



888+/- ACRES FOR SALE

HAYES COUNTY, NE

DRYLAND | GRASSLAND | RURAL HOMESITE



ASKING PRICE:
\$1,600,000

LOCATED JUST 2.5 MILES EAST OF HAYES CENTER, NEBRASKA, THIS HIGHLY DIVERSIFIED 888.41± ACRE PROPERTY OFFERS AN EXCEPTIONAL COMBINATION OF PRODUCTIVE DRYLAND FARM GROUND, PASTURE, AND A WELL-MAINTAINED RURAL HOMESITE. THE ACREAGE CONSISTS OF APPROXIMATELY 537.91± ACRES OF DRYLAND CROPLAND, 334.71± ACRES OF GRASSLAND, AND 15.79± ACRES CLASSIFIED AS OTHER ACRES, CREATING A BALANCED OPERATION SUITABLE FOR FARMING, LIVESTOCK PRODUCTION, OR AN INVESTMENT-ORIENTED AGRICULTURAL HOLDING.



AT THE HEART OF THE PROPERTY IS AN ATTRACTIVE RURAL HOMESITE FEATURING A 2-BEDROOM, 2-BATH HOME WITH A BASEMENT THAT INCLUDES TWO NON-CONFORMING BEDROOMS, AND A 364 SQ. FT. ATTACHED GARAGE. THE SITE IS SUPPORTED BY SUBSTANTIAL OUTBUILDINGS, INCLUDING A 46' x 60' FARM BUILDING, A 24' x 30' DETACHED GARAGE, AND A 24' x 28' BARN, OFFERING AMPLE SPACE FOR EQUIPMENT, LIVESTOCK, AND HOBBY FARMING. ADDITIONAL GRAIN STORAGE IS PROVIDED BY FOUR GRAIN BINS.

WHETHER YOU ARE SEEKING A PRODUCTIVE DRYLAND FARMING OPERATION, A CATTLE AND GRAZING UNIT, A COUNTRY RESIDENCE WITH EXTENSIVE OUTBUILDINGS, OR A LONG-TERM AGRICULTURAL INVESTMENT IN SOUTHWEST NEBRASKA, THIS PROPERTY OFFERS A RARE COMBINATION OF AGRICULTURAL PRODUCTIVITY, INFRASTRUCTURE, AND RURAL LIFESTYLE APPEAL.

PROPERTY DIRECTIONS:

HEAD EAST OUT OF HAYES CENTER ON ROAD 737. IN ABOUT 2 MILES, TURN NORTH ON AVENUE 367 - THIS IS THE DRIVEWAY TO THE ACREAGE. MAJORITY OF THE PROPERTY IS ON THE EAST SIDE, THE OTHER PART IS TO THE WEST AFTER ½ MILE.

HOUSE ADDRESS: 36601 Rd 737
HAYES COUNTY, NE 69032



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Scan the QR
code or
contact Matt
for more
information.



LEGAL DESCRIPTION: ALL OF SECTION 4 - TOWNSHIP 06 NORTH - RANGE 32 WEST & NE ¼ OF SECTION 5 - TOWNSHIP 06 NORTH - RANGE 32 WEST ALL IN HAYES COUNTY, NE

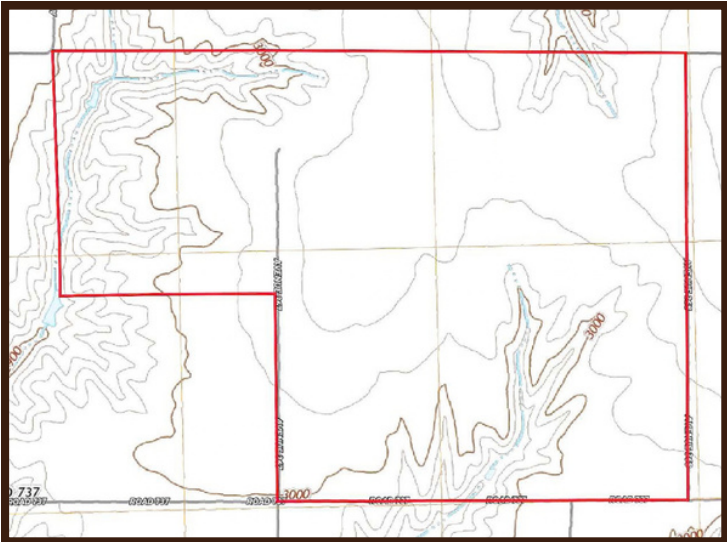
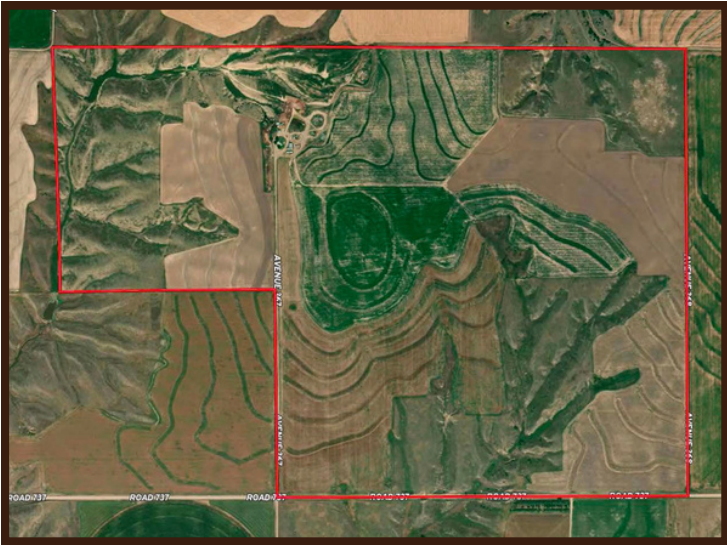
ACREAGE BREAKDOWN (PER ASSESSOR):

- DRYLAND ACRES: 537.91 +/-
- GRASSLAND ACRES: 334.71 +/-
- HOME SITE/OTHER ACRES: 15.79 +/-
- TOTAL ACRES: 888.41 +/-

PROPERTY TAXES (2025): \$5,962.60

FSA INFORMATION:

- TOTAL CROPLAND ACRES: 548.19
- WHEAT: 235.39 BASE ACRES - 46 PLC YIELD
- CORN: 229.81 BASE ACRES - 91 PLC YIELD
- TOTAL BASE ACRES: 465.2



ACREAGE & HOUSE INFORMATION:

- 2 BEDROOMS, 2 BATHROOMS, 2,392 SQ. FT.
- 364 SQ. FT. ATTACHED GARAGE
- 40' X 60' BUILDING
- 24' X 30' DETACHED GARAGE
- 24' X 28' BARN
- 4 GRAIN BINS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1620	Keith silt loam, 1 to 3 percent slopes	542.05	61.1	0	68	2e
1833	Sulco-Ulysses silt loams, 9 to 30 percent slopes, eroded	305.56	34.44	0	44	6e
1619	Keith silt loam, 0 to 1 percent slopes	39.6	4.46	0	60	2c
TOTALS		887.21(*)	100%	-	59.38	3.38

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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