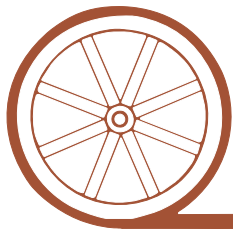


# LAND FOR SALE

## Cheyenne County Dryland



- Location:** 9 miles east of Gurley, Nebraska on County Road 46 then 4.5 miles north on County Road 131.
- Legal Description:** NW1/4 Section 2-T16N-R48W of the 6th P.M., Cheyenne County, Nebraska.
- Acres:** 164.5 tax assessed acres
- Taxes:** 2011 taxes payable in 2012 - \$1,261.76
- Land Use:** Dry cropland in wheat rotation
- FSA Info:** 164.9 acres cropland; Crop Base - 81.3 acre wheat base, 43 Bu yield
- Soils:** Soils are 72% Class II and III Santanta, Johnstown, Duroc & Altvan loams with 28% Class V Altvan - Dix Complex.
- Price:** \$200,000
- Comments:** Highly productive wheat ground with some terraced slopes in southwest corner. South half is planted to winter wheat, north half is wheat stubble.
- Contact:** Mike Polk, Listing Agent 539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)  
Roger Luehrs, Salesman 631-2506  
Loren Johnson, Bruce Dodson, Jerry Weaver, Tony Eggleston, Greg Polk



*Offered Exclusively By:*

## AGRI AFFILIATES, INC.

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

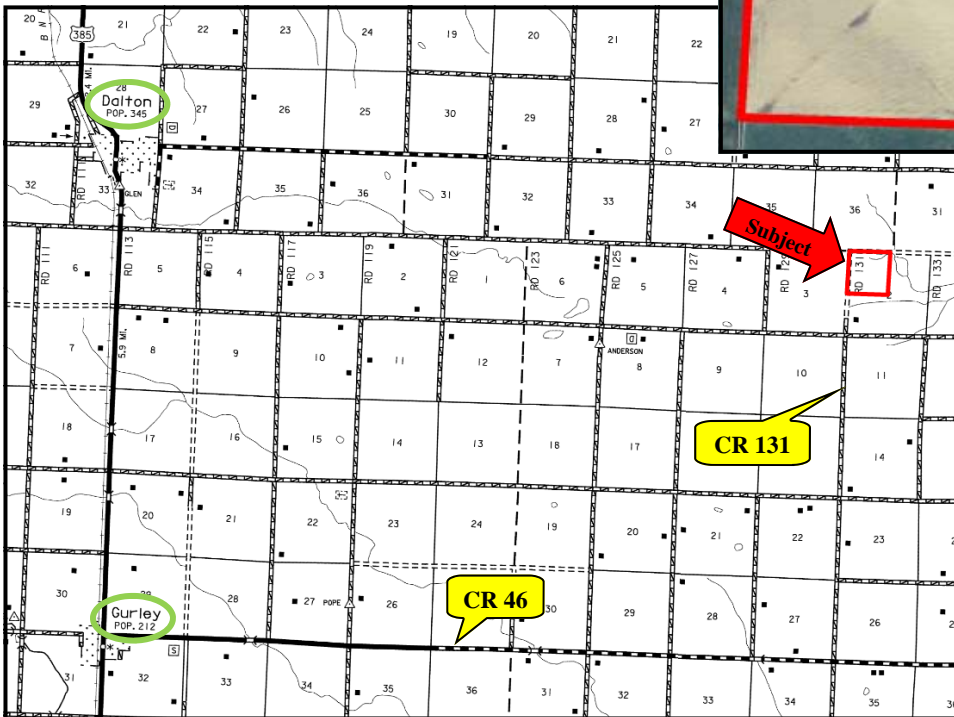
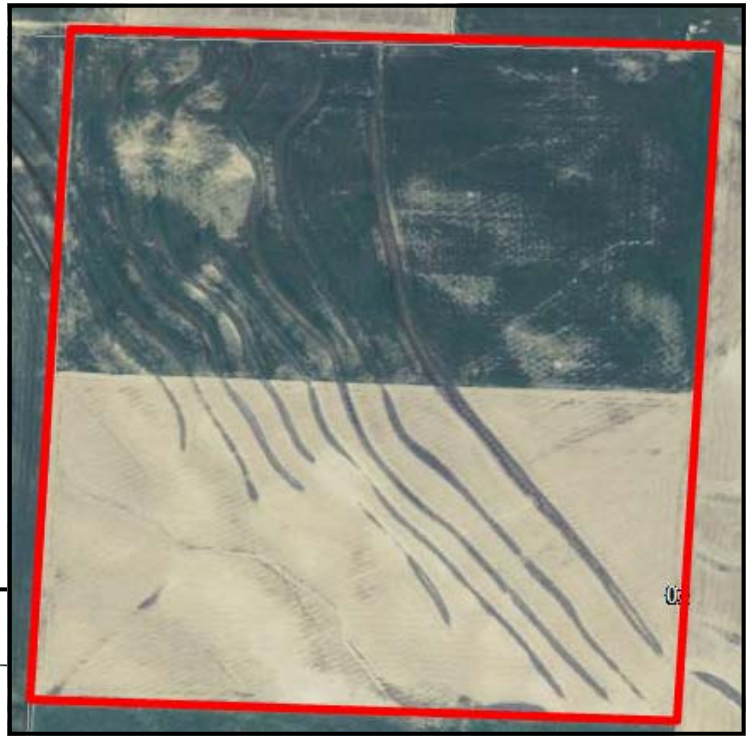
**NORTH PLATTE OFFICE**

P.O. Box 1166  
I-80 & US Hwy 83  
North Platte, NE 69103  
[www.agriaffiliates.com](http://www.agriaffiliates.com)

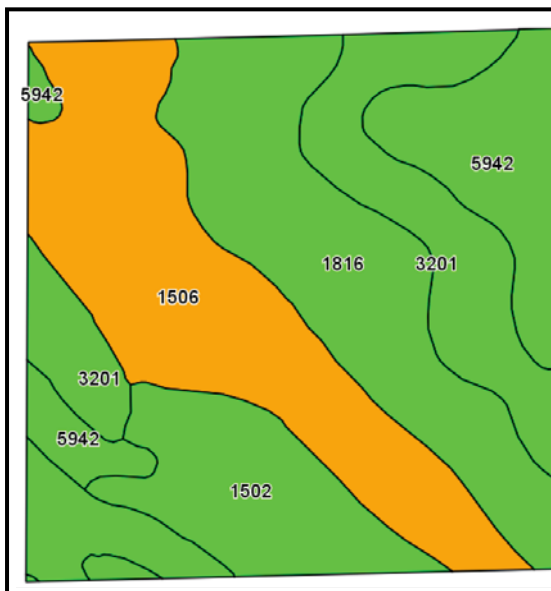
**(308) 534-9240**

Fax (308) 534-9244

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.



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1506	Altvan-Dix complex, 3 to 9 percent slopes	46.6	28.2%		Vs	IVe
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	39	23.7%		Ile	Ile
3201	Johnstown loam, 0 to 2 percent slopes	35.8	21.7%		Ilc	I
5942	Duroc loam, 0 to 1 percent slopes	21.9	13.3%		Ilc	I
1502	Altvan loam, 1 to 3 percent slopes	21.6	13.1%		IIle	IIle