

LAND FOR SALE



Don Walker

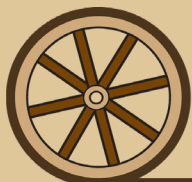


Mike Polk

CHEYENNE COUNTY DRY CROPLAND

LOCATION:	1.5 miles west of Sunol, Nebraska on Highway 30 to County Road 131; then 6 miles north on County Road 131.
LEGAL DESCRIPTION:	Part S1/2N1/2 Section 27-T15N-R48W of the 6th PM (excluding a surveyed tract approx. 13.21 Ac) in Cheyenne County, NE
ACRES:	146.43 surveyed acres
TAXES:	2021 Taxes Payable in 2022: \$1,300.00 (approx)
PRICE:	\$150,000
LAND USE:	130 acres Dry Cropland; 15 acres Grass
FSA INFO:	130 DCP Cropland. Approx 51 Ac Wheat Base @ 35 BU PLC yield; Approx. 9 Ac Corn Base @ 100 Bu PLC yield.
SOILS:	71.4% Class II & III Duroc & Alliance Loams; 24.2% Altvan Loam, Altvan-Dix Complex & Sidney-Canyon Complex; and 4.4% Bankard Loamy Fine Sand.
POSSESSION:	At closing subject to current cash lease to tenant for 2023 crop season.
COMMENTS:	Nice piece of dryland with good county road access.
CONTACT:	Mike Polk, Listing Agent 308-539-4446 mike@agriaffiliates.com Don Walker, Listing Agent 308-764-7175 donw@agriaffiliates.com Bruce Dodson, Chase Dodson, Brian Reynolds, Bonnie Downing

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.

MAPS + IMAGES

