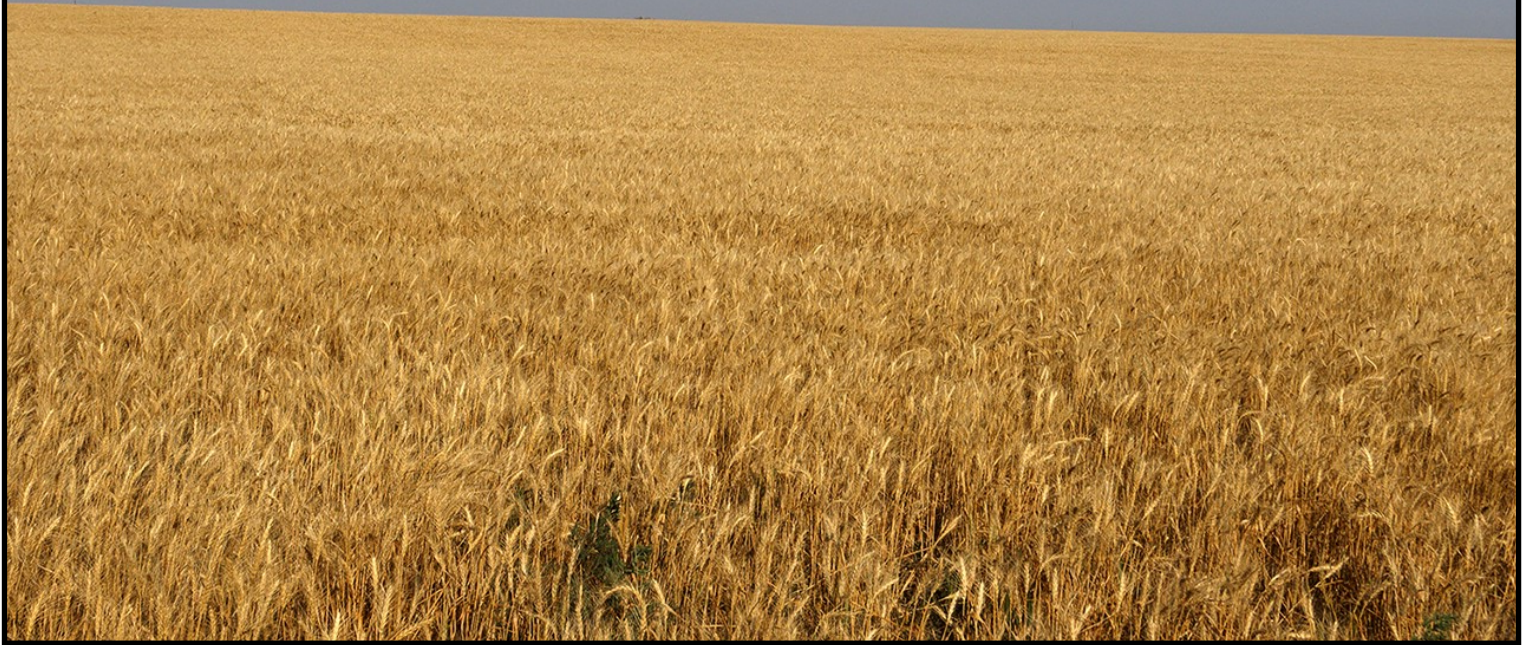


LAND FOR SALE

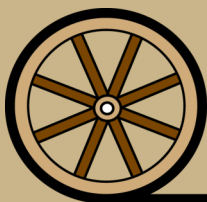
DALTON DRYLAND



- Location:** 3 miles west of Dalton, Nebraska on County Road 58 & 1/4 mile south on County section line minimum maintenance road.
- Legal Desc.:** A surveyed tract in NE1/4 Section 35-T17N-R50W of the 6th P.M., Cheyenne County, NE
- Acres/Taxes:** 99.94 surveyed acres; 2020 taxes payable in 2021 (approximately) \$783.00 currently combined with the rest of NE1/4
- FSA Info:** 90.2 cropland acres with 45.24 ac. wheat base @ 33 bu./ac. yield; 9.4 ac. corn base @ 101 bu./ac. yield. (Presently combined with rest of NE1/4, subject to FSA approval of current owner designation)
- Soils:** 72.8% Class II - Alliance, Kuma & Keith loams; 26.4% Class III Alliance & Rosebud loams; .9% Sidney Canyon Complex
- Price:** **\$95,000**
- Comments:** This is a nice tract of good farm land with good access off county road, just 3 miles west of Dalton, NE Immediate possession upon closing.
- Contact:** **Mike Polk - 308.539.4446 - mike@agriaffiliates.com**
Roger Luehrs, Logan Woodward, Don Walker, Bruce Dodson, Chase Dodson



Mike Polk
Listing Agent
308-539-4446

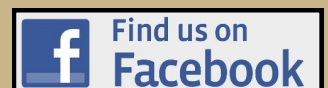


Offered Exclusively By:

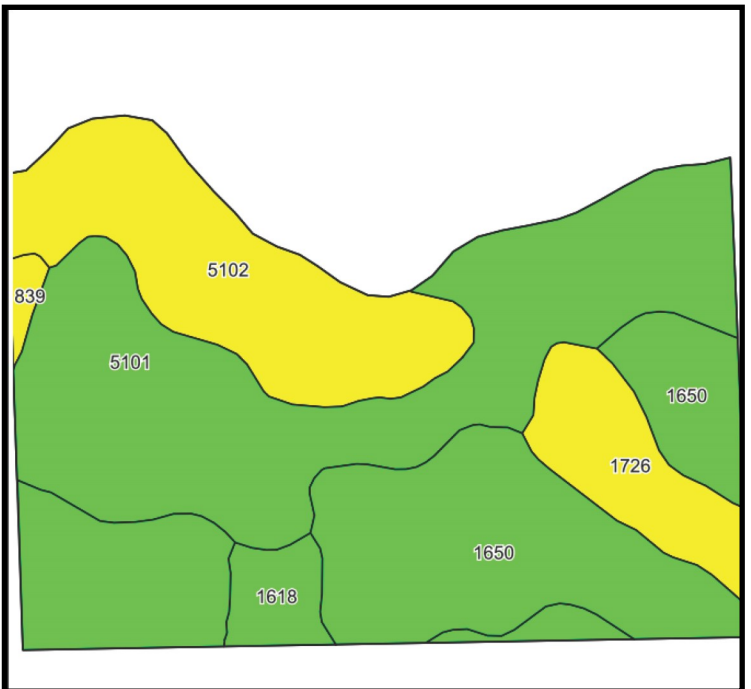
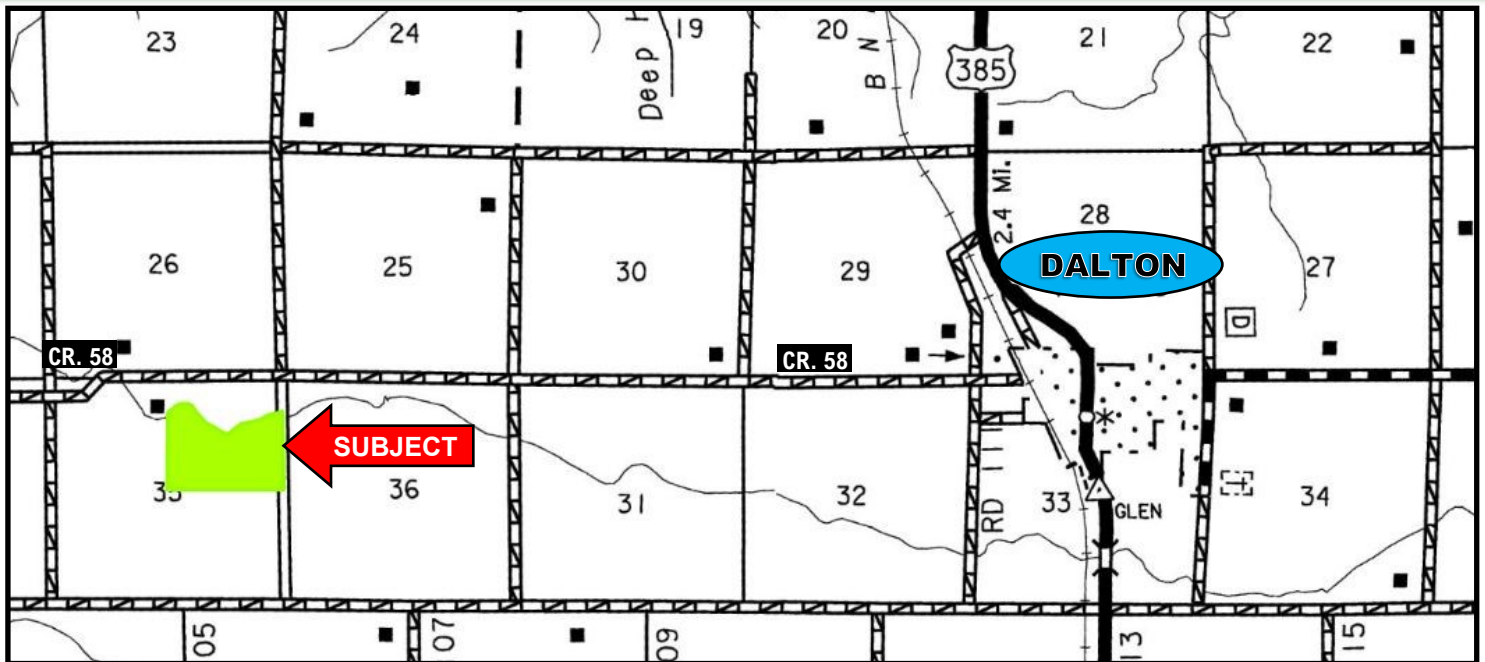
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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.

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Location & Maps



Area Symbol: NE033, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn Irrigated	Winter wheat	Winter wheat Irrigated	Winter wheat fallow
5101	Alliance loam, 1 to 3 percent slopes	35.54	35.7%		Ile	Ile	1703	61	140	41		
1650	Kuma loam, 0 to 1 percent slopes	33.09	33.2%		IIc	Iw	1703	58	144	40	79	
5102	Alliance loam, 3 to 6 percent slopes	18.40	18.5%		IIIe	IIIe	1700	57	130	36		
1726	Rosebud loam, 1 to 3 percent slopes	7.72	7.7%		IIIe	IIIe	1703	31	124	28	62	
1618	Keith loam, 1 to 3 percent slopes	4.14	4.2%		Ile	Ile	1727	63	134			40
1839	Sidney-Canyon complex, 3 to 9 percent slopes	0.78	0.8%		IVe		1475	25		15		
Weighted Average							1701.7	56.7	136.9	36.8	31	1.7