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# LAND FOR SALE

153.22± Acres, Cheyenne County, Nebraska

OFFERED AT  
**\$699,000**

## Highlights:

- Productive irrigated farmland in western Cheyenne County
- Center pivot, well, gearhead and pump are all included in the sale
- Great access to local grain elevators and feedlot



For additional information, please contact:

**Matt Miller, Agent | (308) 631-9548**

**MMiller@FarmersNational.com**

# Property Information

## Directions to Property:

From Potter, Nebraska, go north on Oak Street until it turns into Road 77. Take Road 77 north for four miles and turn right on Road 40. Go east on Road 40 for one and a half miles. You will arrive at the southwest corner of the property.

## Legal Description:

SE1/4 Sec. 9, Twp 15N, Rge 52W of the 6th P.M.

## Property Description:

What a great opportunity to own an irrigated quarter in western Cheyenne County, Nebraska! This farmland has been productively raising corn, sugar beets and wheat in past years, and even the dryland corners have been in production. It has a reliable well and irrigation system lying on flat terrain with no creeks or drainage ditches to cross. This is a straight-forward irrigated quarter ready to be added to your land portfolio!

## Improvements:

None other than the center pivot and well.

## Farm Data:

|          |              |
|----------|--------------|
| Cropland | 149.32 acres |
| Non-crop | 3.90 acres   |
| Total    | 153.22 acres |

## FSA Information:

|       | Base     | Yield       |
|-------|----------|-------------|
| Wheat | 37 acres | 58 bushels  |
| Corn  | 57 acres | 124 bushels |

## 2024 Taxes:

\$3,402.98

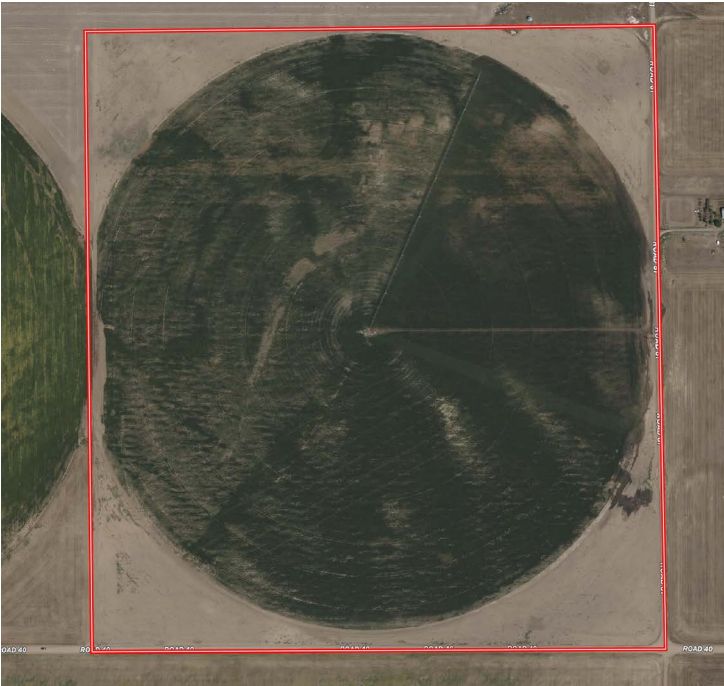
## Price:

\$699,000



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



| SOIL CODE | SOIL DESCRIPTION                                         | ACRES    | %     | CPI | NCCPI | CAP  |
|-----------|----------------------------------------------------------|----------|-------|-----|-------|------|
| 1816      | Satanta loam, gravelly substratum, 1 to 3 percent slopes | 50.75    | 33.14 | 0   | 49    | 2e   |
| 1650      | Kuma loam, 0 to 1 percent slopes                         | 28.52    | 18.63 | 0   | 58    | 2c   |
| 5101      | Alliance loam, 1 to 3 percent slopes                     | 25.18    | 16.44 | 0   | 49    | 2e   |
| 1815      | Satanta loam, gravelly substratum, 0 to 1 percent slopes | 16.11    | 10.52 | 0   | 49    | 2c   |
| 5942      | Duroc loam, 0 to 1 percent slopes                        | 11.87    | 7.75  | 0   | 62    | 2c   |
| 1503      | Altvan loam, 3 to 6 percent slopes                       | 10.64    | 6.95  | 0   | 36    | 4e   |
| 3201      | Johnstown loam, 0 to 2 percent slopes                    | 4.9      | 3.2   | 0   | 49    | 2c   |
| 1618      | Keith loam, 1 to 3 percent slopes                        | 2.54     | 1.66  | 0   | 54    | 2e   |
| 1506      | Altvan-Dix complex, 3 to 9 percent slopes                | 1.93     | 1.26  | 0   | 33    | 4e   |
| 5100      | Alliance loam, 0 to 1 percent slopes                     | 0.66     | 0.43  | 0   | 50    | 2c   |
| TOTALS    |                                                          | 153.1(*) | 100%  | -   | 50.66 | 2.16 |



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Location Map



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