

# LAND FOR SALE

## Miller Dryland Parcel 2

318 ± ACRES | CHEYENNE COUNTY, NEBRASKA

**Excellent dryland with county road access on the north side of property.**



Mike Polk



Roger D. Luehrs, DVM

### LISTING AGENT:

**MIKE POLK**

C: 308.539.4446 | E: [Mike@AgriAffiliates.com](mailto:Mike@AgriAffiliates.com)

**ROGER D. LUEHRS, DVM**

C: 308.631.2506 | E: [Roger@AgriAffiliates.com](mailto:Roger@AgriAffiliates.com)

Bruce Dodson, Chase Dodson, Bonnie Downing, Jerry Weaver,  
Don Walker

[View Full Brochure  
& Listing](#)

Offered exclusively by:

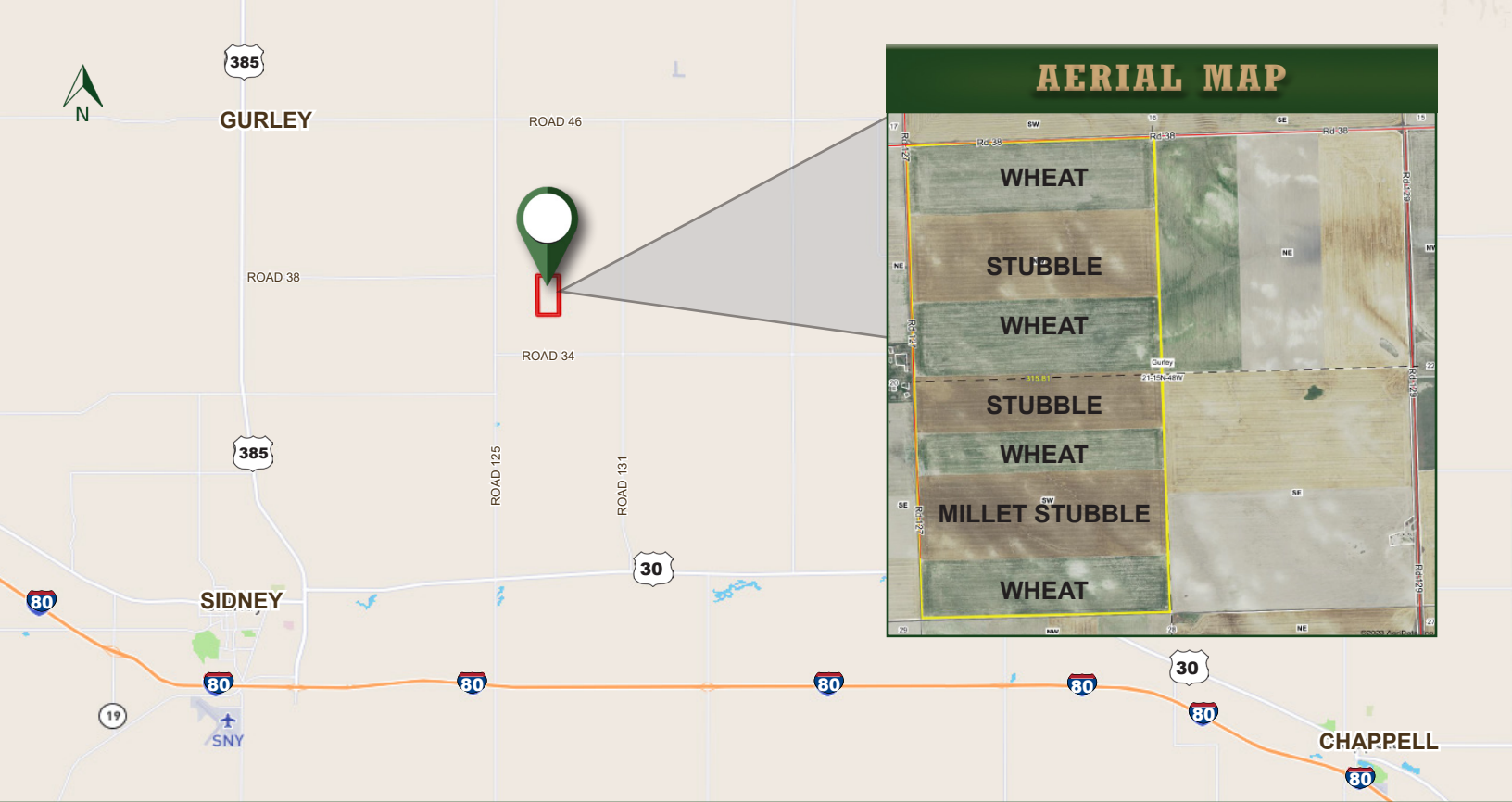


**AGRI AFFILIATES, INC.**  
*Providing Farm & Ranch Real Estate Services*

**North Platte, NE • [AgriAffiliates.com](http://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

### LOCATION:

**From Gurley, NE:** 3.7 miles south, via HWY 385 and 7 miles east via Road 38—to the northwest corner of the property. Access to the southwest corner via Road 36.

**From Sidney, NE:** 7.3 miles north, via HWY 385 to Road 36, or 8.3 miles to Road 38.

### LEGAL DESCRIPTION:

*W1/2 Section 21-T15N-R48W*

*\*West of the 6th P.M. in Cheyenne County, Nebraska.*

### ACRES & TAXES:

318.23 Tax Assessed Acres

2022 Taxes due in 2023: \$2,784.96

### SOILS:

81% Class II Keith, Duroc, Kuma, Alliance and Duroc Loams; 9.3% Class III Alliance Loam; 9.7% Class IV Sidney-Canyon Complex.

### LAND USE:

Dryland—currently winter wheat, wheat stubble and millet stubble.

### FSA:

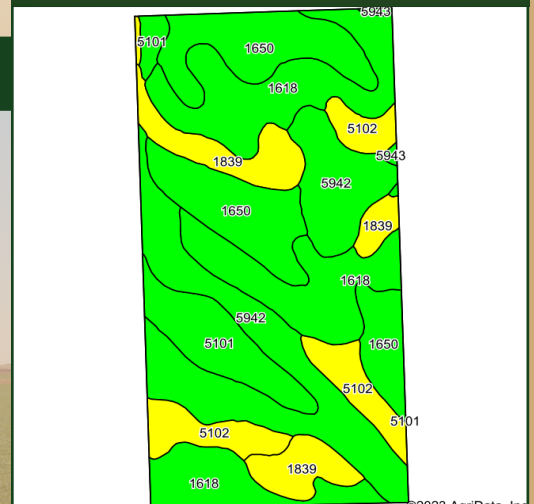
316.23 ac. Cropland

158.6 ac. Wheat Base PLC Yield 35

### PRICE:

**\$365,000.00**

## SOIL MAP



**AGRIAFFILIATES.COM**



©2023 AgriData, Inc.