

LAND FOR SALE



Miller Dryland Parcel 1

277 ± ACRES | CHEYENNE COUNTY, NEBRASKA

**Excellent dryland with county road access on
3 sides of the property.**



Mike Polk



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LISTING AGENT:

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**View Full Brochure
& Listing**

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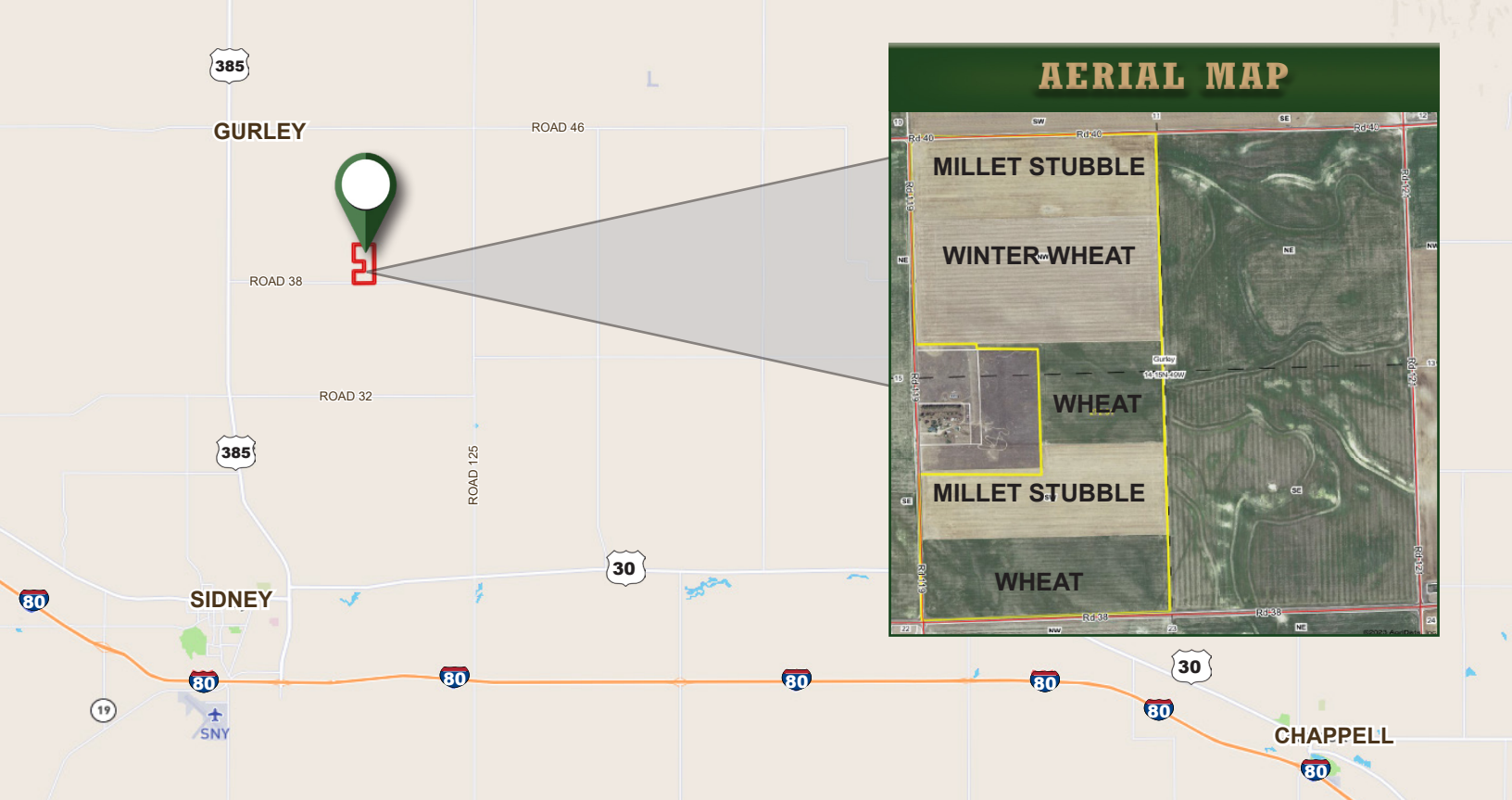


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Providing Farm & Ranch Real Estate Services

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PROPERTY INFORMATION

LOCATION:

From Gurley, NE: 2.7 miles south, via HWY 385 and 3 miles east via Road 40—to the northwest corner of the property. Access to the southwest corner via Road 38.

From Sidney, NE: 8.3 miles north, via HWY 385 to Road 38, or 9.3 miles to Road 40.

LEGAL DESCRIPTION:

W1/2, EXCEPT TRACT, Section 14-T15N-R49W
*West of the 6th P.M. in Cheyenne County, Nebraska.

ACRES & TAXES:

277.87 Tax Assessed Acres
2022 Taxes due in 2023: \$2,338.70

SOILS:

87.5% Class II Kuma, Alliance, Duroc & Keith Loams; 12.3% Class III Rosebud and Alliance Loams.

LAND USE:

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

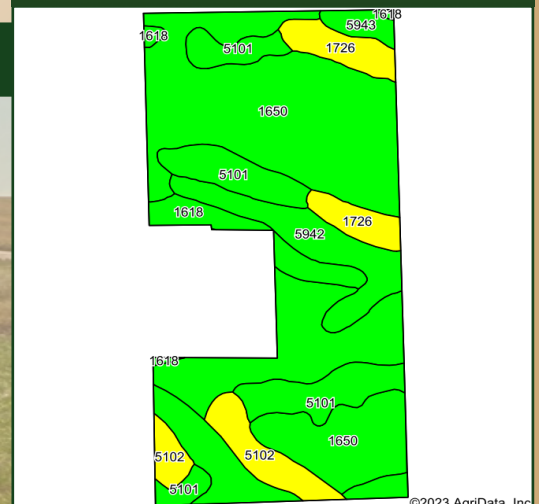
FSA:

272.45 ac. Cropland
130.8 ac. Wheat Base PLC Yield 56

PRICE:

\$325,000.00

SOIL MAP



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