

# LAND FOR SALE

## Cheyenne County Dryland & Pasture



- Location:** 11 miles north of Lodgepole, Nebraska on County Road 44 and County Road 143.
- Legal Description:** Pt. of the N1/2N1/2 Section 1-T15N-R47W of the 6th P.M., Cheyenne County, Nebraska.
- Acres:** 105.42 tax assessed acres
- Taxes:** 2016 taxes payable in 2017 - \$1,124.96
- Land Use:** 75 acres currently in wheat stubble ready to be disced and farmed for 2018. 27 acres of pasture currently has no boundary fence on the west side.
- FSA Info:** 75.38 Ac. DCP Cropland - 31.9 Ac. Wheat Base at 50 Bu PLC Yield.
- Soils:** 58.8% Class II Keith loams; 7.2% Class III Keith & Alliance loams; 34% Class IV Rosebud loam & Rosebud Canyon complex.
- Price:** \$82,000
- Contact:** Mike Polk; Co-Listing Agent 308-539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)  
Roger Luehrs; Co-Listing Agent 308-631-2506 or [roger@agriaffiliates.com](mailto:roger@agriaffiliates.com)  
John Childears, Tony Eggleston, Brian Reynolds,  
Chase Dodson, Don Walker, Bruce Dodson

**Agri Affiliates—Providing Farm, Ranch Real Estate Services**



**Mike Polk,**  
Co-Listing Agent



**Roger Luehrs,**  
Co-Listing Agent

*Offered Exclusively By:*

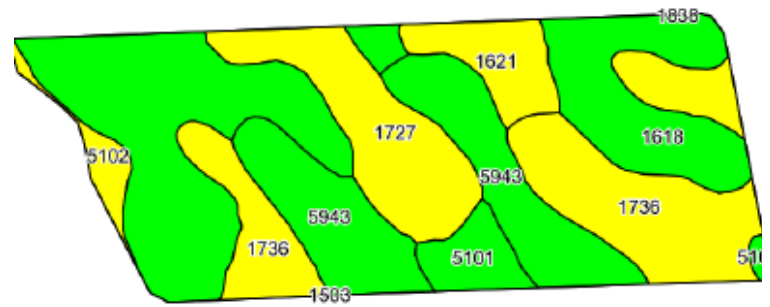
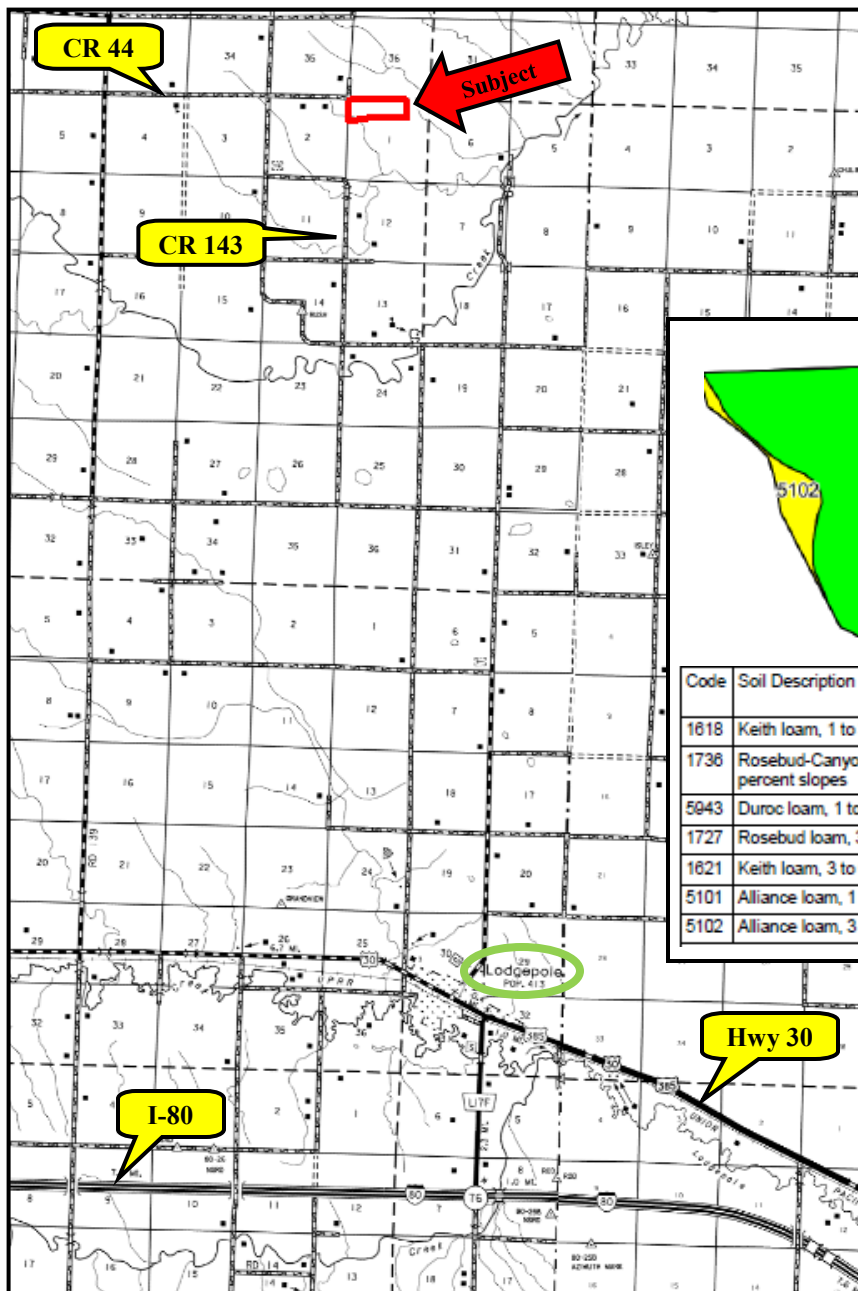


**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*

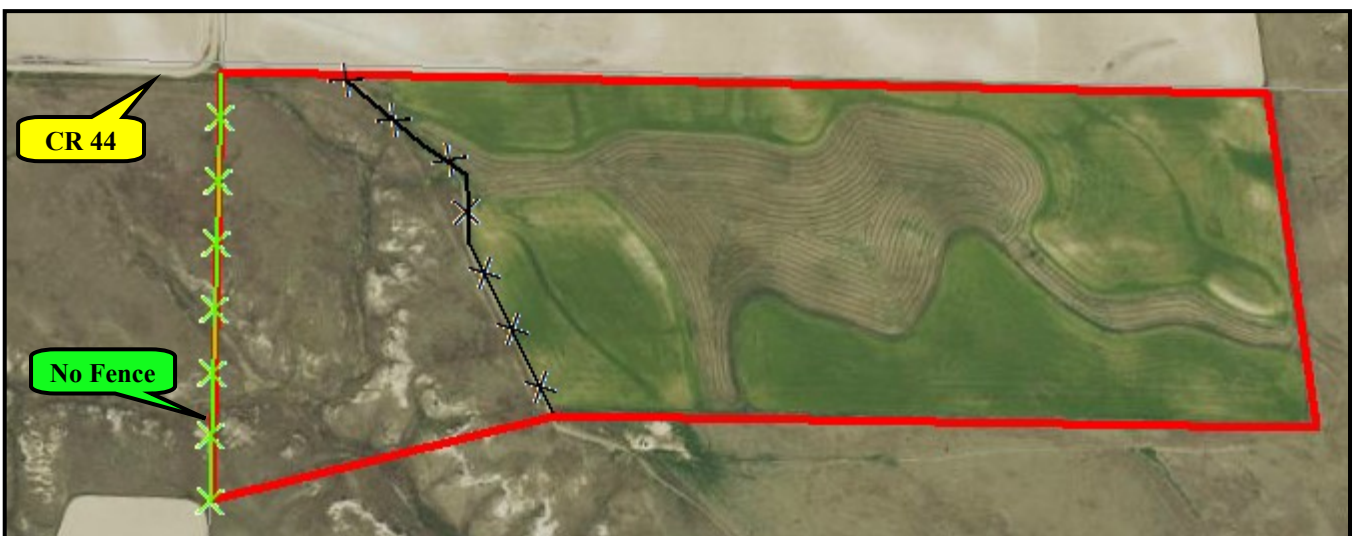
**NORTH PLATTE OFFICE**  
P.O. Box 1166  
I-80 & US Hwy 83  
North Platte, NE 69103  
[www.agriaffiliates.com](http://www.agriaffiliates.com)  
**(308) 534-9240**  
Fax (308) 534-9244

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c
1618	Keith loam, 1 to 3 percent slopes	26.97	35.8%		Ile
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	16.48	21.9%		IVe
5943	Duroc loam, 1 to 3 percent slopes	14.38	19.1%		Ile
1727	Rosebud loam, 3 to 6 percent slopes	9.17	12.2%		IVe
1621	Keith loam, 3 to 6 percent slopes	3.92	5.2%		IIIe
5101	Alliance loam, 1 to 3 percent slopes	2.92	3.9%		Ile
5102	Alliance loam, 3 to 6 percent slopes	1.54	2.0%		IIIe



**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*