



# PIVOT-IRRIGATED FARM

154.42 +/- ACRES | HAYES COUNTY, NE  
OFFERED AT: \$926,520 (\$6,000/ACRE)



This is a great opportunity to add an outstanding pivot irrigated farm to your land holdings. The farm offers good water and is near several competitive grain markets. The farm is leased for the 2024 crop year.

**TOTAL ACRES - 154.42**  
Irrigated Acres - 134.23 Dryland Acres - 20.19

**PROPERTY TAXES - \$3,871.24**

## LEGAL DESCRIPTION

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

## OTHER INFORMATION

- Occupation Tax: \$10 per certified acre. \$1,330/year
- All mineral rights owned by seller, if any, to convey to buyer.

## PROPERTY DIRECTIONS

From Granton, 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.



**Jeff Moon, ALC**

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## IRRIGATION INFORMATION

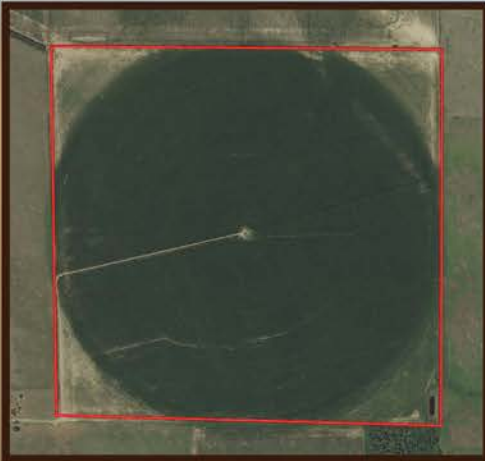
- Located in the Middle Republican NRD and has certified irrigation rights for 133 acres. Water use in the area is regulated and the 2023-2027 allocation is 72". In 2023, 14.3" were used leaving 57.7" available through the 5-year (2023-2027) allocation. For more information, please contact the Middle 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



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1695	McCash very fine sandy loam, 0 to 1 percent slopes	83.15	53.89	0	39	2c
5976	Jayem loamy very fine sand, 0 to 3 percent slopes	44.21	28.65	0	40	3e
6106	Sarben loamy very fine sand, 6 to 9 percent slopes	12.92	8.37	0	37	4e
1696	McCash very fine sandy loam, 1 to 3 percent slopes	6.6	4.28	0	57	2e
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	6.14	3.98	0	38	4e
6107	Sarben loamy very fine sand, 9 to 20 percent slopes	1.29	0.84	0	38	6e
TOTALS		154.3 1(*)	100%	-	39.84	2.57

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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