

Northeastern Hayes County Pivot

LOCATION: From North Platte drive south on Hwy 83 to Wellfleet Ne, turn right on North Wellfleet RD and go south to Lake St. Turn right and go 500 ft and merge on Roanoke St. and continue to pavement. Stay left on pavement and travel west around lake for 1.2 miles. Stay right onto E. Hayes Center Rd. and continue for 5 miles to South County Line Rd.

For Pivot access, stay right on South County Line Rd for 1 mile, turn Left on Ave 375, drive south for 1.3 miles to pivot access.

LEGAL: Northwest 1/4 of Section 11 Township 8 North, Range 31

DESCRIPTION: 138.4 certified irrigated acres (Middle Republican NRD), 160.95 +/- total taxable acres

2021 Estimated RE TAXES: \$ 4,563.82
2021 OCP TAX: \$ 1,384.00

PRICE: \$1,400,000.00



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Information is from sources considered reliable, however the accuracy is not guaranteed by H-D Management Co., seller or agent. We urge prospective buyers to inspect and rely upon their own conclusions. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice. Maps and boundaries are estimates.

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Here is an offering of 1 irrigated pivot circle including 138.4 certified irrigated acres watered from one 10 tower T-L systems. Water is supplied from a single 900 GPM irrigation well powered by a 150 HP electric motor. The farm has 27.31" of remaining allocation at the start of the 2022 growing season.

Estimated Income:	132.5 Irrigated Acres x 55 bushel rent x \$5.50/bu	+	\$40,081.25
	Less Real Estate Tax	-	\$ 4,563.82
	<u>Less Occupation Tax</u>	-	<u>\$ 1,384.00</u>
	NET INCOME	=	34,133.43



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