

Seller: Wayne Haynes

Call: John or Derek , Colson Agency, Imperial, Ne. 308-882-4909

List Price:	\$320,000.00
LEGAL DESCRIPTION:	SW1/4 Section 3 & NE1/4 Section 10 in T8N-R31W North East Hayes County
LAND USE:	CRP
SOIL TYPE:	Section 3 Section 10 84 68.7 +/- Acres of Sarben loamy very fine sand, 3 to 6 % slope 24 27.2 +/- Acres of Sarben loamy very fine sand, 6 to 9 % slope 16.2 26.2 +/- Acres of McCash very fine sandy loam, 0 to 1 % slope 15.8 +/- Acres of Sarben loamy very fine sand, 9 to 20% slope 17.4 +/- Acres of Valent fine sand, 3 to 9% slope 15.2 13.4 +/- Acres of Jayem loamy very fine sand, 0 to 3 % slope
FSA INFORMATION:	Total Farmland Acres: 320 Total Cropland Acres: 281.5 Base Acres: Corn: 135.4 Wheat: 79.2 Sorghum: 18.4 Barley: 14.4 Oats: 5 Direct Payment: SW ¼ Sect. 3: CRP Ac: 151.1 Pmt. per Ac: \$43.18 Expiration Date: 2020 NE ¼ Sect. 10: CRP Ac: 130.4 Pmt. per Ac: \$43.18 Expiration Date: 2020
NRD INFORMATION:	None
IRRIGATION EQUIPMENT:	None
ADDITIONAL INFORMATION:	Good hunting ground with a great stand of trees and CRP grass. The parcels can be sold separately.
ADDITIONAL PROPERTY:	None
REAL ESTATE TAXES:	2014 Net Taxes: \$2,473.98

The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor....etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information to their satisfaction, prior to entering into an agreement to purchase.

MAP 5

R31W

JOIN LINCOLN CO.

