



HAY SPRINGS DRYLAND AND GRASS



A turnkey farm and ranch combo with productive cropland, quality pasture, and strong investment appeal.

JON FARLEY

Sales Associate

Cell Phone: 308-530-7854

Email: Jon@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$786,000**

Location Hay Springs, NE

Legal Description

Parcel #810167340: 2 31 46 S1/2 NW1/4, EXC 5 AC IN SE CORNER & 3 AC CONVEYED TO HAY SPRINGS 2-31-46, Parcel #810023326: 35 32 46 SE1/4 35-32-46, Parcel #810088835: 2 31 46 PT N1/2 NE1/4 SE1/4 NE1/4 2-31-46 SHERIDAN COUNTY, NE.

Acres 331.93±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$1,899.94**

Property Summary

Located less than a mile north of Hay Springs, Nebraska, the land has excellent access and has been very well maintained! The tenant that has been working the land and would continue farming it if a potential investor would want this excellent property.

The land inventory consists of 51.80 ± acres of grass, 277.47 ± acres of dryland, and 4.00 acres of road, making this the perfect size property to add to the portfolio. The fence quality of this land is less than 5 years old, making this property turnkey.

The west parcel, consisting of 74 ± acres (#810167340), has no water, but a buyer could add a well to irrigate the land. On Parcels #810023326 and #810088835, there is a windmill and tank, and both parcels are contiguous, so water is in place for the winter grazing season.

Agent Note: The tenant will take all of the 2026 income. Land will be open for the 2027 growing and grazing season.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

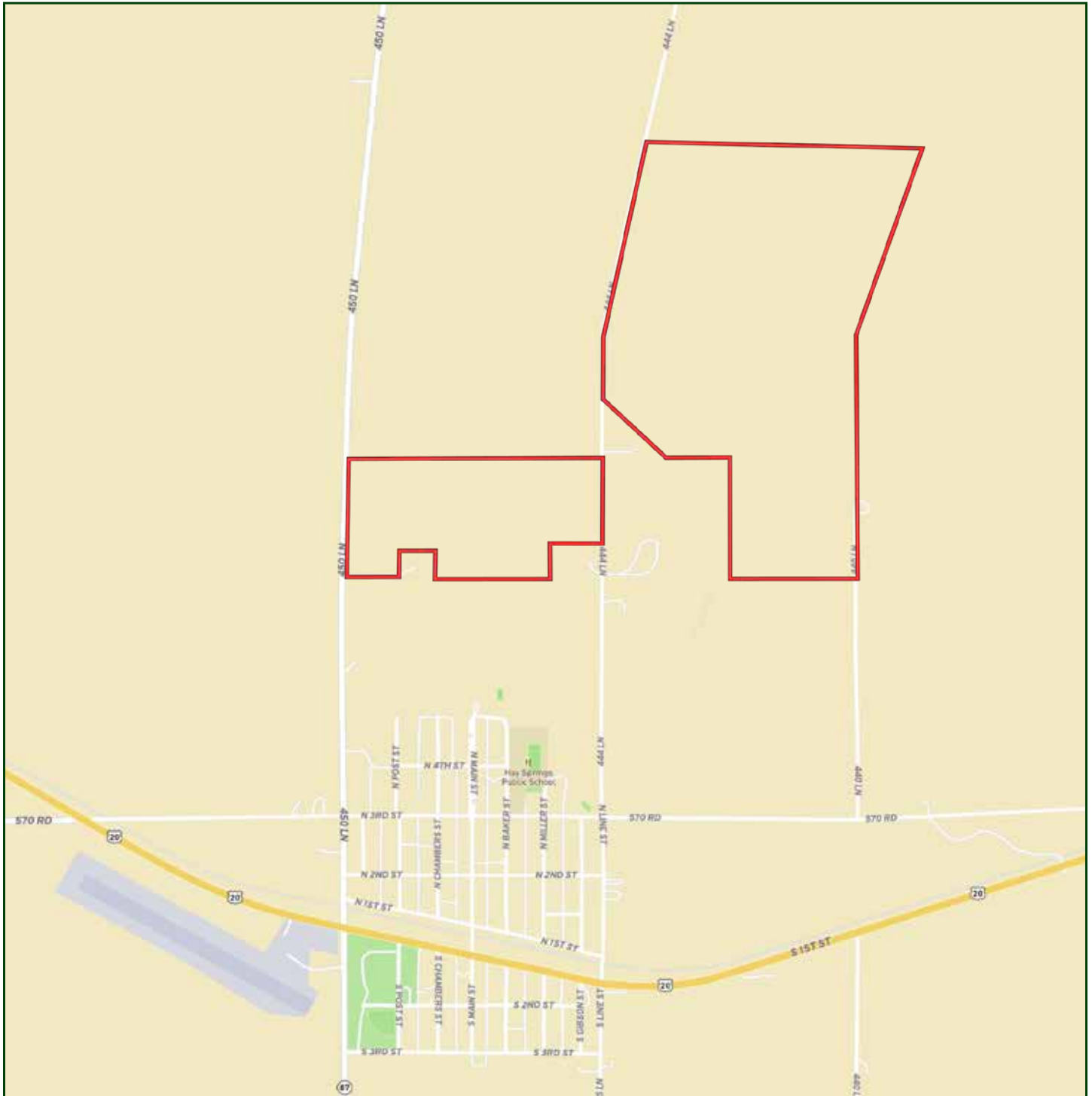
JON FARLEY

Sales Associate

Cell Phone: 308-530-7854

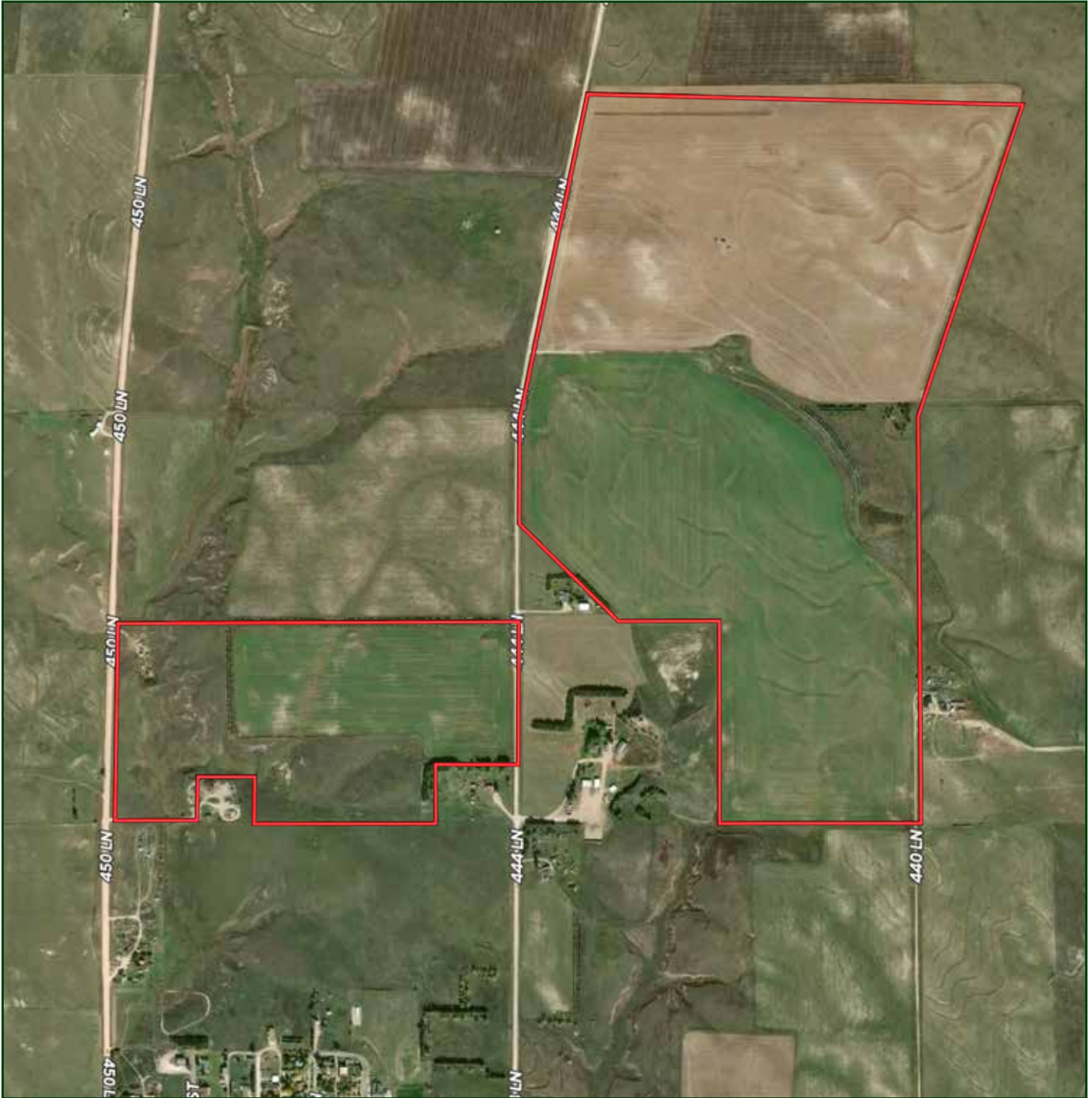
Email: jon@lashleyland.com

LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



Boundary lines are estimates - Map for illustration only

JON FARLEY

Sales Associate

Cell Phone: 308-530-7854

Email: jon@lashleyland.com

PROPERTY IMAGES



PROPERTY IMAGES



JON FARLEY
Sales Associate
Cell Phone: 308-530-7854
Email: jon@lashleyland.com

PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, Tom Moss, and Carissa Guy

Like us on Facebook
[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

JON FARLEY

Sales Associate

Cell Phone: 308-530-7854

Email: Jon@lashleyland.com