

Seller: Hitchcock/Hayes County Line Pasture-GREAT HWY ACCESS
Call: John or Derek , Colson Agency, Imperial, Ne. 308-882-4909

List Price:	\$1,230,000.00 1,230 +/- acres pasture
LEGAL DESCRIPTION:	Pt. N1/2 Section 35-T5N-R33W,W1/2 Section 36-T5N-R33W - Hayes County Pt. Section 2, Pt. S1/2 Section 3, Pt NE1/4 Section 10, NW1/4 Section 11 all in T4N-R33W – Hitchcock County, Nebraska
LAND USE:	Pasture
SOIL TYPE:	Primarily Sulco/Ulysses Silt Loam, Blackwood Silt Loam, & Bridget Silt Loam
FSA INFORMATION:	Pending
NRD INFORMATION:	NONE
ADDITIONAL INFORMATION:	-Good 4 wire fence, 3 tanks, and 1 sets of corrals -All contiguous pasture with highway access - Immediate Possession upon Closing
ADDITIONAL PROPERTY:	-Additional 130+/- acres of pasture, and 92+/- acres of dryland located on adjacent school land lease. -Also available contiguous 188+/- acres of pasture, and 55+/- acres of CRP.
REAL ESTATE TAXES:	2014 Net Taxes \$6,431.74

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.

WELLS

