

LAND FOR SALE



Highway 25A Cropland

136.54 ± ACRES | HAYES COUNTY, NEBRASKA

Easily accessible cropland located right off Highway 25A, featuring excellent soils ideal for dryland production. This property offers strong potential for consistent farming income, making it a solid agricultural investment opportunity.

View Full
Brochure & Listing



LISTING AGENT:

D.J. LUNKWITZ

C: (308) 539.0894

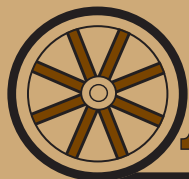
E: DLunkwitz@AgriAffiliates.com

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



D.J. Lunkwitz

Offered exclusively by:

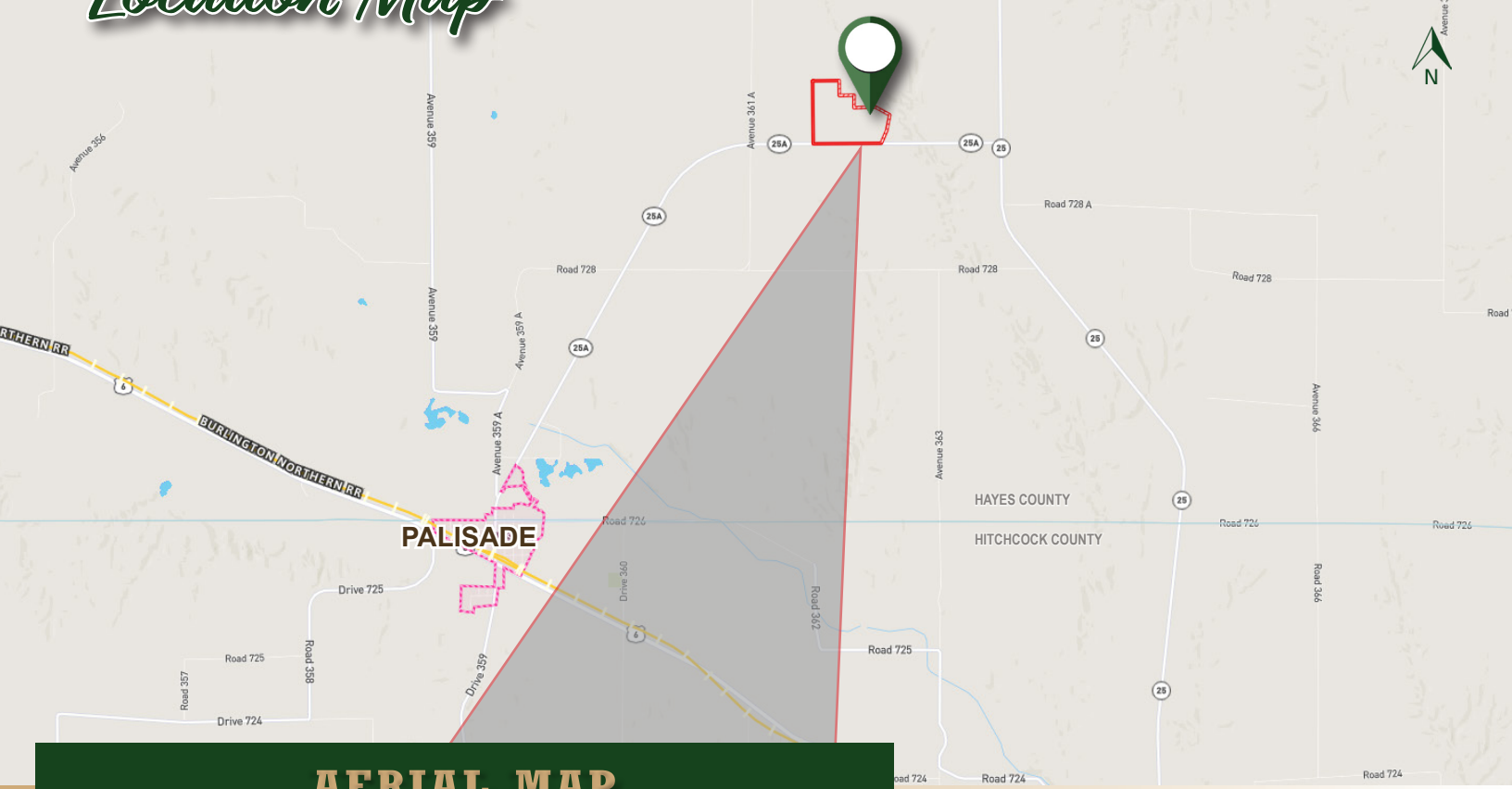


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Location Map



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.
** To be surveyed upon purchase.*

ACRES & TAXES:

136.54± estimated acres
 Estimated taxes: \$1,425±
** Individual parcel acres and taxes to be determined by survey, if sold separately from Highway 25A Range & Recreation.*

NRD:

Middle Republican NRD

USDA-FSA INFORMATION:

137.61 total FSA cropland acres
 • 45.39 wheat base acres @ 60 PLC yield
 • 54.73 corn base acres @ 91 PLC yield

LEASE:



Cash rent lease ending February 2027.

PRICE:

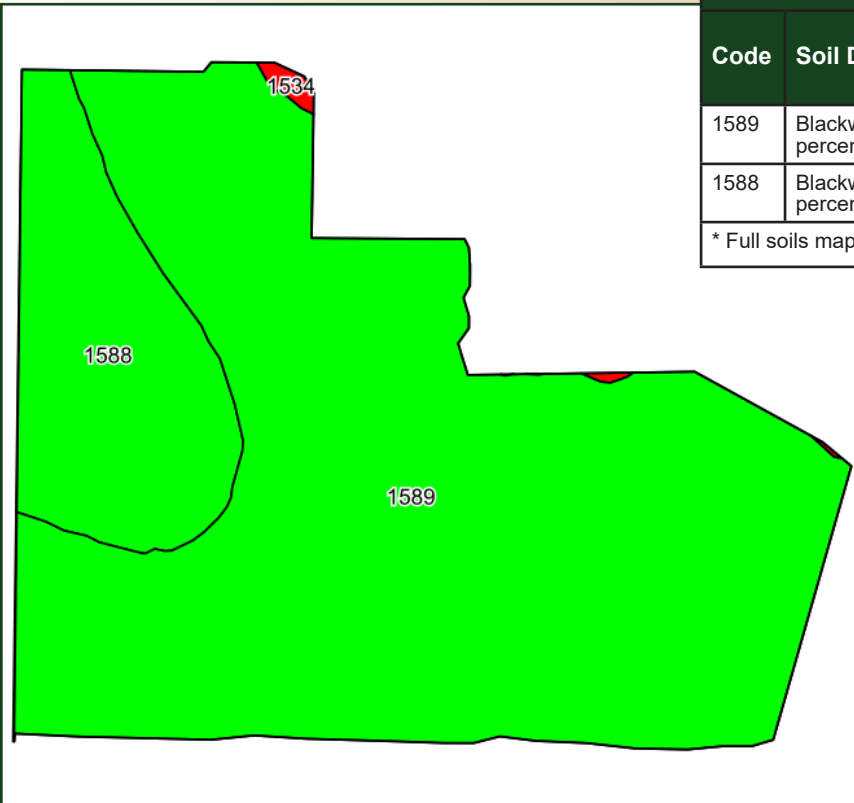
\$300,000

This property may be purchased with adjoining property - Highway 25A Range & Recreation. Ask listing agent for details.

CROPLAND SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class*
1589	Blackwood silt loam, 1 to 3 percent slopes	110.42	81.6%		Ile
1588	Blackwood silt loam, 0 to 1 percent slopes	21.19	17.9%		1w

* Full soils map available on the online listing or ask the listing agent.



Easy access cropland, right off the blacktop!

Featuring excellent soils for dryland production, making this a good agricultural land investment opportunity.



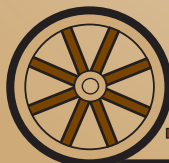
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