

**LAND FOR SALE**  
**CHEYENNE COUNTY**  
**159.45+/- ACRES**  
**\$103,500**

**DESCRIPTION:** For the investor or farmer, this is a nice quarter section consisting of 159.45 acres total taxable acres/154.97 acres of CRP cropland located in northern Cheyenne County, Nebraska. The existing CRP contract will expire in fall of 2021. The current annual payment is \$32.03 per acre. Good soils on property would lend itself to go back into crop production, or it may be possible to renew into another 10-year CRP contract.

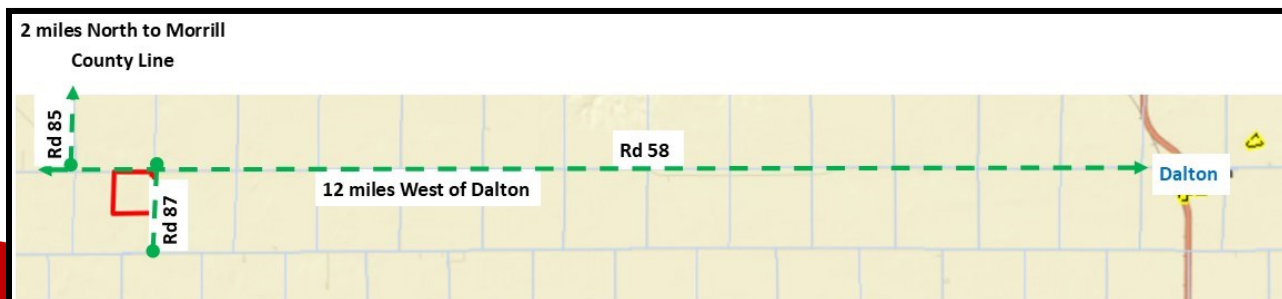
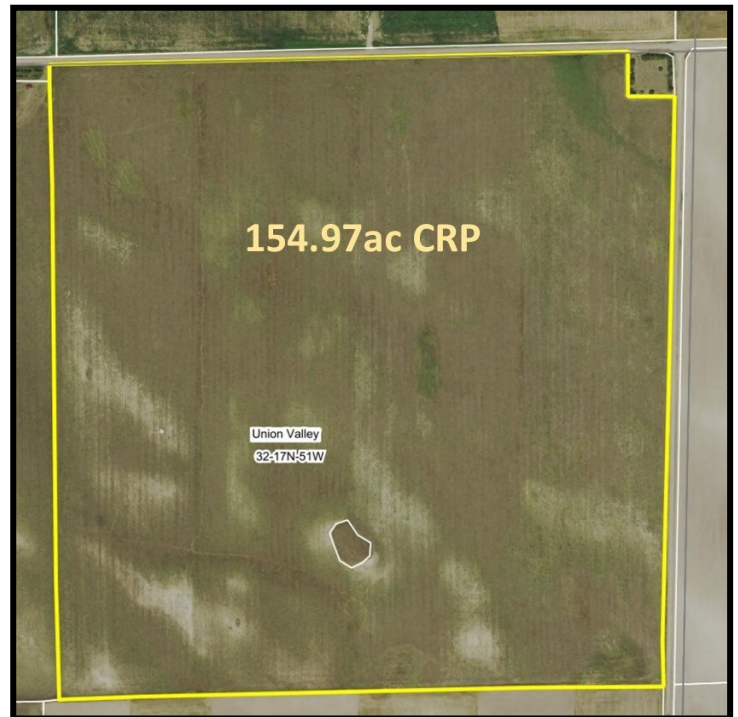
**LEGAL:** The Northeast Quarter (NE4) except 1 acre tract in the Northeast Quarter of the Northeast Quarter (NE4NE4) of Section Thirty-Two (32), Township Seventeen (17), Range Fifty One (51) West of the 6th P.M., Cheyenne County, Nebraska .

**LOCATION:** From Sidney, Nebraska, and Interstate I-80, go north on US Hwy 385 approximately 21 miles, then west on good gravel roads approximately 12 miles. Property is bounded on two sides by good gravel roads.

**SOILS:** Approximately 41% of soils are Class II consisting of Alliance Loam, Keith loam, Duroc loam, and Rosebud loam. 34% are Class III including Jayem Fine Sand, sloping Alliance loam. Remainder 25% is Class IV with 3 to 6 percent slope.

**2019 TAXES:** \$1,115.04

**POSSESSION:** Possession at closing



**Randy Clavel**  
Associate Broker

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