

# LAND FOR SALE



## Howard Farm

318 ± ACRES | HAYES COUNTY, NEBRASKA

**Productive cropland with newer irrigation equipment and electric well.**

This property offers excellent County Road access, home, machine shed, shop and other outbuildings, offering ample space for farm equipment storage.



Jerry Weaver, AFM

### LISTING AGENT:

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TAKE A TOUR



Offered exclusively by:

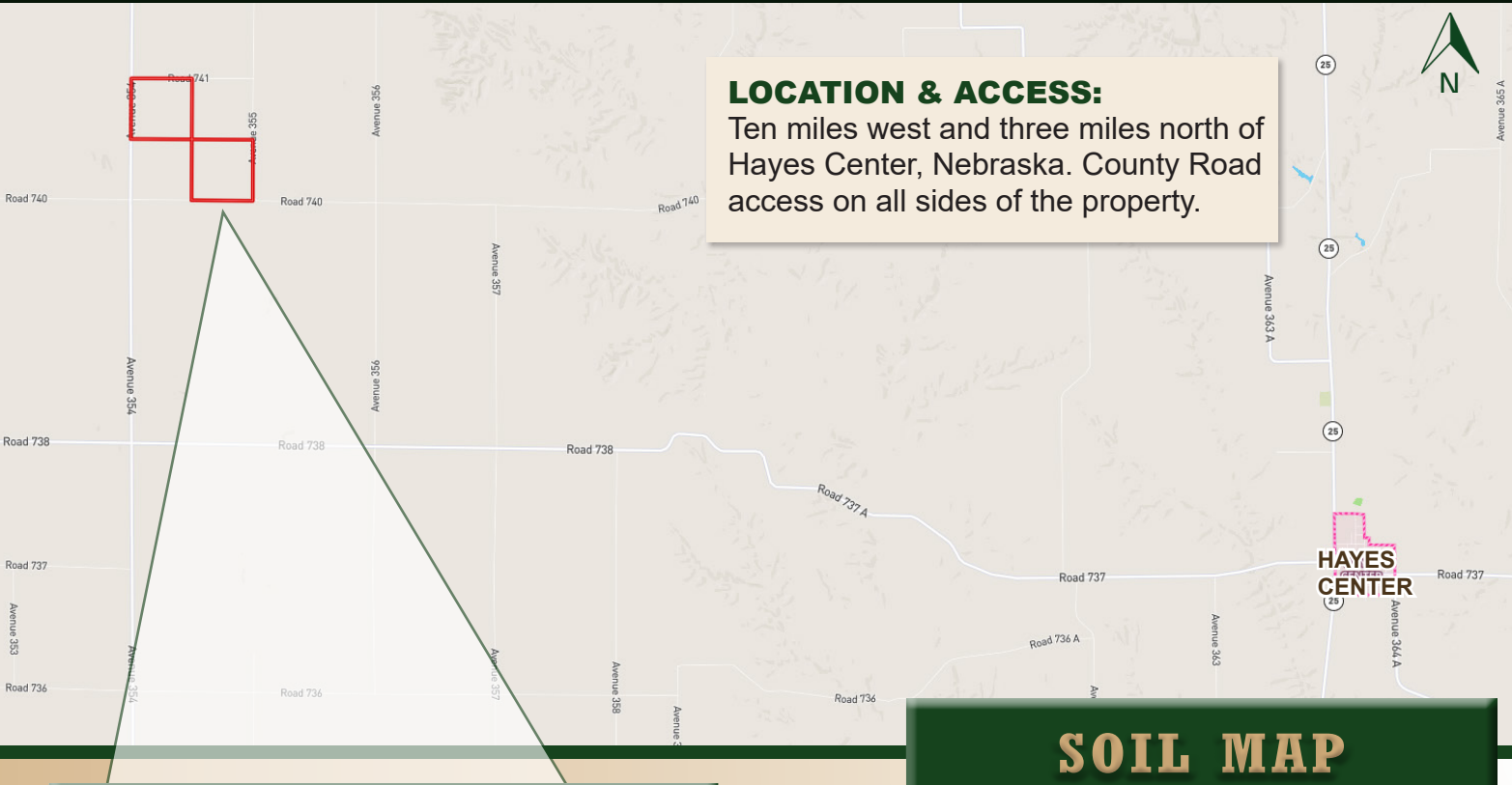
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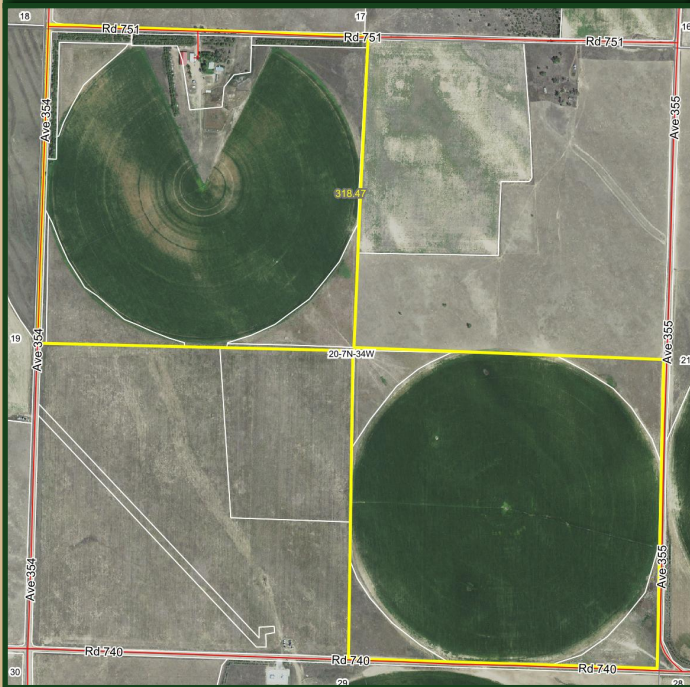
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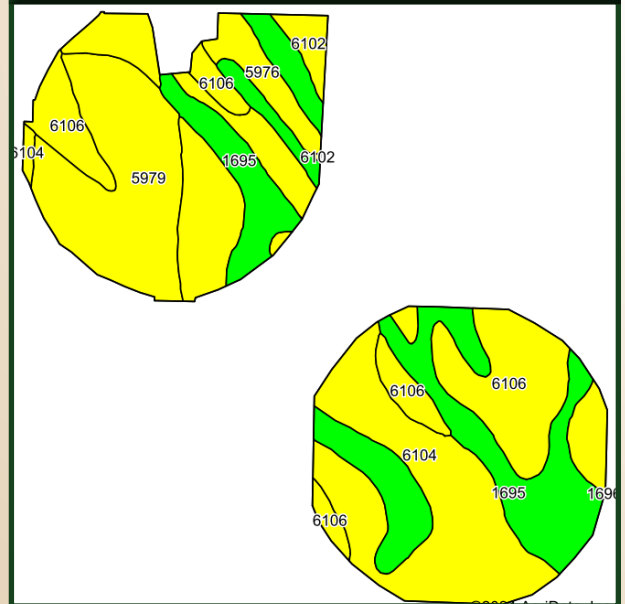
# LOCATION MAP



# AERIAL MAP



# SOIL MAP



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	81.86	32.4%		IVe	IVe	1822
1695	McCash very fine sandy loam, 0 to 1 percent slopes	65.19	25.9%		IIc	IIe	3510
6106	Sarben loamy very fine sand, 6 to 9 percent slopes	48.35	19.2%		IVe	IVe	1822
5979	Jayem loamy very fine sand, 3 to 6 percent slopes	44.26	17.6%		IVe	IVe	1800
5976	Jayem loamy very fine sand, 0 to 3 percent slopes	8.36	3.3%		IIIe	IIIe	1800
6102	Sarben loamy very fine sand, 0 to 3 percent slopes	4.11	1.6%		IIIe	IIIe	1800

## PROPERTY INFORMATION

<b>LEGAL DESCRIPTION:</b>	NW¼, SE¼ Section 20-T7N-R34W of the 6th P.M. in Hayes County, Nebraska.	
<b>ACRES &amp; TAXES:</b>	318.9 Tax-assessed acres 2024 Taxes Payable in 2025: \$5,842, plus \$2,401 NRD occupancy taxes.	
<b>APPROXIMATE LAND USE:</b>	240.3 ac. Pivot Irrigated 62.1 ac. Grass/Dry Cropland 8.75 ac. Improvement Site	
<b>NRD:</b>	Contains 240 certified irrigated acres with a full remaining allocation for the 2024 through 2027, with the Middle Republican Natural Resources District.	
<b>FSA INFORMATION:</b>	304.8 cropland acres with 191.8 acres corn base at 161 bu/ac., 42.1 acres soybean base at 40 bu/ac.	
<b>WELL INFO:</b>	Registration # G-041483	
<b>EQUIPMENT:</b>	(2) Valley Electric Center Pivot - 2001 and 1995, 125 hp electric motor, Western Land Roller pump and related equipment, 8" pvc underground connecting well to both center pivots.	
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>• Mature tree windbreaks along north and west sides of improvement site.</li> <li>• Submersible domestic well at improvement site.</li> </ul>	
<b>PRICE:</b>	<b>\$1,700,000</b>	<i>Cash or terms acceptable to seller.</i>







# Homesite

**35462 Road 741, Hayes Center, NE**

**ROOMS:** 2 Bedrooms / 1 Bathroom  
Kitchen, living room & utility room

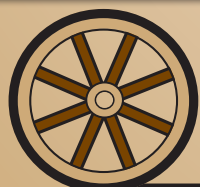
**YEAR BUILT:** 1915

**SQUARE FOOTAGE:** Assessor reports 1,560 sq. ft. with an additional 450 sq. ft. basement.

**GARAGE:** 1,560 sq. ft. detached garage.

**OUTBUILDINGS:**

- 60'x104' Machinery pole building.
- 40'x72' Slant wall shop w/ concrete floor.
- Steel Bin
- Numerous other sheds & small barns.



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