

Haythorn Pivot

Location and access: From the village of Maxwell, go east approximately two and one-half miles on county gravel Slant Road to the southwest corner of the property. Haythorn Road runs along the west and a fenced, laid out county road along the south.

Legal Description: A tract of land in Section 19-13N-27W, Lincoln Co., NE (190.84 surveyed acres)

Utilities: No utilities are connected. 3-phase electric service is located about one mile south and one half east from the property.

Zoning: A – 1 Agricultural

Irrigation Equipment: 11 tower Gifford Hill center pivot system with LP drops, believed to be a 1974 model. System was updated, moved onto the ranch and installed in 2012

1967 Cat Model 330 turbo diesel engine with clutch and radiator

US Motors gear head

Western Land Roller 8" Pump

Generator

Fuel tank

Underground pipeline and control wire from irrigation well to pivot point.

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www.h-dmanagement.com



PRICE: \$900,000



Information is from sources considered reliable, however the accuracy is not guaranteed by H-D Management Co., seller or agent. We urge prospective buyers to inspect and rely upon their own conclusions. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice. Maps and boundaries are estimates.

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Nebraska Department of Natural Resources (DNR) Irrigation Well Registration:

Registration# Well ID Permit Number Well Log	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced	Acres Irrig Gallons/Min Static Level Pumping Level Series	Pump Col Dia Pump Depth Well Depth	Owner's Name and Address Owner ID
G-030396 WellID: 37270	I A	Lincoln Twin Platte 13N 27W 19 SE SW 1030 S 1400 W	8/18/1968 9/19/1968	143.81 1702 gpm 5 ft 105 ft PRO	8 in --- 187 ft	Haythorn Ranch Company OwnerID: 22786 25497 East Hay- thorn Road Maxwell ,NE 69151

Twin Platte Natural Resource District (NRD):

Certified Irrigated acres pasted from the NRD web site. Total 143.807

143 acres are valued as being irrigated from groundwater.

USDA Farm Service Agency (FSA):

Farm # 7835

Tract #'s To be determined

Owner Haythorn Ranch Co

Wetland violations: NONE

No crop base acres



Assessor: The property is a part of parcel 0065480.00 (all Section 19). A parcel split will be necessary.

Estimation of 2022 taxes—\$9,400.00.

Estimated Income:

143.807 Irrigated Acres x 60 bushel rent x \$6.00	+	\$51,770.52
42 Grass Corner Acres x \$40 =	+	\$1,680.00
Less Real Estate Tax (Estimation) =	-	\$9,400.00
Less Occupation Tax (Estimation) =	-	\$934.75
ESTIMATED NET INCOME =		\$43,115.77

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*M. Kurt Pieper—Broker
Hank Knisley—Agent
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