

LAND FOR SALE

Krusemark Farm Cheyenne County



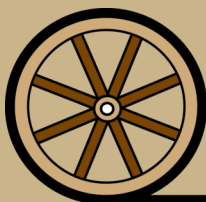
- Location:** The Farm is in far southwest Cheyenne County. Good county gravel road access is 19 miles west of Sidney, Nebraska bordered on the east by County Road 73 and on the north by County Road 12.
- Description:** All Section 26 except the S1/2SW-T13N-R53W of the 6th PM in Cheyenne County, Nebraska.
- Acres/Taxes:** 561 tax assessed acres; 2018 taxes \$2,950 total.
- Soils:** 40% Class II loams, 25% Class III and 35% Class VI.
- FSA Info:** 516.4 cropland acres: 251 acres Wheat Base at 34 bu PLC yield. Farmed in strips north to south. Approximately 35 additional acres could be developed to cropland.
- Buildings:** Older buildings do not contribute value.
- Comments:** Excellent access to gently undulating cropland. Additional cropland acres could be developed. West boundary is Kimball county line. Owner to receive 1/3 Landlord share in 2019 planted wheat; full possession on remainder of property.
- Price:** \$360,000 Cash

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John Childears,
Listing Agent

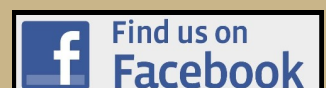
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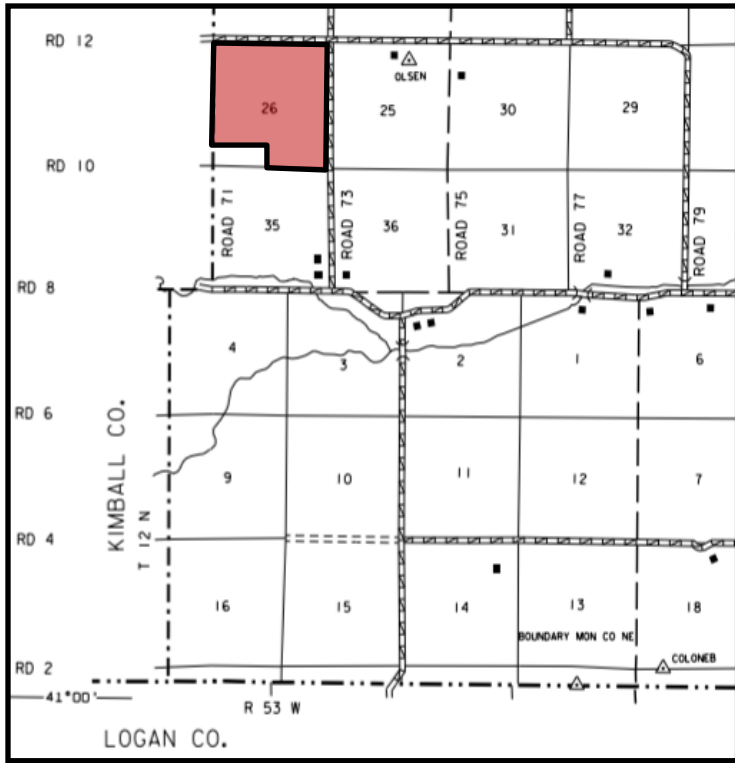


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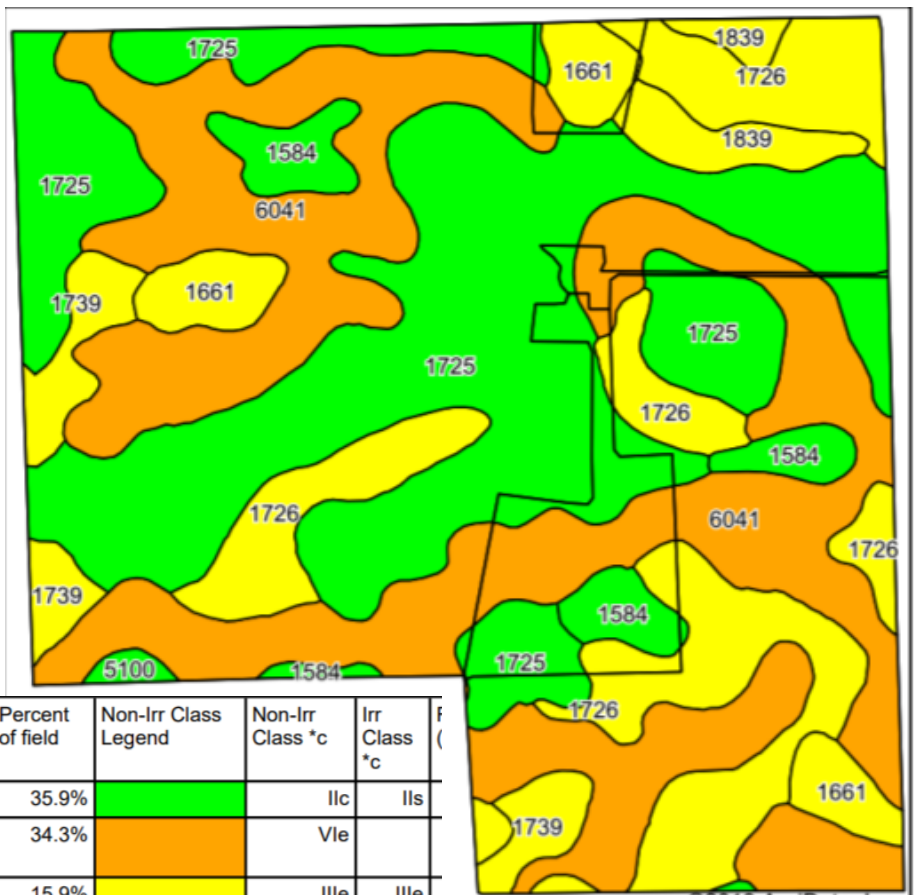
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	f (
1725	Rosebud loam, 0 to 1 percent slopes	202.03	35.9%		IIc	IIIs	
6041	Tassel-Blanche sandy loams, 3 to 9 percent slopes	193.22	34.3%		VIe		
1726	Rosebud loam, 1 to 3 percent slopes	89.32	15.9%		IIIe	IIIe	
1661	Lodgepole silt loam, frequently ponded	21.23	3.8%		IIIw	IVw	
1584	Goshen silt loam, 0 to 1 percent slopes	20.69	3.7%		IIc	Iw	
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	20.17	3.6%		IIIe	IIIe	
1839	Sidney-Canyon complex, 3 to 9 percent slopes	12.53	2.2%		IVe		
5100	Alliance loam, 0 to 1 percent slopes	1.99	0.4%		IIc	Iw	
1744	Rosebud-Hemingford loams, 0 to 1 percent slopes	1.51	0.3%		IIIc	IIIs	