

LAND FOR SALE



Jerry Weaver, AFM

Wegener Farms | Cheyenne County Pasture & Cropland

LOCATION:	From Sidney, NE, 10 miles West on Road 20 to Road 91 to NE corner of the section.
LEGAL DESCRIPTION:	All section 5-T13N-R51W of 6th P.M. Cheyenne County, Nebraska
ACRES:	640.6 tax-assessed acres
PRICE:	\$489,000 PRICE REDUCED! \$459,000.00
TAXES:	2022 taxes are \$3,196.48
LAND USE:	Assessor records show 212.18 cropland acres and 424.42 acres of pasture land.
ACCESS:	Property has excellent county road access from Road 20 along the North boundary and Road 18 to the SE corner of the property.
FSA INFO:	212.2 acres cropland with 105.3 acres wheat base at PLC yield of 33 bu./ac.
MINERAL RIGHTS:	Any owned mineral rights will pass to the buyer.
FENCING & WATER SITE:	Property has mostly 3 and some 4 wire barbwire fence in fair condition. Windmill and 20ft tank water site.
POSSESSION:	Property is leased for 2023 year; however, possession of pasture and wheat stubble may be negotiable, depending on closing date. Pasture land is cash leased and cropland 1/3 to owner crop share lease. Approximately 90 acres currently in growing wheat.

LISTING AGENT:

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Bruce Dodson, Don Walker, Bonnie Downing, Chase Dodson, Mike Polk, Brian Reynolds

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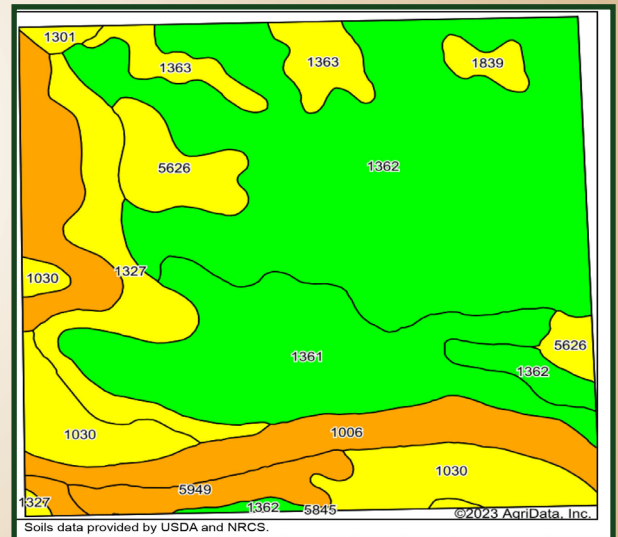


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SOILS & LOCATION MAPS



Nice section with 33% cropland and 67% pasture.
Good county road access, near Sidney, NE



SOILS: Cropland soils are 70% Class II Bridget very fine sandy loam and 28% Class III Bridget, Duroc and Bankard fine sandy loams.