

# LAND AUCTION



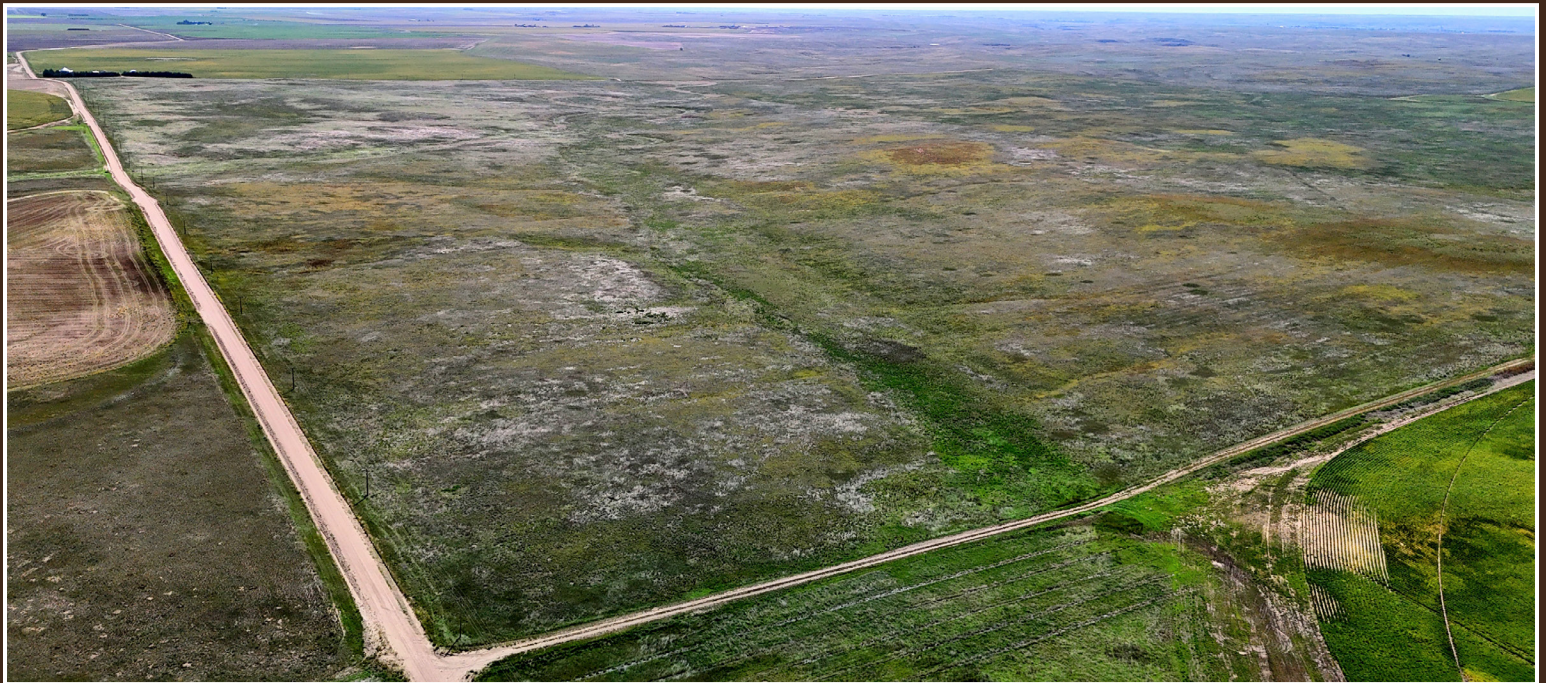
## 641.5 AC± | 1 TRACT | CHEYENNE CO, NE

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 10/23/24 | **AUCTION TIME:** 9 AM MT

**AUCTION HELD AT:** BEST WESTERN PLUS  
645 CABELA DRIVE, SIDNEY, NE 69162

Investment CRP property and irrigation water well in close proximity to Interstate I80. There are 631.4 +/- acres enrolled into CRP, paying \$12,957 annually through 2030. The Conservation Reserve Program presents a unique investment opportunity, combining financial returns with recreational possibilities. The CRP program is managed to enhance environmental health and quality, making this property not only a wise financial investment but also a contributor to agricultural practices. Once the current CRP contract expires, there is a potential to turn the acreage back into tillable production as the soils consist of mostly Class III & Class IV. Crops grown in the area include corn, sunflowers, wheat, and sorghum. Several potential building sites can be found across the parcel with amazing views and electricity along the maintained county road on multiple sides. A 342ft irrigation well was drilled in 2004, with the production rate being, 150GPM at the time of drilling. Hunting opportunities include deer, antelope, upland birds and small game. Contact the listing agent for more information about this great opportunity. Register to bid online or join us at the live auction.



|                            |                                                            |
|----------------------------|------------------------------------------------------------|
| <b>Deeded Acres:</b>       | 641.5                                                      |
| <b>FSA Tillable Acres:</b> | n/a                                                        |
| <b>Soil Types:</b>         | Sidney-Canyon complex, Altvan-Eckley complex, Rosebud loam |
| <b>Soil PI/NCCPI/CSR2:</b> | 31.89 NCCPI Average                                        |
| <b>CRP Acres/payment:</b>  | 631.5 (\$12,957 annually until 2030)                       |
| <b>Taxes:</b>              | \$ 3,244.84                                                |
| <b>Lease Status:</b>       | None                                                       |
| <b>Possession:</b>         | Upon Closing                                               |
| <b>Survey needed?:</b>     | No survey needed                                           |
| <b>Brief Legal:</b>        | S11 T15N R53W                                              |
| <b>PIDs:</b>               | 170018385                                                  |
| <b>Lat/Lon:</b>            | 41.2892/-103.3571                                          |
| <b>Zip Code:</b>           | 69156                                                      |

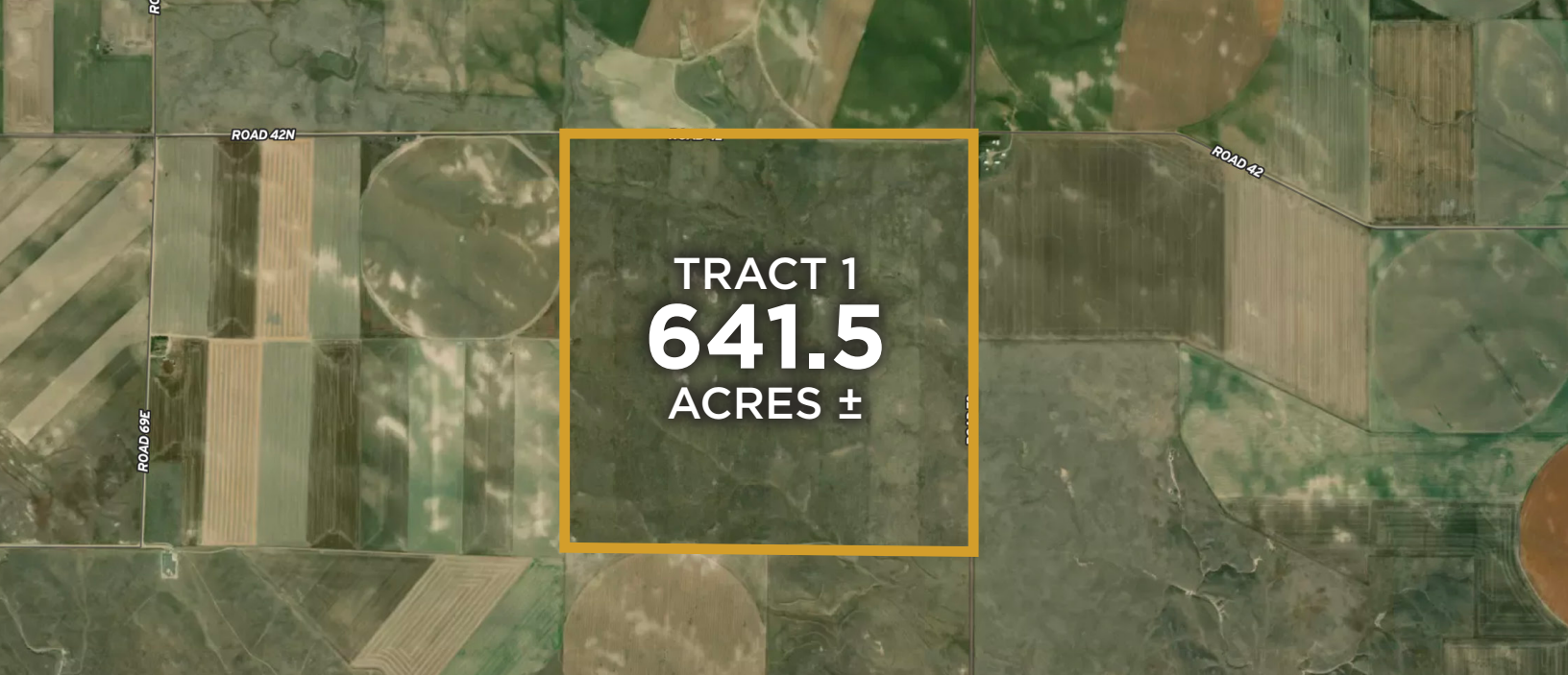


**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Jason Schendt, Nebraska Broker License # 20100266 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332  
Daniel Hunning, Nebraska Land Specialist for Whitetail Properties Real Estate, LLC, 308.524.9320 | Cody Lowderman, NE Auctioneer, 20130394



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