

LAND FOR SALE

Cheyenne County Dryland



Location: 8 miles southwest of Sidney, Nebraska on Hwy. 19, just north of the Colorado border.

Legal Description: Part of the SE1/4 of Section 13, lying East of Hwy.19 -T12N-R51W of the 6th P.M., Cheyenne County, Nebraska.

Acres: 155.7 Tax Assessed Acres.

Taxes: \$924.58 taxes for 2010.

Land Use: 134.7 acres of non-irrigated cropland and 20.1 acres of CRP with an annual payment of \$900 expiring in 2022 and 2023.

FSA Info: Wheat base - 76.4 acres at 34 bushels direct yield. Barley base - 12.6 acres at 37 bushels direct yield.

Soils: 77.2% Class II Johnstown Loam, 8.2% Class III Rosebud and Altvan Loam and 14.6% Class V Sidney-Canyon Complex.

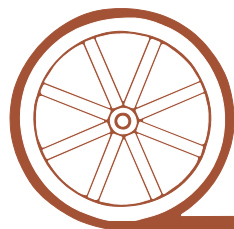
Price: \$165,000

Comments: This excellent wheat ground located just off the highway has 20 acres enrolled in the CRP tree program providing habitat for pheasants. Colorado wind turbine farm located just to the south.

Contact: Listing Agents: Roger Luehrs—308-631-2506—roger@agriaffiliates.com and Jerry Sloan—308-631-5520—jsloan@agriaffiliates.com
Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain at 308-534-9240.



Offered Exclusively By:



AGRI AFFILIATES, INC.

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

GERING OFFICE

P.O. Box 512
1915 10th Street
Gering, NE 69341

www.agriaffiliates.com

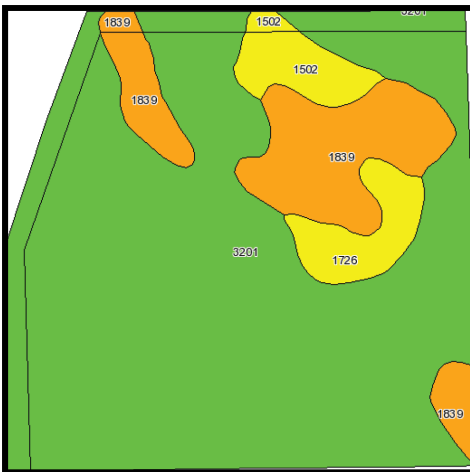
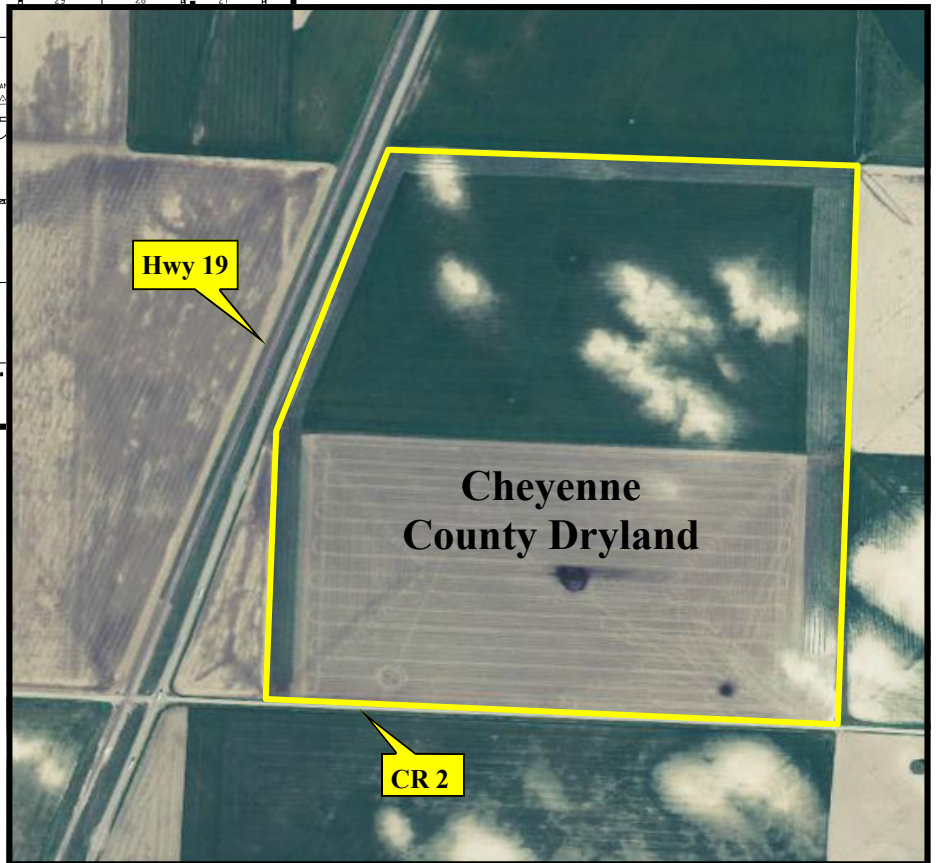
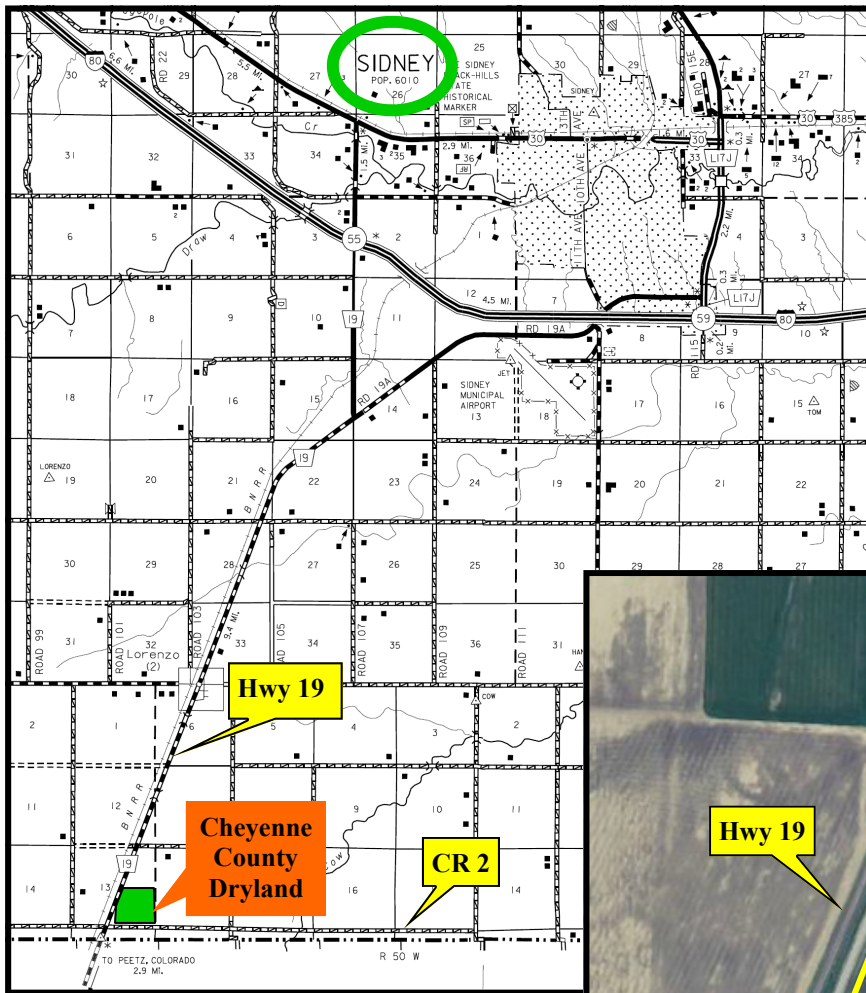
(308) 633-5505

Fax (308) 633-5507

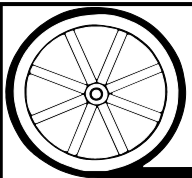
NORTH PLATTE OFFICE

(308) 534-9240

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	SRPG	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
3201	Johnstown loam, 0 to 2 percent slopes	119.5	77.2%		IIc	I	65	2.5	45	55	35	40
1839	Sidney-Canyon complex, 3 to 9 percent slopes	22.6	14.6%		Vs		25					28
1726	Rosebud loam, 1 to 3 percent slopes	6.6	4.3%		IIle	IIle	31	1.6		35		35
1502	Altvan loam, 1 to 3 percent slopes	6.1	3.9%		IIle	IIle	47			34		24
Weighted Average							57	2	34.7	45.3	27	37.4



AGRI AFFILIATES, INC.

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

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.