

LAND FOR SALE



Cheyenne Co. Dryland & Home

161 ± ACRES | CHEYENNE COUNTY, NEBRASKA



Mike Polk



Jerry Weaver

LISTING AGENTS:

MIKE POLK

C: (308) 539.4446 E: Mike@AgriAffiliates.com

JERRY WEAVER, AFM

C: (308) 539.4456 E: Jerry@AgriAffiliates.com

Don Walker, Bruce Dodson, Chase Dodson, Bonnie Downing

View Full Brochure
& Listing



Offered exclusively by:

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

North Platte, NE • AgriAffiliates.com • 308.534.9240

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.



PROPERTY INFORMATION

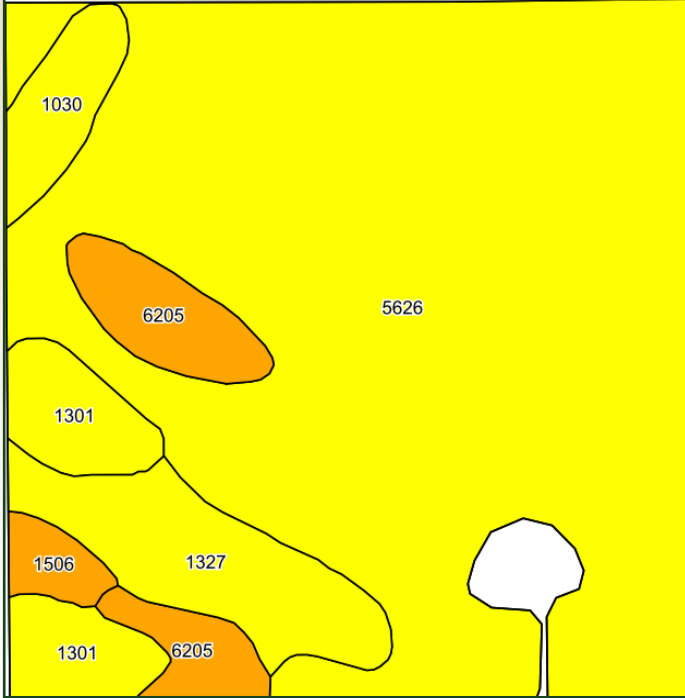
LEGAL DESCRIPTION:	SE1/4 Section 18-T13N-R51W <i>* West Of the 6th P.M. Cheyenne County, Nebraska.</i>
ADDRESS:	8788 Road 14, Sidney, NE 69162
LOCATION:	9 miles west of Sidney, NE on CR 20, then 3 miles south on CR 93 and 2 miles west on CR 14 to southeast corner of the property.
ACRES & TAXES:	161.46 Tax-assessed Acres \$2,236.34 2022 Real Estate Taxes
NRD:	South Platte Natural Resources District
LAND USE:	Assessor records indicate 156.75 ac. cropland; 2.71 ac. home site and 2 ac. county road.
SOILS:	87.1% Class III Duroc Silt Loam, Bayard Fine Sandy Loam & Glenburg Fine Sandy Loam; 7.3% Class IV Bayard Fine Sandy Loam (3-6% slope) and Altvan-Dix Complex; 5.6% Class VI Epping-Mitchell Complex.
FSA INFORMATION:	155.25 ac. DCP Cropland with 151.3 ac. wheat base and 34 bu. PLC yield.
MINERAL RIGHTS:	Any owned mineral rights will pass to the buyer.
POSSESSION:	Immediate possession upon closing, subject to farmland lease through April 30th, 2026. Purchaser to receive landlords cash rent for 2024 and 2025.
BUILDING SITE:	See Page 4-7 for more information
PRICE:	\$305,000.00



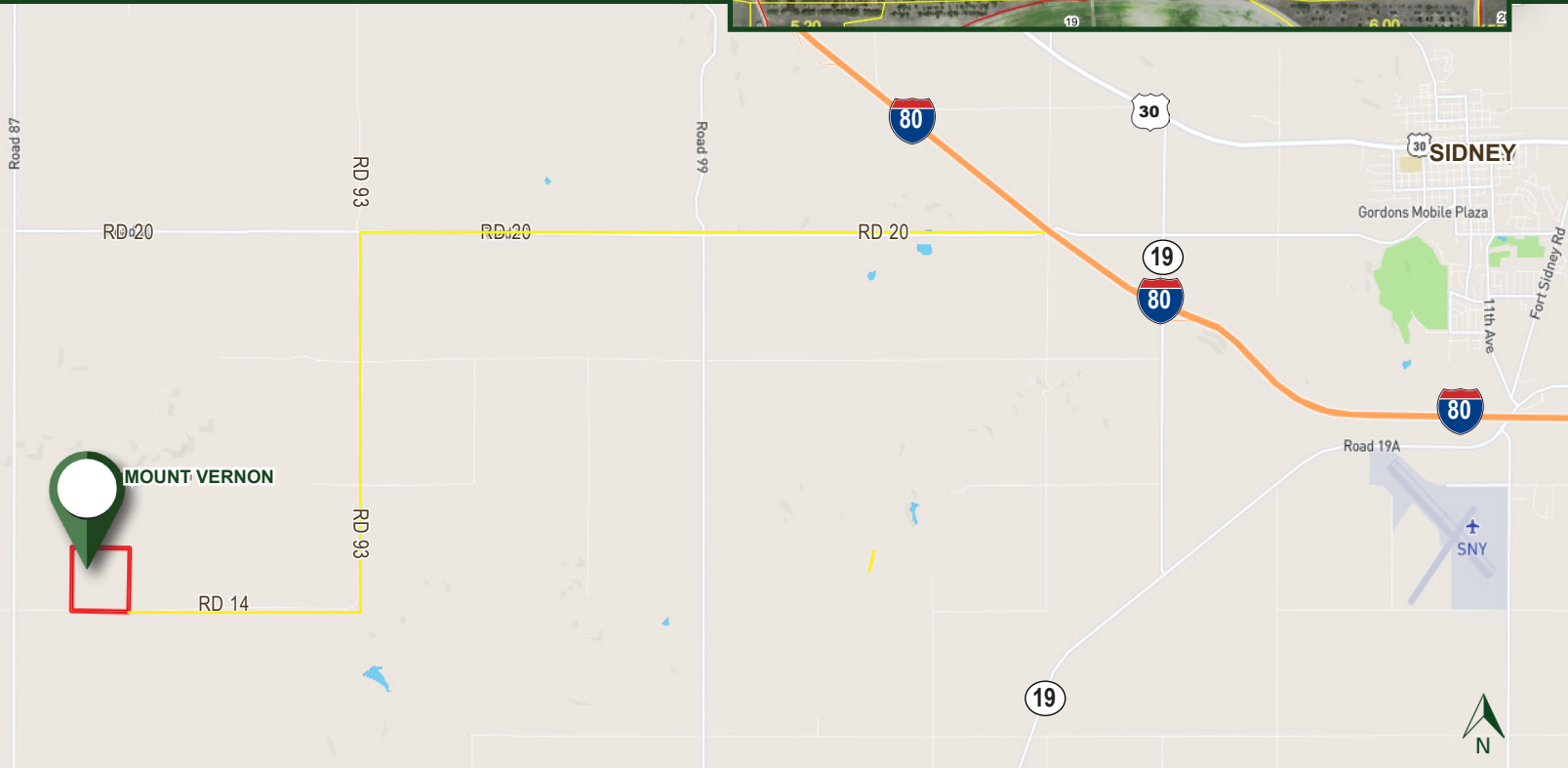
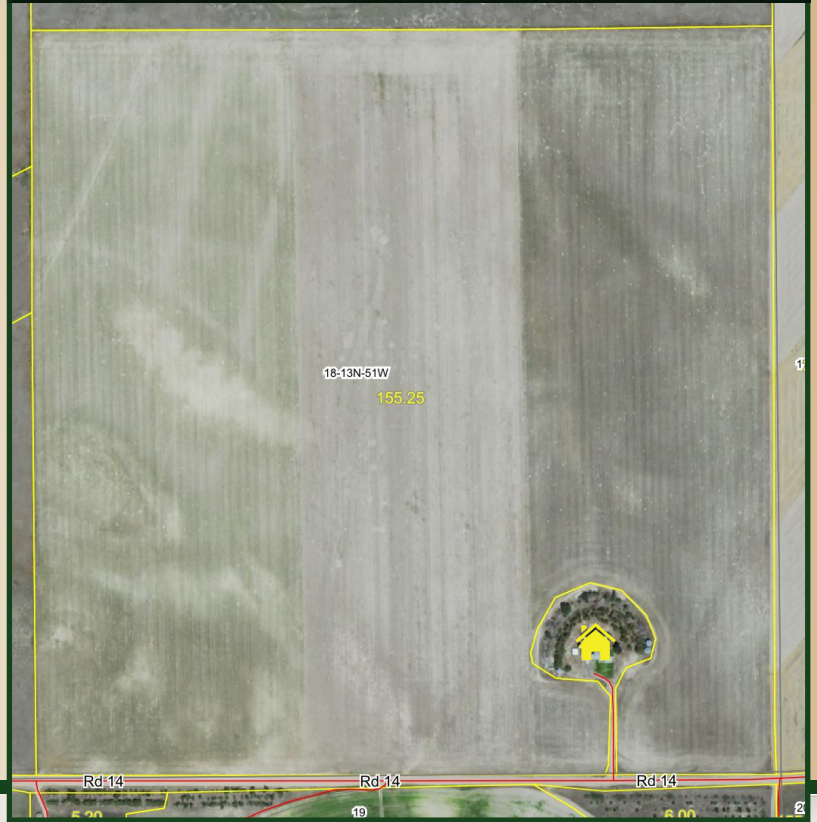
AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

LOCATION & MAPS

SOILS MAP



AERIAL MAP





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



Home Property Details

BED ROOMS	2 upstairs; 2 downstairs
BATH	2 ½
SQUARE FOOTAGE	Assessors report shows 1,482 sq. ft. upstairs; 1,392 sq. ft. downstairs
BASEMENT	Walk-out Basement with Family Room, 2 Bed Rooms, plus Bonus Room!
DETACHED GARAGE(S)	1 Car; 280 SQ. FT. Lean-to Garage Steel Farm Utility Shelter w/ Garage Door
OUTBUILDINGS	3,000 bu. Grain Bin, plus 2 add. Grain Bins on the property (owned by tenant)
YEAR BUILT	1930, w/ Newer Addition
<ul style="list-style-type: none">• Kitchen• Dining Room• Living Room• Newer Family Room addition w/ Fireplace• 20 KW Propane Generator for back-up electricity• Attic• Lots of Storage• Fenced Yard• Central Air Conditioner	



Dining/Breakfast Nook



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

HOME PROPERTY IMAGES | UPSTAIRS



Kitchen



Dining



**Master Bedroom &
Bathroom with Jacuzzi
Bathtub**



Family Room, upstairs



Second Bedroom, upstairs



Second Bathroom

HOME PROPERTY IMAGES | DOWNSTAIRS



Basement Storage



Bonus Room in Basement



Den in walk-out Basement



Basement Bedroom



1/2 Bath & Laundry Rooms in Basement



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

HOME PROPERTY IMAGES | OUTBUILDINGS



1 Car Garage & 1 Car Lean-to



Third Garage or Storage Building

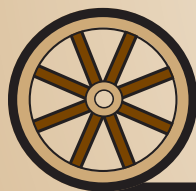


3,000 Bu. Grain Bin

*Excellent farm ground with
county road access!*

**House is in above average condition
& move in ready!**

Buyer takes immediate possession on closing, subject to farmland lease.



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

North Platte, NE • AgriAffiliates.com • 308.534.9240



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

401 Halligan Dr. | P.O. Box 1166
North Platte, NE 69103-1166
308.534.9240
AgriAffiliates.com