

LAND FOR SALE

321.67+/- Acres • Cheyenne County, Nebraska

Offered at \$230,375

Highlights:

- Quality dryland farm
- One-half of the mineral rights owned will transfer to Buyer
- Recreational upland and antelope hunting potential

Property Location: Take Highway 30 east of Potter to CR 83 North to CR 34, East one mile to the southwest corner of said property.



L-2000445



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For additional information, please contact:

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Property Information

Legal Description: W½ of 26, Twp 15 North, Range 52 West of the 6th P.M. Cheyenne County, Nebraska.

Property Description: This half section of land is available for the first time since 1915. Excellent access to all borders. Buyer can plant winter wheat immediately if closed before planting season this fall. Type II and III soils. Currently no growing crops on said tract. One-half (1/2) of the owned minerals will be transferred with the surface with a large horizontal well drilled in the section to the south. Full possession of property at closing.

Farm Data:

Cropland	309.07 acres
Non-crop	5.9 acres
Timber	5.7 acres
Site	<u>1.0 acres</u>
Total	321.67 acres

2020 Taxes: \$3,050.36

Price: \$230,375.75

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5942	Duroc loam, 0 to 1 percent slopes	0.5	0.17	2c
5101	Alliance loam, 1 to 3 percent slopes	24.4	7.63	2e
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	22.0	6.89	2e
1839	Sidney-Canyon complex, 3 to 9 percent slopes	37.8	11.82	4e
1584	Goshen silt loam, 0 to 1 percent slopes	11.4	3.57	2c
1726	Rosebud loam, 1 to 3 percent slopes	71.9	22.47	3e
1727	Rosebud loam, 3 to 6 percent slopes	15.2	4.76	4e
5100	Alliance loam, 0 to 1 percent slopes	98.1	30.66	2c
1650	Kuma loam, 0 to 1 percent slopes	38.5	12.03	2c
TOTALS		320.0	100%	2.56

Information provided was obtained from sources deemed reliable, however, 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 are the designated agents for the seller.