

LAND FOR SALE

Niekum Farm - Updated

Location:

From Gurley, Nebraska the property is 2 miles east, and 1 mile north on CR #117 to the improvement site; or 2 miles north on US#385 and 2 miles east on CR #50. This location is 12 miles north of Sidney, the county seat.

Legal

Description:

Parcel 1 - NE1/4 Section 21 **Under Contract**; **Parcel 2** - All Section 22 except a cemetery in the northeast corner, and except a tract in the southwest corner; **Parcel 3** - building site in the southwest corner Section 22 **Under Contract**. T16N-R49W of the 6th PM, Cheyenne County, Neb.

Taxed Acres:

Parcel 1 - 164 assessed acres; **Parcel 2** - **607** estimated acres; **Parcel 3** - 20 estimated acres

Taxes:

2017 taxes: **Parcel 1** - \$1,689; **Parcel 2** - \$7,100 estimated ; **Parcel 3** - \$950 estimated

Land Use:

Niekum Farm is entirely dryland cropland; 245.5 acres growing winter wheat on Parcel 2.

FSA Info:

776.4 cropland acres: 374.3 acres wheat base at 47 Bu PLC (48.2% base)

Soils:

Parcel 1 is 80% Class II Duroc Loam, 0-1 % slope, 10% Class III;
Parcel 2 is 67% Class II, 24% Class III soils.

Lease:

Cash lease for 2018 season can be assumed or full possession following crop harvest. House includes immediate possession.

Price:

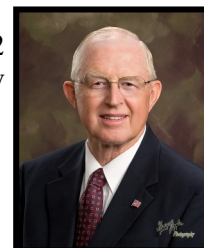
Parcel 1 - \$162,000; **Parcel 2** - **\$566,000**; **Parcel 3 House** - \$75,000

Comments:

Outstanding dryland cropland with excellent location on county gravel road just 2 miles off of US#385. Excellent soils and productivity. Nice older home with new siding, roof and windows; older grain bins; very nice 2,300 sq ft high-pitched quonset with full concrete floor. **Parcels 1 & 3 under contract.**

Contact:

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