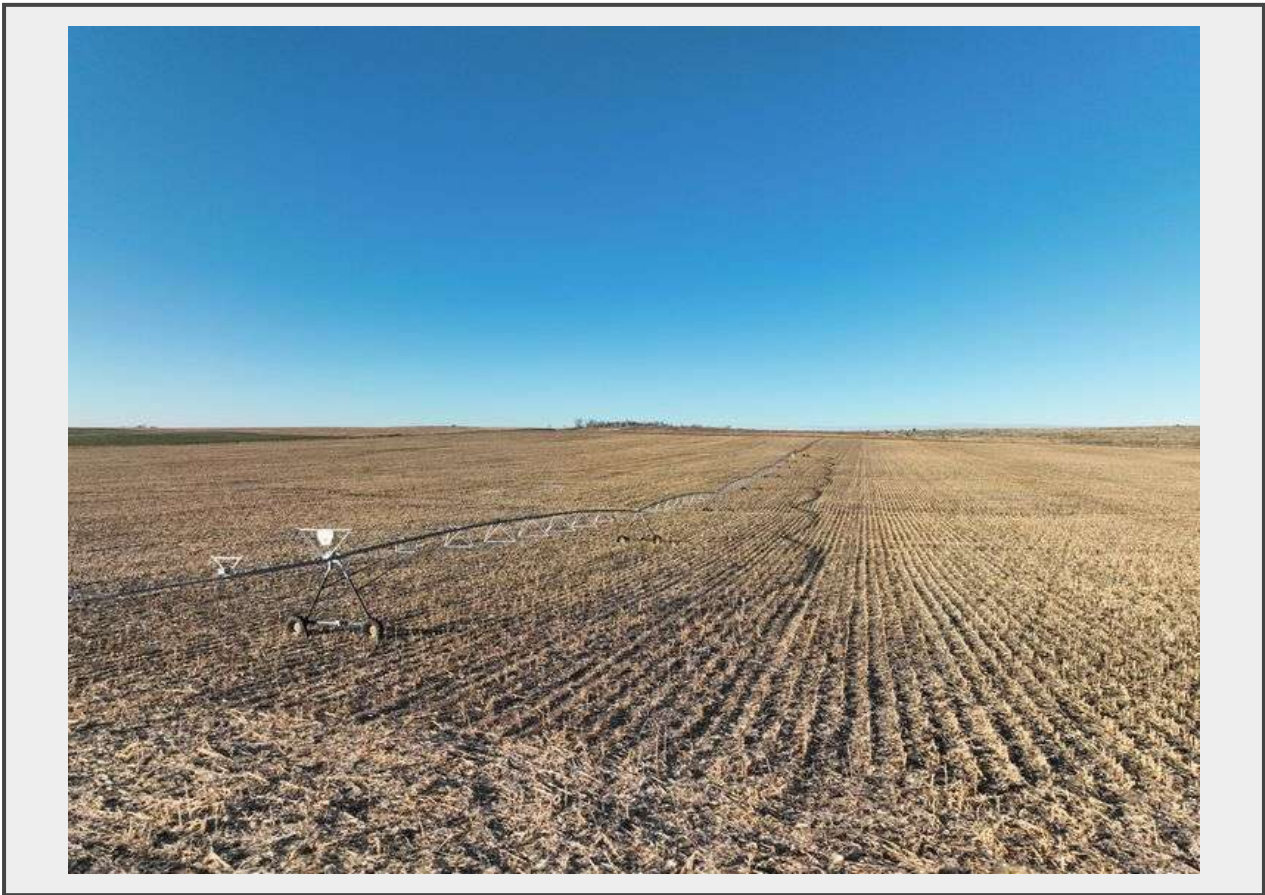


Sale Name: Hayes County, NE Irrigated Farm

LOT 1 - Irrigated Farm



Description

Acres (per assessor) - 154.42+/-

Legal Description

Southeast 1/4 Section 18, Township 8 North, Range 34 West

Irrigation Information

Located in the Middle Republican NRD and has certified irrigation rights for 133 acres. Water use in the area is regulated and the 2023-2027 allocation is 72". In 2023, 14.3" were used and in 2024, 12.5" were used leaving 45.2" available through the 5-year (2023-2027) allocation. For more information, please contact the Middle Republican Natural Resources District, at (800) 873-5613.

Irrigation Equipment

- 2003 Reinke 7 tower pivot with a 2018 6.5 liter Isuzu diesel.
- Well G-057145 drilled 5/6/1977, 1,542 gpm, 186' static level, 245' pumping level, 540' well depth.

FSA Information

Total Cropland Acres – 157.17 +/-
Corn – 142 Base Acres – 162 PLC Yield
Total Base Acres – 142

Property Taxes

- Occupation Tax – \$1,330.00
- Real Estate Tax - \$2,753.04

Property Location

From Grainton, Nebraska, travel south on Road 351 for approximately 11 miles to Road 748. Head east on Road 748 2 miles to Avenue 353. Travel south on Avenue 353 for 1 mile and then head east a 1/2 mile. The farm will be on the north side of the road.

Please note: There is a "trail" along the south border of the property that has been used to access the adjacent property to the east.

Quantity: 1



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