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A-3399

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LAND FOR SALE

319.51± Acres, Cheyenne County, Nebraska

PRICE REDUCED

\$299,900

Highlights:

- Very accessible dryland farm ground
- Great starter piece or addition to existing operation
- Available to farm in 2024 crop season

For additional information, please contact:

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Property Information

Directions to Property:

From Gurley, Nebraska, go one mile south to County Road 44, then head east three and one-half miles. The property will be on the south side of the road. From Sidney, Nebraska, go north nine miles to County Road 40, then go east four miles, then back north one mile on county road 121. The property will be on the northwest corner of the intersection.

Legal Description:

E 1/2 Sec. 2, Twp 15N, Rge 49W of the 5th P.M.,
Cheyenne County, Nebraska

Property Description:

Don't miss out on this fantastic opportunity to add high-quality acres to your operation. Offering one tract of dryland farm ground in Cheyenne County. This is an excellent opportunity to increase your land portfolio or

farming operation. The farm is leased through February 28, 2025, but it's available for the 2025 growing season. No fall seeded crops will be planted, so the farm will be available for spring planting in 2025. All Seller-owned mineral rights, if any, will be conveyed to the Buyer. Seller will pay all 2024 real estate taxes due in 2025. All subsequent taxes will be the responsibility of the Buyer.

Farm Data:

Cropland	251.02 acres
Non-crop	<u>65.94 acres</u>
Total	319.51 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	136.70 acres	34 bushels

Taxes:

- \$2,521.18



Aerial Map



Soils Map

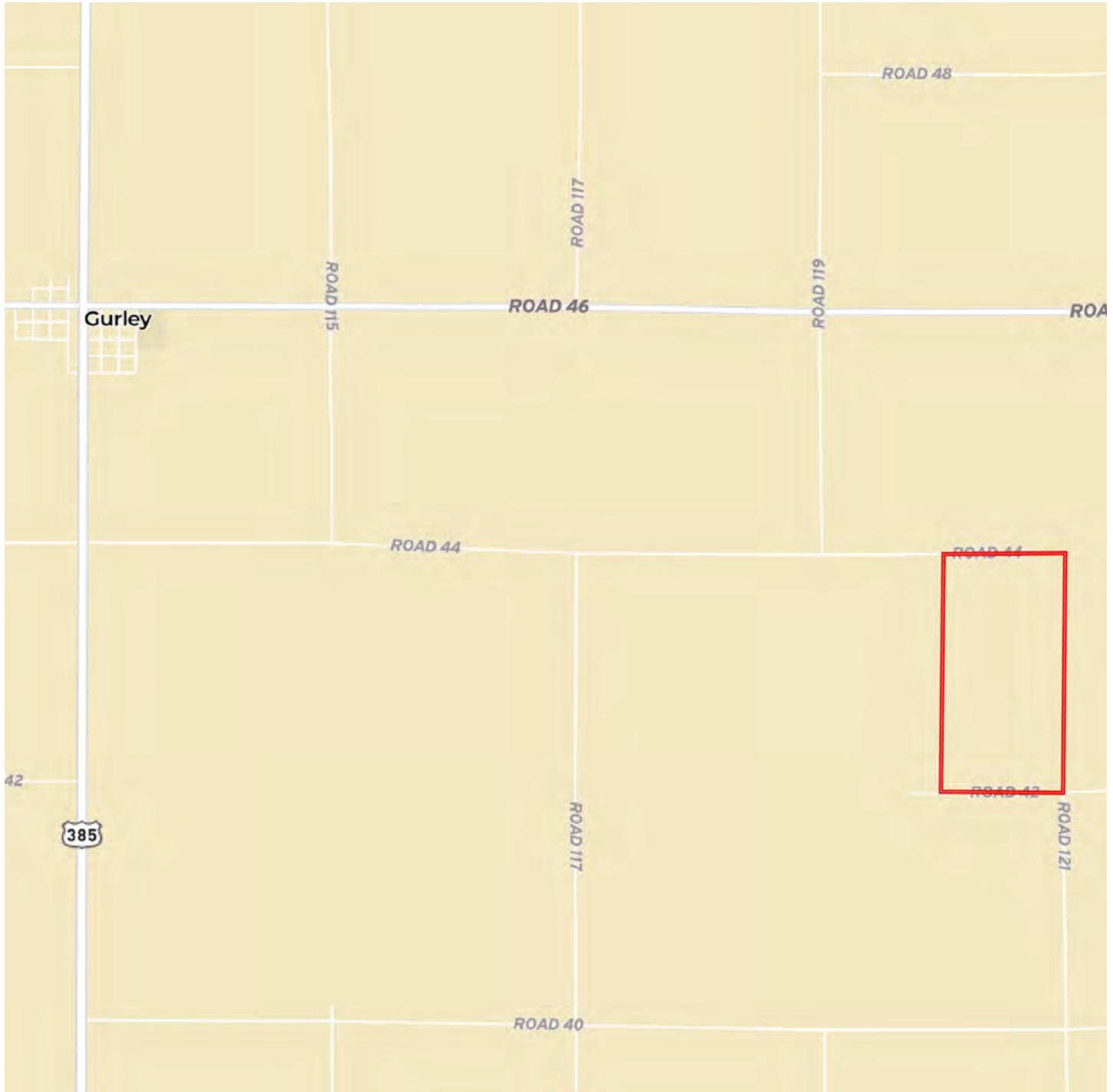


Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5101	Alliance loam, 1 to 3 percent slopes	74.53	23.34	0	49	2e
1839	Sidney-Canyon complex, 3 to 9 percent slopes	67.76	21.22	0	27	4e
5943	Duroc loam, 1 to 3 percent slopes	44.44	13.92	0	42	2e
5155	Canyon-Bayard complex, 6 to 20 percent slopes	34.38	10.77	0	23	6s
1618	Keith loam, 1 to 3 percent slopes	31.08	9.73	0	55	2e
1650	Kuma loam, 0 to 1 percent slopes	26.42	8.27	0	58	2c
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	16.84	5.27	0	24	4e
5102	Alliance loam, 3 to 6 percent slopes	11.32	3.55	0	47	3e
1006	Bankard loamy fine sand, channeled, frequently flooded	5.61	1.76	0	13	6w
5942	Duroc loam, 0 to 1 percent slopes	4.86	1.52	0	61	2c
1572	Dix gravelly loam, 3 to 9 percent slopes	2.05	0.64	0	17	6s
TOTALS		319.2 9(*)	100%	-	39.84	3.09

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.

Property Location



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