

PRICE REDUCED!

FOR SALE, LEASE OR EXCHANGE



3,210 sq. ft. house

HALIMAGE DAIRY

1,450 Cow Facility

1535 Route 40

Heartwell, Nebraska 68945



CONSISTS: Full modern dairy facility including 40 cow rotary parlor and two large free stall loafing barns with a capacity of 1,600 cows located on approximately 40 acres. Property includes newer single family home and grain storage. Surrounding land is excellent irrigated crop land operated by farmers willing to produce and sell commodities to dairy. The owners participated in a dairy cow buyout in June of 2009.

LOCATION: The dairy is located just southwest of the town of Heartwell in Kearney County, Nebraska. Heartwell (pop. 100) is approximately 10.5 miles south southeast of the Gibbon I-80 interchange in central Nebraska. The community of Minden (pop. 2,700) is located approximately 7.5 miles to the west. Heartwell is located between two larger service centers, Hastings, (pop. 23,000) located approximately 23 miles east or Kearney (pop 32,000) located about 32 miles to the northwest. Grand Island (pop 50,000) is located approximately 45 miles to the north-east.

MILK MARKETS: This property is primarily served by Dairy Farmers of America with the closest cheese processing plant at Ravenna approximately 40 miles from the property. DFA charges mileage to that location but often milk trucks deliver milk from this dairy to Omaha or Kansas City. The farm has two 7000 gallon milk tanks for on farm storage.

LEGAL DESCRIPTION: Parcel No. 342201-Northeast Quarter of Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 20, Township 7 North, Range 13 West of the 6th P.M. consisting of 39.97 acres more or less in Kearney County, Nebraska.

DAIRY PERMIT: Currently the dairy permit has expired with the Nebraska Department of Environmental Quality. Nebraska is a livestock friendly state and the DEQ indicates that they will do what they can to assist a new owner. The seller has recently had an engineering report completed so permitting process for new owner will move smoothly.



Investment Property Exchange Inc.

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DAIRY FACILITIES: The 40 cow rotary parlor, first free stall barn, lagoon, silage storage (12,000 T) and all basic facilities were constructed in summer of 1997. The second free stall barn was constructed in summer of 2000. The home was constructed in summer of 1999. The steel grain storage (70,000 bu) was part of the original farm and constructed at an earlier date. The free stall barns have 1200 existing free stalls and approximately 1,400 lockups installed. The free stalls use mattresses covered with sawdust for bedding. The manager's home is a ranch style with a first floor of 1,557 sq. ft. and a basement of 1,653 sq ft with an attached double car garage.

MANURE MANAGEMENT SYSTEM: The dairy is equipped with a manure flushing system using well and recycled lagoon water. There is one large lagoon and one smaller manure pond to control runoff. Previous permit had approximately 2,600 acres signed up for manure distribution rights and was permitted for 1,600 cows.

WATER: This area of Nebraska has an excellent underground water aquifer. Abundant water is available for the dairy and its operation.

ELECTRICAL POWER: Southern Public Power District at Grand Island. For more information call (308) 384-2350 or <http://www.southernpd.com/servicearea.html>.

TRANSPORTATION: The farm is just south of U. S. Highway 6/34. The route to the closest Dairy Farmer's of America milk market in Ravenna is via excellent county paved roads.

2010 REAL ESTATE TAXES: \$ 24,425.57

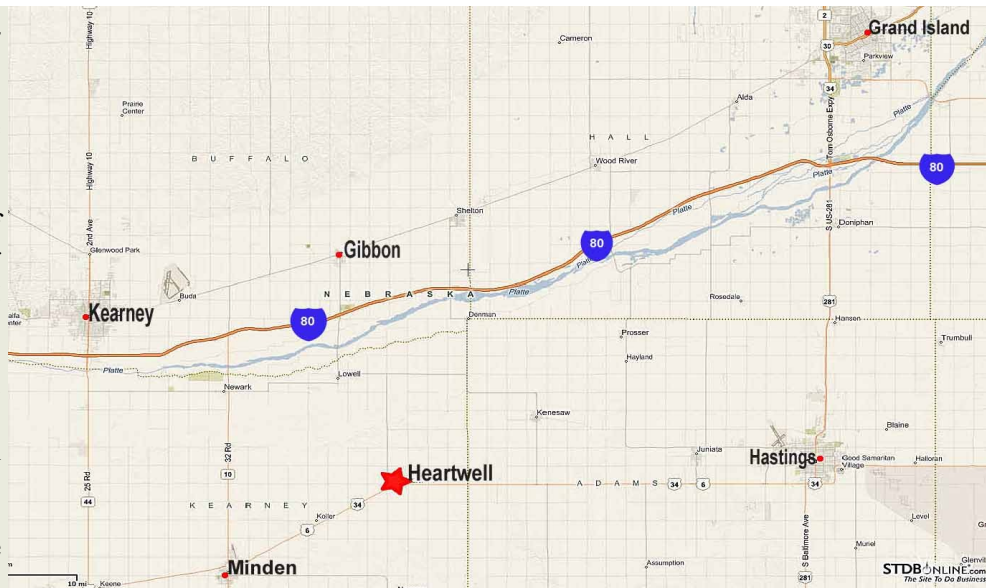
PRICE: ~~\$2,200,000~~ now \$1,900,000

FINANCING, EXCHANGING OR LEASING OPTIONS: *This property is financed through private sources that are willing to consider creative methods of sale. Seller financing could be possible for a qualified buyer. Equity exchanges of real estate or other assets within the U.S. or outside the country could be considered. An experienced operator might be considered for a lease purchase. Seller would consider taking a smaller dairy in exchange as part of purchase price.*

CAN ADD: The seller's own approximately 189 acres of adjoining land that is irrigated by reversible center pivot system and gravity irrigation. There are two irrigation wells providing water to the property. Recent irrigated land sales have exceeded \$5,000 per acre.

SELLERS AGENT: This property is being marketed by Stephen R. England, Investment Property Exchange Inc. of Kearney, Nebraska. Sellers Agent will cooperate with any licensed real estate buyers broker in the sale of the property.

All information presented on this informational brochure is from sources deemed reliable and agents are not responsible for errors or omissions. This property is subject to withdrawal or prior sale at any time.



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