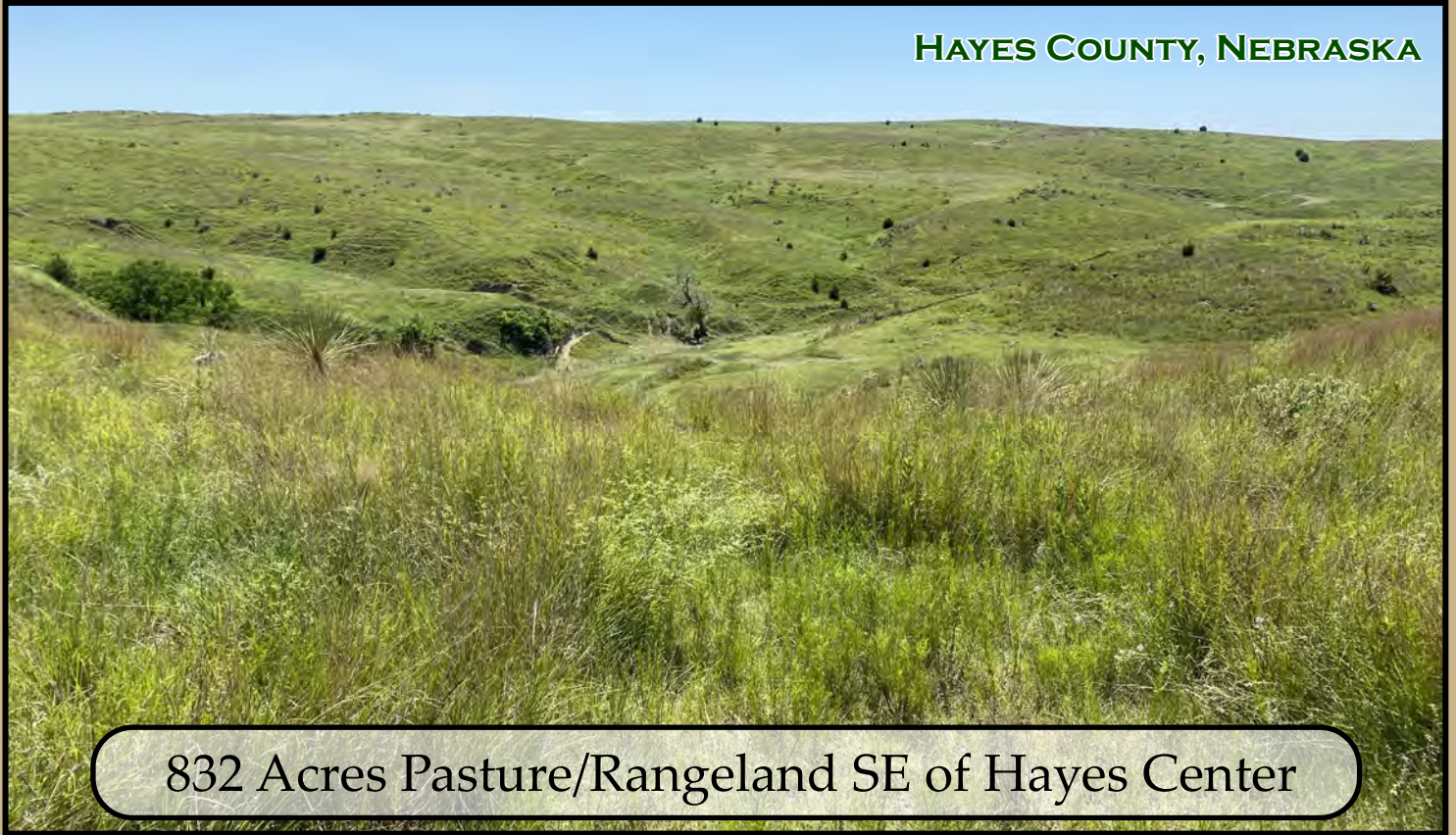


# LAND FOR SALE

## DRY CREEK PASTURE

HAYES COUNTY, NEBRASKA



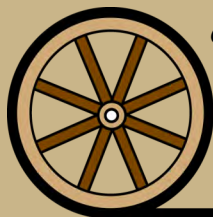
832 Acres Pasture/Rangeland SE of Hayes Center



Chase Dodson  
Co-Listing Agent



Bruce Dodson, AFM  
Co-Listing Agent



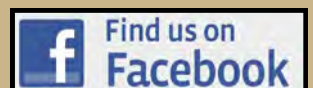
*Offered Exclusively By:*

**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*

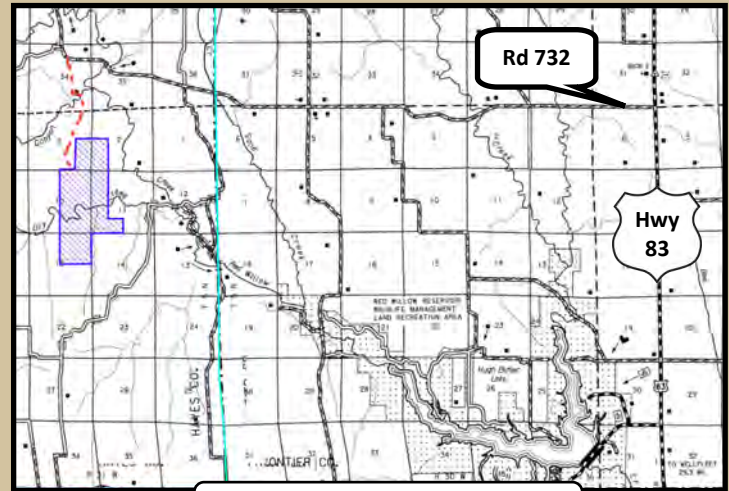
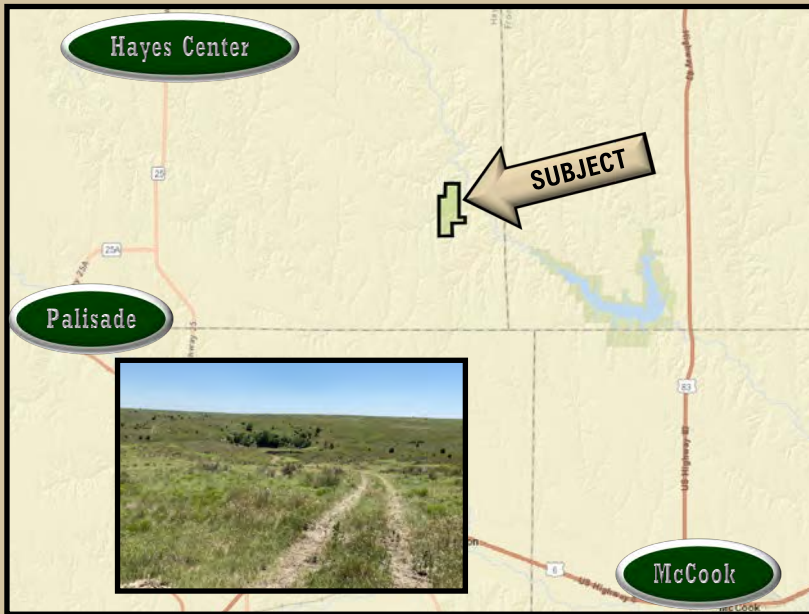
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

NORTH PLATTE OFFICE  
PO Box 1166  
401 Halligan Drive  
North Platte, NE 69101  
[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**







DRY CREEK PASTURE



**LOCATION:** Laying approximately 5 miles Northwest of the Red Willow Reservoir. From US Hwy 83-head west on Road 732 for 9.65 miles then south on Road 732A for 0.75 miles to trail road then south on the trail road for 1.25 miles to the property.

**LEGAL DESCRIPTION:** W1/2SW1/4 Section 2; E1/2SE1/4 Section 3; E1/2 Section 10; W1/2W1/2, SE1/4SW1/4 Section 11; NE1/4 Section 15-T5N-R31W of the 6th P.M., Hayes County, Nebraska

**TAXES & ACRES:** 832 Tax Assessed Acres - 2020 taxes payable in 2021: \$4,368.34

**PRICE:** \$650,000.00

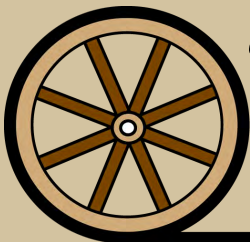
**LAND USE:** Pasture/Rangeland

**COMMENTS:** This is a really nice hard-land grass tract with a solar well and windmill for livestock water. Great opportunity for trophy mule deer and turkey hunting.

**CONTACT:** Chase Dodson, Co-Listing Agent - 308.520.1168 - chase@agriaffiliates.com

Bruce Dodson, AFM, Co-Listing Agent - 308.539.4455 - bruce@agriaffiliates.com

Brian Reynolds, Mike Polk, Mike Wilken, Tony Eggleston,  
Jerry Weaver



*Offered Exclusively by-*

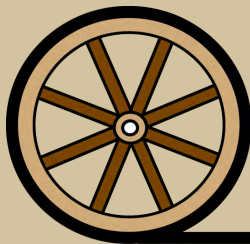
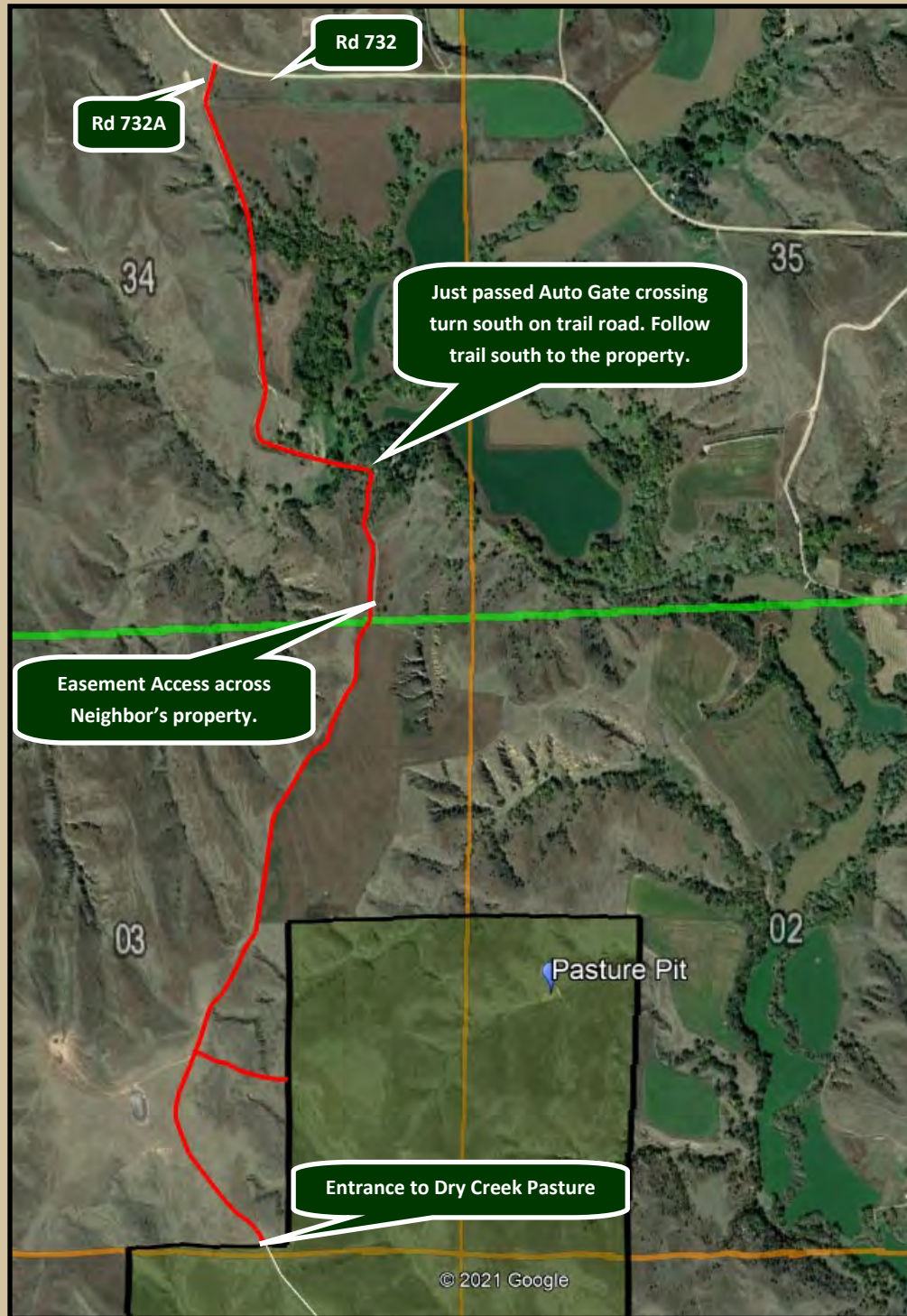
**AGRI AFFILIATES, INC.**

***Providing Farm - Ranch Real Estate Services***

***"Big Enough to Serve You; Small Enough to Know You!"***



Access: From County Rd 732 turn south on County Rd 732A and follow road for 3/4 of a mile, there you will come to an auto gate crossing and just passed it is a trail that turns south up a hill, follow the trail road south for 1 1/4 miles to the entrance of the Dry Creek Pasture.



*Offered Exclusively by-*

**AGRI AFFILIATES, INC.**

*Providing Farm - Ranch Real Estate Services*

*“Big Enough to Serve You; Small Enough to Know You!”*



# PROFESSIONAL REAL ESTATE SERVICES



## Our Commitment

**Provide Exceptional Real Estate Sales, Auctions, Appraisals, and Farm & Ranch Management Services.  
Committed & Dedicated to Exceeding our Clients Expectations.**

### ***Real Estate Sales & Auctions***

Sixteen licensed real estate salesmen located in our 5 offices, provide real estate services throughout Nebraska, as well as in neighboring states. Agri Affiliates' services are designed to provide the seller with professional marketing of real estate in the most effective manner. Our sales service is designed to maximize the sales value of your property, while protecting your legal responsibilities and financial opportunities. We sell farm and ranch real estate by private treaty and at public auction, according to your personal goals.

*"Agri Affiliates - always striving to exceed client expectations."*

### ***Appraisals***

Certified General Appraisers provide timely, accurate information that will allow you to make sound business decisions. We have the market knowledge, seasoned experience, and the attention to detail necessary to provide precise farm and ranch real estate appraisals. We maintain an extensive comparable sale data base for use in our appraisals.

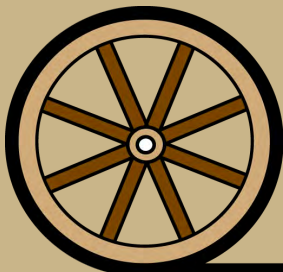
***Appraisals are useful in:***

***Estate Planning  
Financing  
Sale or Purchase  
Estate Settlement  
Property Partition  
Ownership Decisions***

### ***Farm & Ranch Management***

Agri Affiliates' nine farm managers provide landowners with professional management of real estate assets and personal property. Our services provide for supervision and monitoring of your farm or ranch operations. The owner's objectives are identified, and goals for the property are established. Our management can provide for cash rent, crop share, or direct operation of your property. We identify the most capable tenant for the property, and guide and monitor the agricultural operations. Precise written agreements establish the relationship between the tenant, landowner, and Agri Affiliates.

***"Profitable Stewardship is our long term goal for managed properties"***



***agriaffiliates.com***

**AGRI AFFILIATES, INC.**  
***Providing Farm - Ranch Real Estate Services***