

LAND FOR SALE

Cheyenne County Farm & Pasture



- Location:** 5 miles north of Sidney, Nebraska on Hwy 385 and one mile east on County Road 32.
- Legal Description:** S1/2 Section 33-T15N-R49W of the 6th P.M., Cheyenne County, NE.
- Acres:** 327.48 tax assessed acres: Parcel #1 - 13.62 taxed acres; Parcel #2 - 313.87 taxed acres
- Taxes:** 2016 taxes payable in 2017 - \$4,232; Parcel #1 - \$1,452; Parcel #2 - \$2,780
- FSA Info:** 228.65 acres cropland - 110.1 Ac Wheat Base at 42 Bu PLC Yield. 6.4 acres CRP expiring September 2017.
- Soils:** 83% of farmground is Class II Alliance, Kuma, Keith & Duroc loams with 16% of Class IV Rosebud & Sidney Canyon Complex soils.
- Improvements & Equipment:** 1994 Shult 1,216 sq. ft. mobile home; 3 bedroom, 2 bath with new furnace in 2015. Older 1,431 sq. ft. home, quonset with concrete floor, barn & corrals. Two submersible wells, 1 windmill and stock tanks.
- Price:** \$307,500; Parcel #1 - \$80,000, Parcel #2 - \$227,500
- Comments:** This is a nice combination unit with good county road access. Building improvement site (13.61 acres) can be split off and sold separate. Call for details.
- Contact:** Roger Luehrs; Co-Listing Agent
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John Childears, Bruce Dodson, Don Walker,
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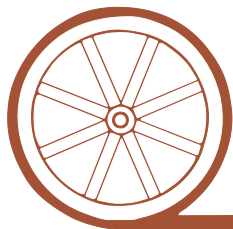
Roger Luehrs,
Co-Listing Agent



Mike Polk,
Co-Listing Agent

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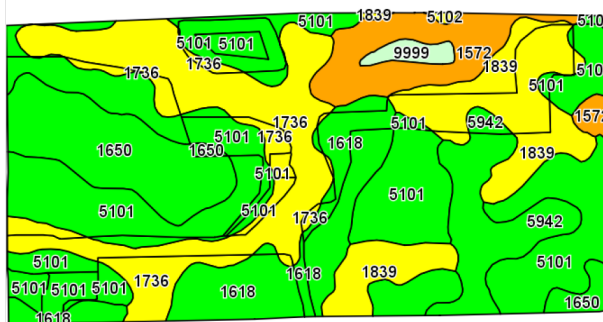
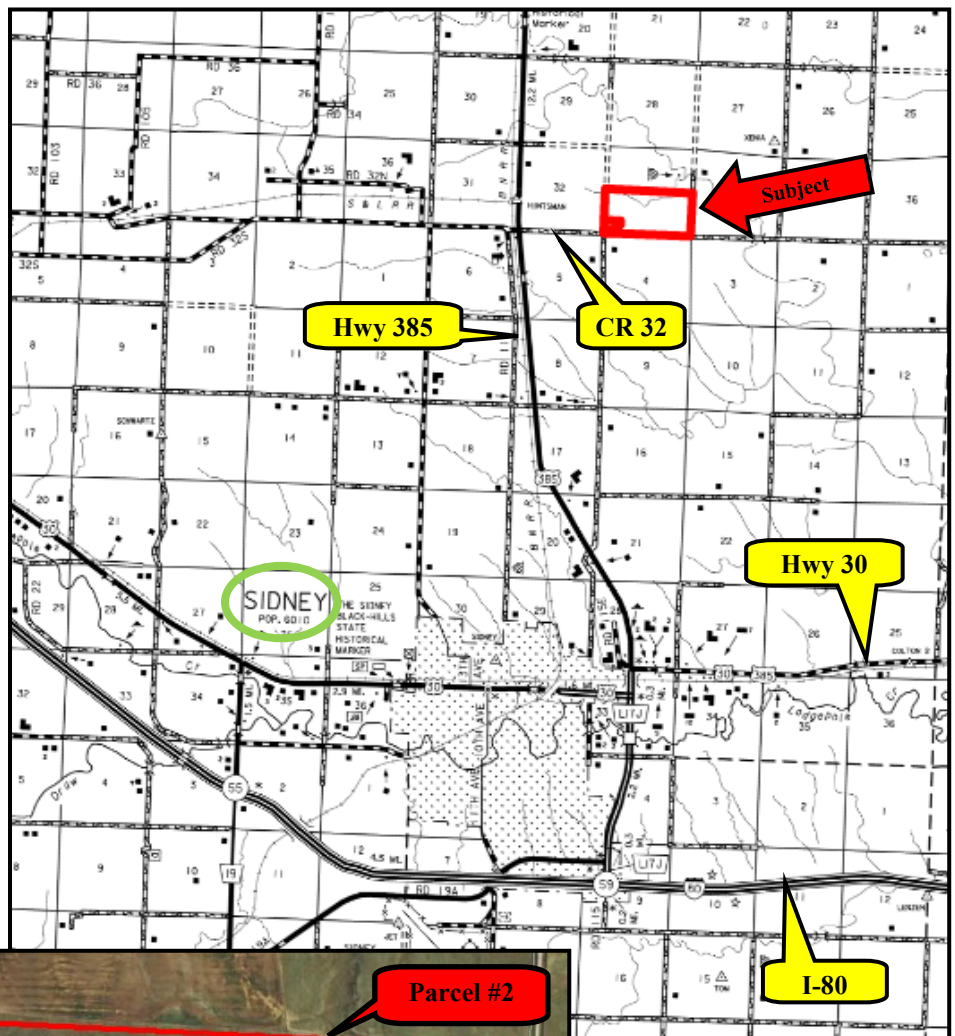
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Improvements





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
5101	Alliance loam, 1 to 3 percent slopes	105.62	32.8%		IIe
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	58.74	18.2%		IVe
1618	Keith loam, 1 to 3 percent slopes	40.24	12.5%		IIe
1839	Sidney-Canyon complex, 3 to 9 percent slopes	37.55	11.6%		IVe
1650	Kuma loam, 0 to 1 percent slopes	33.30	10.3%		IIc
1572	Dix gravelly loam, 3 to 9 percent slopes	22.39	6.9%		VIIs
5942	Duroc loam, 0 to 1 percent slopes	21.08	6.5%		IIc
9999	Water	3.08	1.0%		
5102	Alliance loam, 3 to 6 percent slopes	0.41	0.1%		IIIe