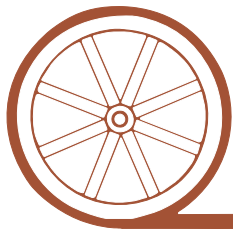


LAND FOR SALE

Cheyenne County Dryland



- Location:** One mile north of Gurley, Nebraska on Hwy 385 and then 4 miles west on County Road 48 to County Road 105.
- Legal Description:** S1/2 Section 21-T16N-R54W of the 6th P.M., Cheyenne County, Nebraska.
- Acres:** 322.86 tax assessed acres
- Taxes:** 2011 taxes payable in 2012 - \$1,760.04
- Land Use:** 253 acres of dryland farm ground and 63 acres of pasture.
- FSA Info:** 253 acres of cropland: Crop base—126.3 Ac Wheat at 36 Bu Yield; 53.2 Ac Sunflowers at 653 lbs; 11.9 Ac Barley at 37 Bu Yield.
- Soils:** 88.8% Class II, III & IV Kuma, Alliance and Rosebud loams, 11.2% Class V & VI Sidney-Canyon and Canyon Bayard Complex soils along the edge of the pasture.
- Price:** **\$350,000**
- Comments:** Highly productive wheat ground with a nice windbreak along the west side of the property, that affords good pheasant hunting.
- Contact:** **Mike Polk, Listing Agent - 308-539-4446 or mike@agriaffiliates.com**
Roger Luehrs, Salesman - 308-631-2506 or roger@agriaffiliates.com
Greg Polk, Loren Johson, Bruce Dodson, Jerry Weaver, Tony Eggleston



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P.O. Box 1166

I-80 & US Hwy 83

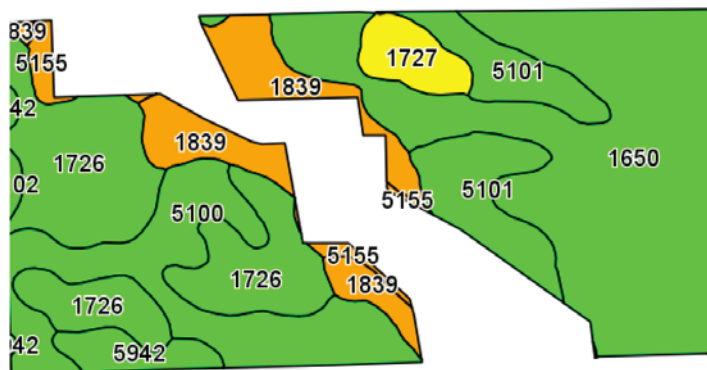
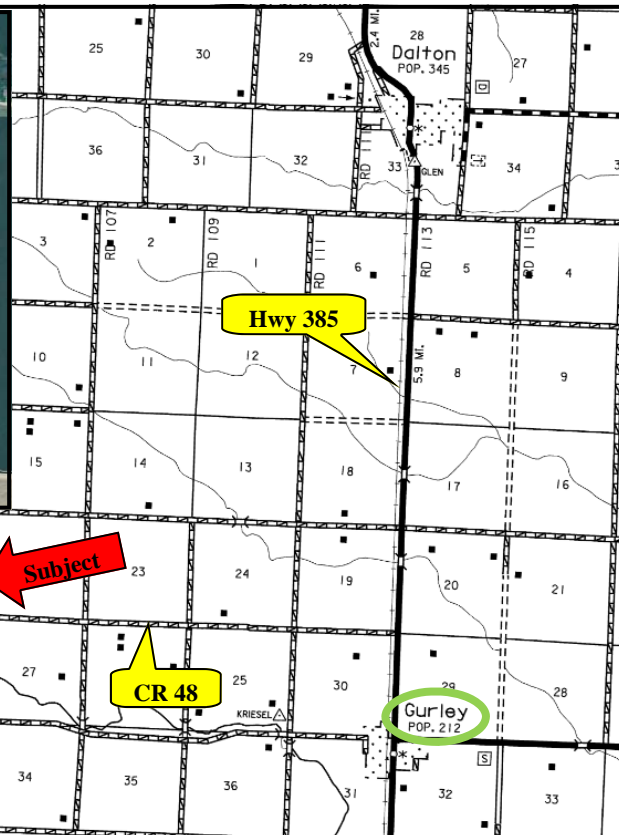
North Platte, NE 69103

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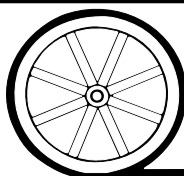
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1650	Kuma loam, 0 to 1 percent slopes	92.1	36.4%		IIc	I
1726	Rosebud loam, 1 to 3 percent slopes	52.4	20.7%		IIle	IIle
5100	Alliance loam, 0 to 1 percent slopes	37.9	15.0%		IIc	I
5101	Alliance loam, 1 to 3 percent slopes	25.8	10.2%		Ile	Ile
1839	Sidney-Canyon complex, 3 to 9 percent slopes	24.2	9.6%		Vs	
1727	Rosebud loam, 3 to 6 percent slopes	7.9	3.1%		IVe	IIle
5942	Duroc loam, 0 to 1 percent slopes	7.3	2.9%		IIc	I
5155	Canyon-Bayard complex, 6 to 20 percent slopes	4.2	1.6%		Vle	
5102	Alliance loam, 3 to 6 percent slopes	1.2	0.5%		IIle	IIle



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