

# LAND FOR SALE

## CHEYENNE COUNTY DRYLAND



### Location:

**Parcel #1:** 9 miles west of Dalton, NE on County Rd. 56, 2 miles south on Rd. 93, and 1 mile west on Rd. 52.- **UNDER CONTRACT**

**Parcel #2:** 13 miles west of Dalton, NE on County Rd. 56 - **Available**

### Legal Description:

**Parcel #1:** Pt. S1/2SW1/4 & SE1/4 (except 21 Ac. Building site in SE corner) Sect.9 T16N-R51W of the 6th P.M., Cheyenne County, Nebraska

**Parcel #2:** SW1/4 Sect. 32 T17N-R51W of the 6th P.M., Cheyenne County, Nebraska.

### Taxed Acres:

**Parcel #1:** 200 Tax Assessed Acres

**Parcel #2:** 156.7 Tax Assessed Acres

### Taxes:

**Parcel #1:** \$1,909.00 2018 RE taxes payable in 2019

**Parcel #2:** \$1,589.76 2018 RE taxes payable in 2019

### Land Use:

Entirely Dryland Cropland

### FSA:

**Parcel #1:** 205.16 ac. Cropland;  
142.5 ac. wheat base 39 bu. PLC yield

**Parcel #2:** 140.99 ac. expired CRP cropland;  
11.68 ac. grass



### Price:

**Parcel #1:** \$180,000 - **UNDER CONTRACT**

**Parcel #2:** \$100,000- **PRICE REDUCED!**

### Comments:

There are 2 very good parcels of dryland cropland with excellent access on county gravel roads.

Parcel #1 is currently - **UNDER CONTRACT** Parcel #2 - **Available**

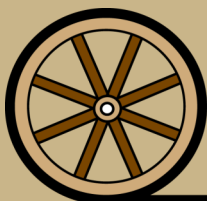
### Contact:

**Mike Polk, Listing Agent 308-539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)**

John Childears, Roger Leuhrs, Don Walker, Tony Eggleston,  
Brian Reynolds, Bruce Dodson, Chase Dodson



**Mike Polk**  
Listing Agent



*Offered Exclusively By:*

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

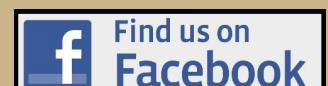
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**NORTH PLATTE OFFICE**

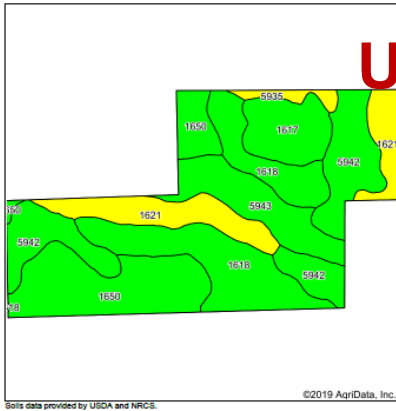
P.O. Box 1166  
401 Halligan Drive  
North Platte, NE 69103  
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**(308) 534-9240**

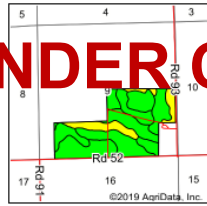
Fax (308) 534-9244



# Parcel 1

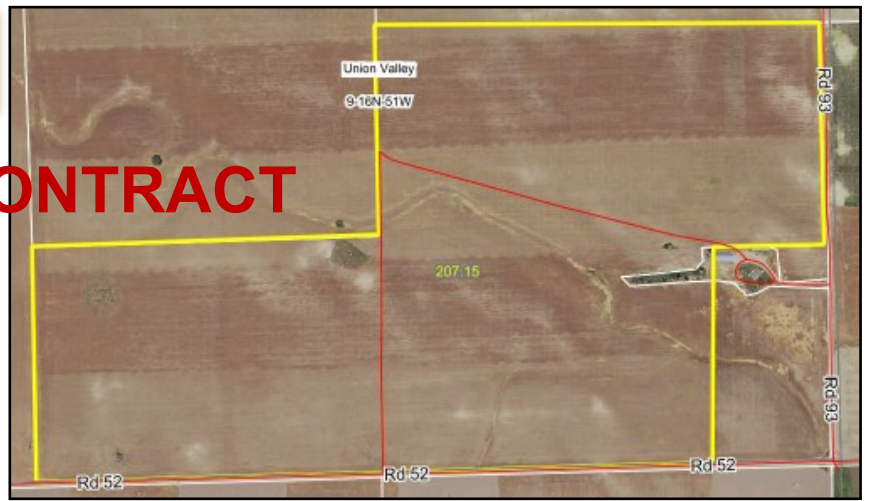


**UNDER CONTRACT**



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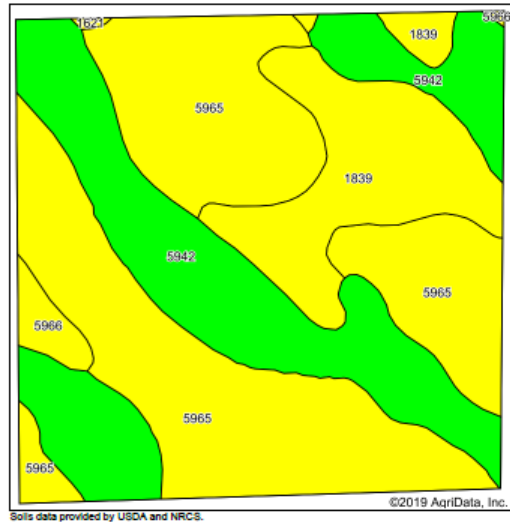
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Area Symbol: NE033, Soil Area Version: 18

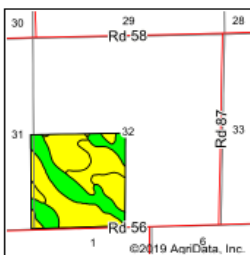
Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class °C	Irr Class °C	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay	Winter wheat	Winter wheat fallow
1618	Keith loam, 1 to 3 percent slopes	48.85	23.6%		IIIc	IIIc	1727	63			40
1660	Kuma loam, 0 to 1 percent slopes	44.80	21.6%		IIc	IIc	1703	58			40
5942	Duroc loam, 0 to 1 percent slopes	42.01	20.3%		IIIc	IIIc	2450	56			
1621	Keith loam, 3 to 6 percent slopes	29.42	13.7%		IIIc	IIIc	1703	61			31
5943	Duroc loam, 1 to 3 percent slopes	22.63	10.9%		IIIc	IIIc	2450	54			45
1617	Keith loam, 0 to 1 percent slopes	17.20	8.3%		IIIc	IIIc	1307	64	2		42
5935	Creighton very fine sandy loam, 3 to 6 percent slopes	3.44	1.7%		IIIc	IIIc	1700	49			34
Weighted Average								1913.7	59.1	0.2	21.8
											8.4

# Parcel 2



Area Symbol: NE033, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class °C	Irr Class °C	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay	Winter wheat	Winter wheat fallow
5965	Jayem fine sandy loam, 0 to 3 percent slopes	75.09	49.1%		IIIc	IIIc	1789	50	1		32
5942	Duroc loam, 0 to 1 percent slopes	49.50	32.4%		IIc	IIc	2450	56			
1839	Sidney-Canyon complex, 3 to 9 percent slopes	25.20	16.5%		IVc	IVc	1475	25			15
5966	Jayem fine sandy loam, 3 to 6 percent slopes	2.91	1.9%		IVc	IIIc	1795	44	1		27
1621	Keith loam, 3 to 6 percent slopes	0.20	0.1%		IIIc	IIIc	1703	61			31
Weighted Average								1961.3	47.7	0.6	18.7



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