

LAND FOR SALE



Highway 25A Range & Recreation

171.62 ± ACRES | HAYES COUNTY, NEBRASKA

**Quality rangeland with excellent access right off of Highway 25A.
Offers generous income from grassland CRP contract, with opportunities
for recreation and grazing incomes!**

View Full
Brochure & Listing



LISTING AGENT:

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*Chase Dodson, Bruce Dodson, Faith Correll,
Mike Wilken, Bonnie Downing, Mike Polk*



D.J. Lunkwitz

Offered exclusively by:

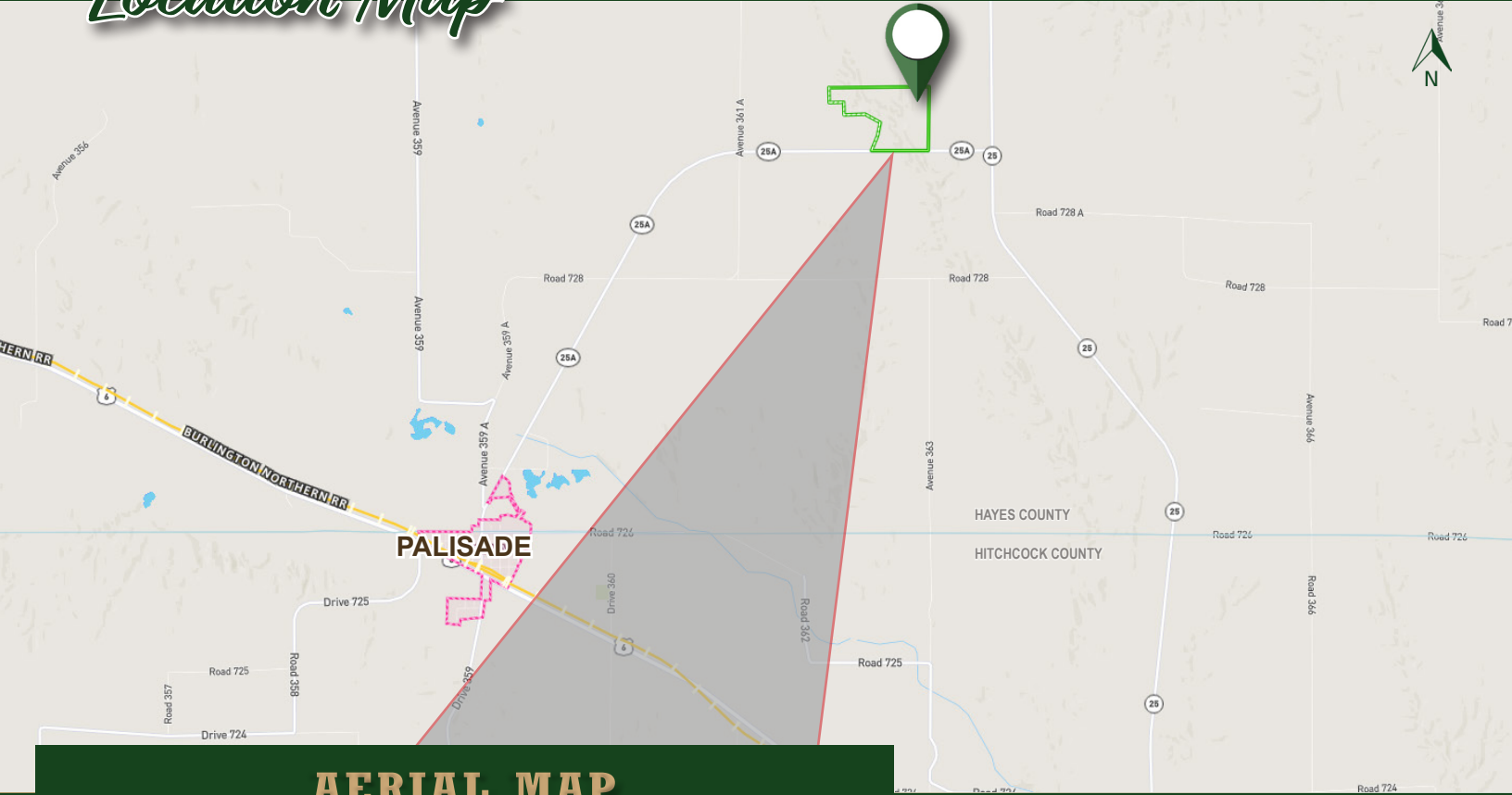


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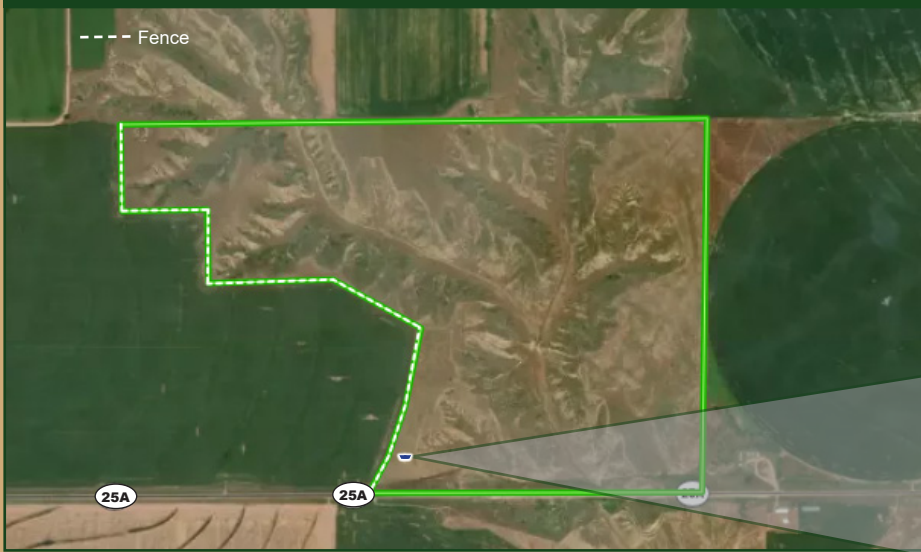
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Location Map



AERIAL MAP



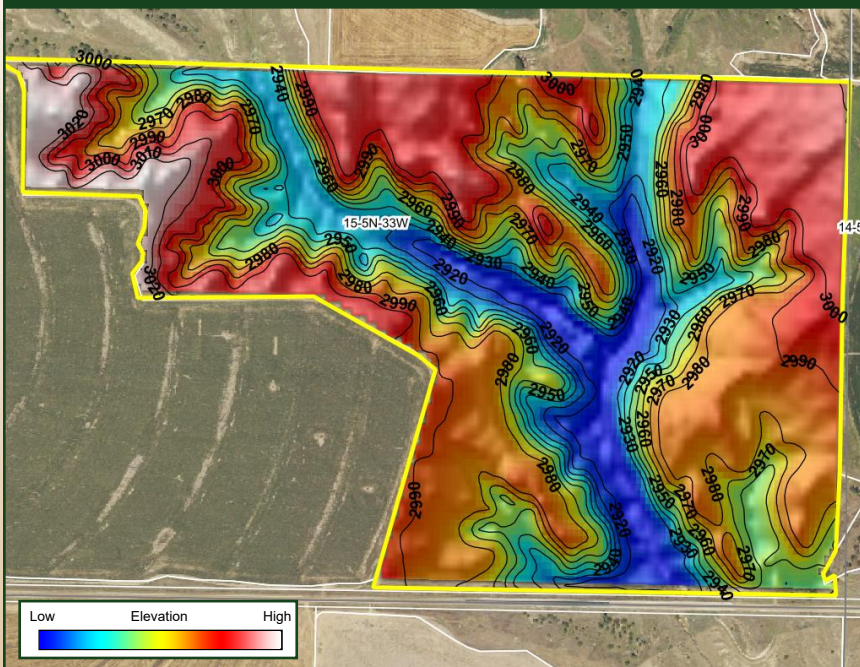
Location & Access

Property is located approximately 4¾ miles northeast of Palisade, NE via NE HWY 25A or 8¼ miles south of Hayes Center via NE HWY 25 and approximately 1 mile west via NE HWY 25A. Access is right off NE HWY 25A blacktop road.

Property Details

LEGAL DESCRIPTION:	Part of S½ of Section 15, Township 5 North, Range 33 West of the 6th P.M. in Hayes County, Nebraska. <i>* To be surveyed upon purchase.</i>
ACRES & TAXES:	171.62± estimated acres Estimated taxes: \$739± <i>* Individual parcel acres and taxes to be determined by survey, if sold separately from Highway 25A Cropland.</i>
NRD:	Middle Republican NRD
LIVESTOCK WELL INFORMATION:	G-176307 completed 4/21/2015.
USDA-FSA INFORMATION:	Two Grassland CRP contracts, expiring 9/30/2038, with annual contract payments totaling \$2,642.00.
EQUIPMENT:	All owned windmills, electric submersible pumps, stock tanks, fences and stock handling equipment, corrals and gates on property; excluding the mineral storage container owned by tenant.
LEASE:	Cash rent lease ending October 2026.
PRICE:	\$189,000 This property may be purchased with adjoining property - Highway 25A Cropland. Ask listing agent for details.

TOPOGRAPHY HILLSHADE MAP





Great agricultural land investment!

Natural draws and mature trees provide excellent habitat, while surrounding cropland offers a consistent food source, creating outstanding hunting potential.



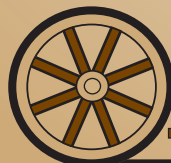
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