

Northeastern Hayes County—CRP— Pasture

LOCATION: From North Platte drive south on Hwy 83 to Wellfleet Ne, turn right on North Wellfleet RD and go south to Lake St. Turn right and go 500 ft and merge on Roanoke St. and continue to pavement. Stay left on pavement and travel west around lake for 1.2 miles. Stay right onto E. Hayes Center Rd. and continue for 5 miles to South County Line Rd.

For Pasture and CRP, turn left onto Ave. 376 and travel 1 mile south.

LEGAL: Northeast 1/4 of Section 11 Township 8 North, Range 31, and the W 1/2 of the W 1/2 of Section 12 Township 8 North, Range 31, all West of the 6th P.M. in Hayes County, Nebraska

DESCRIPTION: 160.9 CRP acres, and 152.5 acres of Pasture, 313.40 +/- total taxable acres

2021 Estimated RE TAXES: \$ 2,246.21

PRICE: \$450,000.00

CONTACT US:

(308) 532-1228

info@h-dmanagement.com

www.h-dmanagement.com



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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CRP contract of 182.9 acres, (expires 9/2026) and 152.5 acres of canyon pasture. A majority of the farm is Class II Sarben, McCash and Jayen fine sandy loams. Also included is a 10 GPM livestock well and tank.

Estimated Income:	182.9 CRP Acres x \$58.41	+	\$10,680.00
	152.5 Pasture Acres x \$21.00	+	\$ 3,202.50
	GROSS INCOME	=	\$13,882.50



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*M. Kurt Pieper—Broker
Hank Knisley—Agent
Justin Pieper—Agent*

720 E 4th
North Platte, Nebraska 69101
308-532-1228