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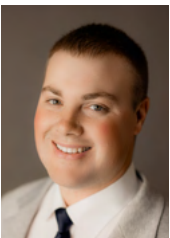
LAND FOR SALE

3,132.02± Acres, Hayes County, Nebraska

OFFERED AT
\$4,100,000

Highlights:

- 370± acres dry cropland
- 2,757± acres pasture
- Nine water tanks with cross-fenced pastures



For additional information, please contact:

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Property Information

Directions to Property:

From Wallace, Nebraska, go south on Highway 25 for 10.5 miles to AVE 359 (this is a gravel road). Go south for 2 miles to Road 748. Turn west and go 2 miles and turn south on AVE 360. The ranch is on the west side of the road with entrance through the dryland farmground.

From Hayes Center, Nebraska, go north on Highway 25 for 8 miles, turn west on Road 745 and go 3.7 miles to AVE 360. The property will be on the west side of the gravel road.

Legal Description:

S1/2 25-8N-34W, W1/2 NE1/4, E1/2 NW1/4, NW1/4 SE1/4, NW1/4 NW1/4 35-8N-34W, S1/2, NE1/4 26-8N-34W, SE1/4 SE1/4 23-8N-34W, S1/2 SW1/4 24-8N-34W, N1/2 25-8N-34W, All Section 30-8N-33W, NW1/4 26-8N-34W, E1/2 SW1/4, SW1/4 SW1/4, SW1/4 SE1/4, N1/2 SE1/4, NE1/4 23-8N-34W, NW1/4 24-8N-34W, E1/2, N1/2 SW1/4 24-8N-34W, all in Hayes County Nebraska.

Property Description:

This well-rounded turn-key ranch offers a prime combination of dry cropland and pasture, supported by reliable water sources including windmills and submersible wells. The property is well-fenced, featuring a mix of brand-new and well-maintained 4-wire barbed wire fencing.

Over the past five years, the current owners have invested significantly in fencing improvements, including extensive cross-fencing to support rotational grazing throughout the summer. A new boundary fence will be installed along the north side of the ranch prior to closing.

Access is convenient, located just four miles west of Highway 25 via Gravel Road 748. The ranch is ideally situated near several local grain markets:

- Wallace – 14 miles northeast
- Hayes Center – 12 miles southeast
- Southwest Feeders – 4 miles east

Lease and Tenancy Information:

- Open for new tenancy in 2026
- Current lease on pasture and farmland expires February 28, 2026

Farm Data:

Cropland	371.43 acres
Pasture	2,756.26 acres
Roads	<u>4.33 acres</u>
Total	3,132.02 acres

FSA Information:

	Base	Yield
Wheat	91.81 acres	68 bushels
Corn	209.29 acres	91 bushels

Improvements:

Five submersible wells feed eight steel stock tanks via pipelines and one windmill with steel stock tank.

2024 Taxes:

\$12,380.84

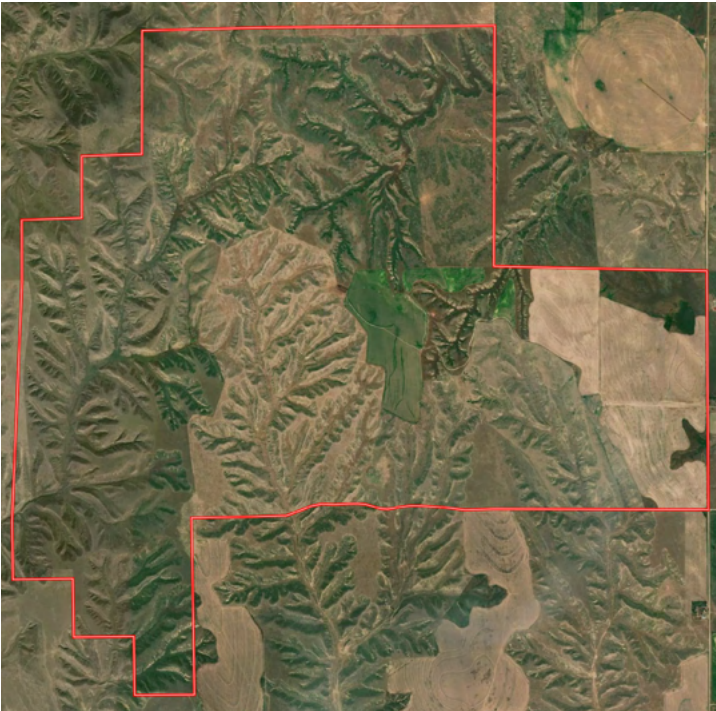
Price:

\$4,100,000.00

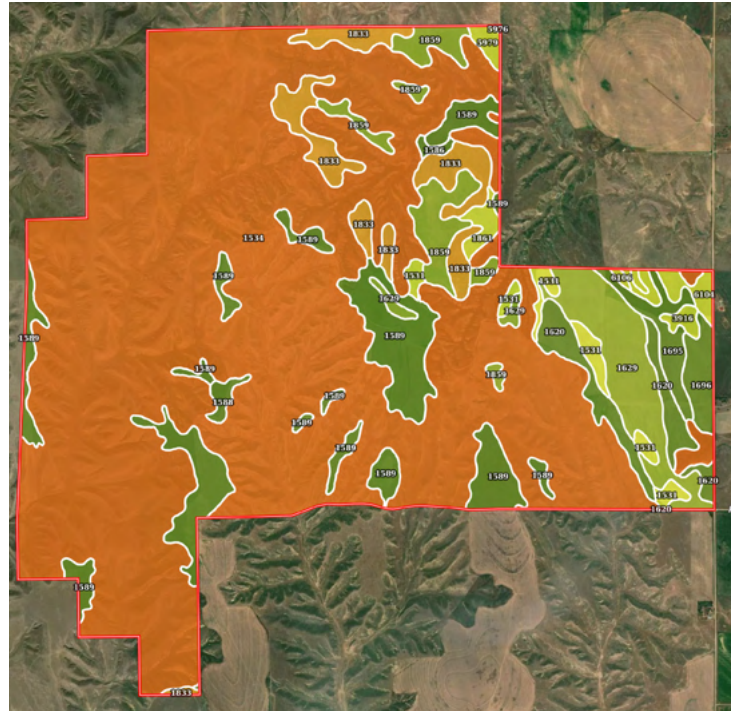


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



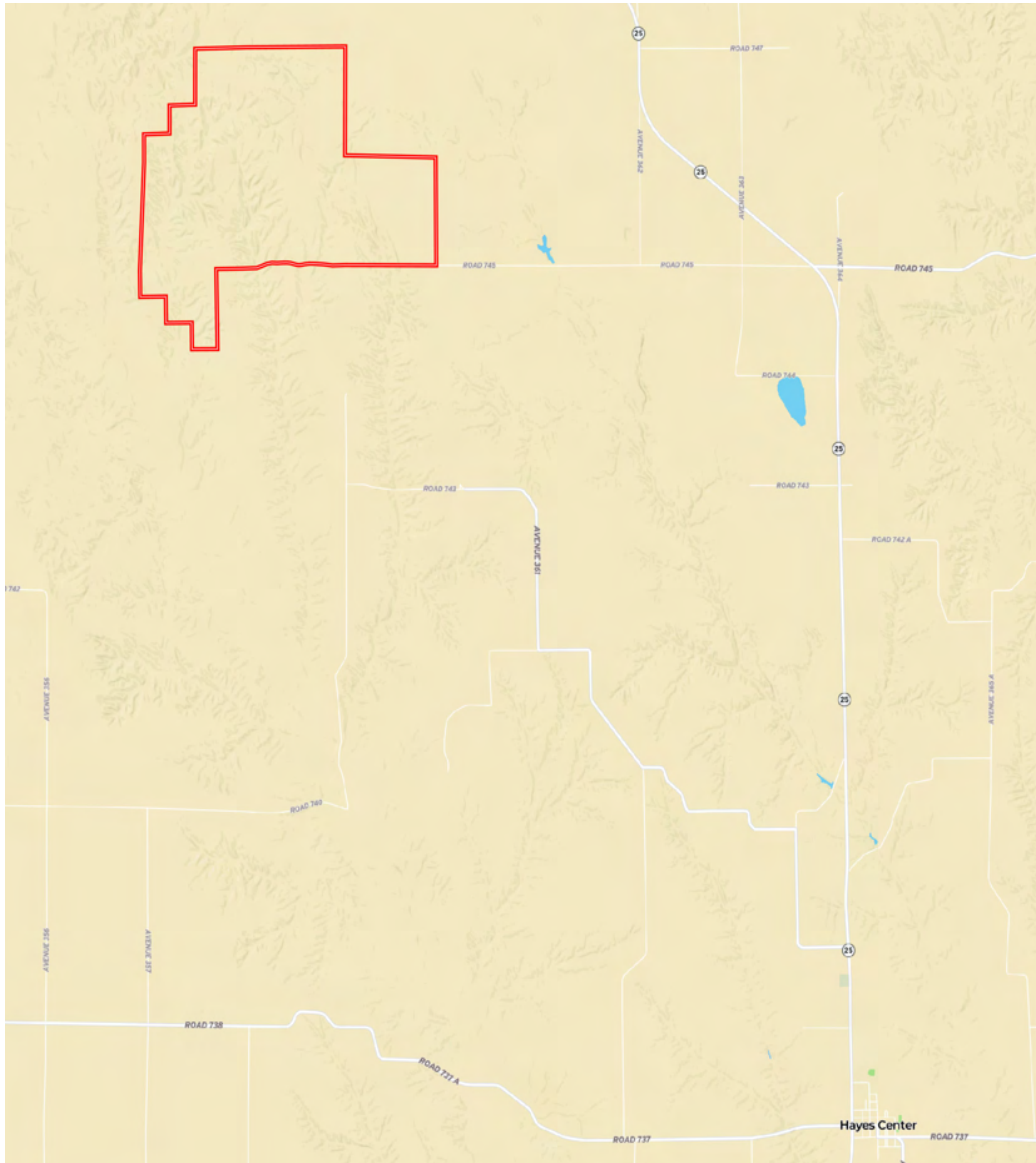
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI
1534	Sulco silt loam, 30 to 60 percent slopes	2267.29	72.44	0
1589	Blackwood silt loam, 1 to 3 percent slopes	267.98	8.56	0
1629	Keith silt loam, 3 to 6 percent slopes	128.91	4.12	0
1833	Sulco-Ulysses silt loams, 9 to 30 percent slopes, eroded	121.67	3.89	0
1859	Ulysses silt loam, 3 to 6 percent slopes	90.42	2.89	0
1620	Keith silt loam, 1 to 3 percent slopes	71.8	2.29	0
1531	Sulco silt loam, 6 to 9 percent slopes	40.64	1.3	0
1695	McCash very fine sandy loam, 0 to 1 percent slopes	38.28	1.22	0
1696	McCash very fine sandy loam, 1 to 3 percent slopes	30.44	0.97	0
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	22.54	0.72	0
1861	Ulysses silt loam, 6 to 9 percent slopes, eroded	14.13	0.45	0
5979	Jayem loamy very fine sand, 3 to 6 percent slopes	9.49	0.3	0
1588	Blackwood silt loam, 0 to 1 percent slopes	8.95	0.29	0
3916	Scott variant silty clay loam, frequently ponded	8.08	0.26	0
1586	Blackwood silt loam, 3 to 6 percent slopes	4.52	0.14	0
6106	Sarben loamy very fine sand, 6 to 9 percent slopes	4.12	0.13	0
5976	Jayem loamy very fine sand, 0 to 3 percent slopes	0.41	0.01	0
TOTALS		3129.67(*)	100%	-



Property Location Map



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