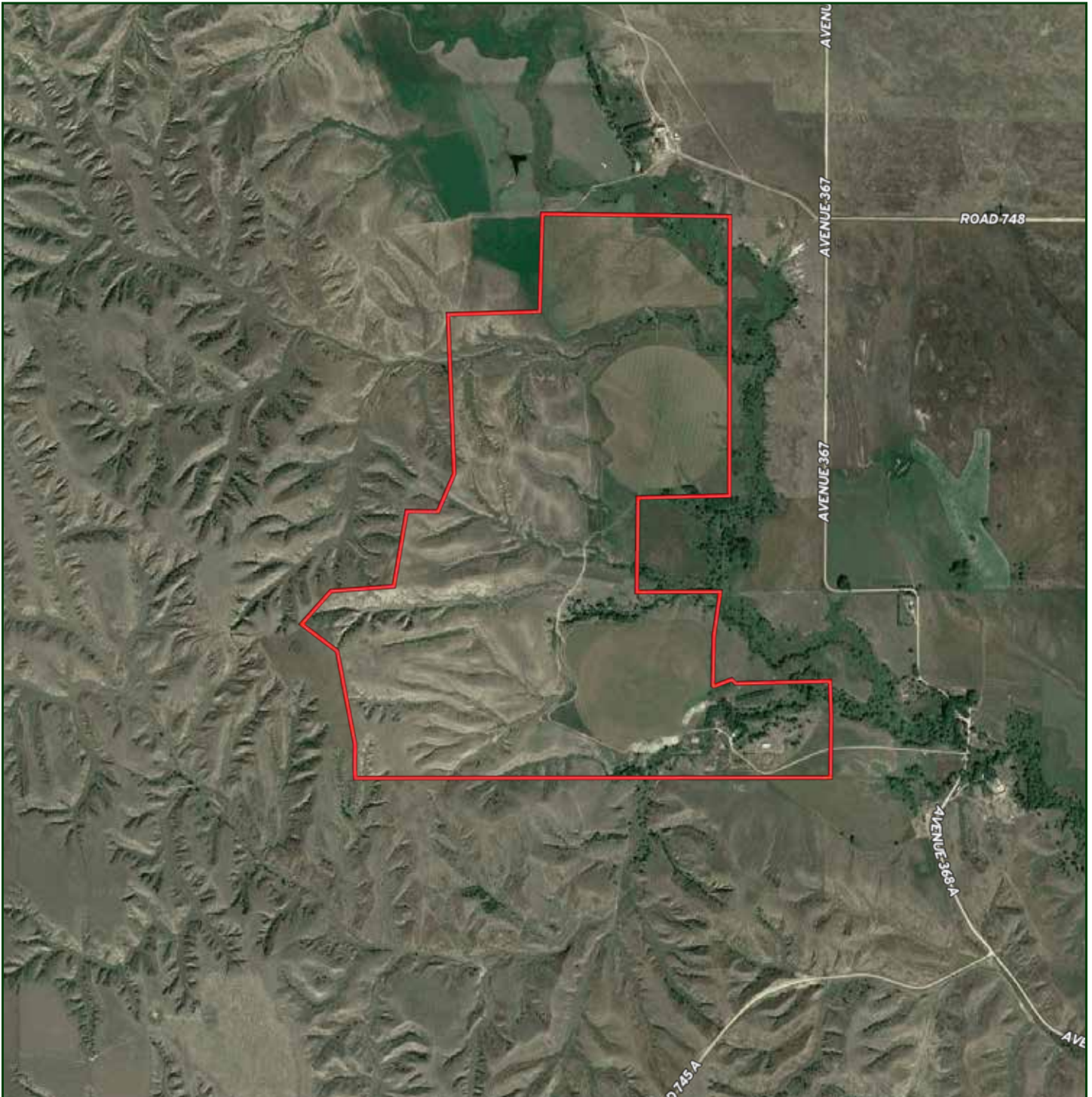
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AERIAL MAP



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PROPERTY IMAGES



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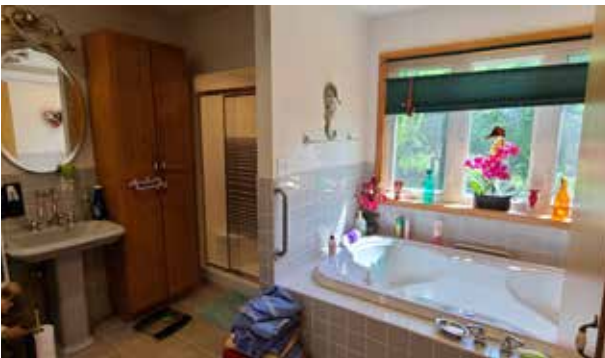


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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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