

LAND FOR SALE

320.33+/- Acres • Cheyenne County, Nebraska

Offered at \$187,716

L-2000537

Highlights:

- Enrolled in the CRP program until September 2021
- Can be converted to cropland or grazing pasture
- Opportunity to build a homesite on a half-section of ground.

Property Location: From Lorenzo, Nebraska, head west 12 miles to the southeast corner of the property. It is located on CR 8 and CR 79 south of Potter.



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Property Information

Legal Description: S½ less and except a tract owned by the State of Nebraska, in Section 33, Township 13 North, Range 52 West of the 6th P.M., Cheyenne County, Nebraska.

Property Description: This half section of grass is currently enrolled in the CRP program (305.39 acres with an annual payment of \$9,816.00). The ground is also enrolled in the Open Fields Program for public walk-in access for hunting that brings in an annual payment of \$930.80. The property is bordered by county roads on the west and south boundaries with electrical power lines that can be hooked into for a new built homesite. This ground also has potential to be put back into cropland once the CRP contract expires in September 2021. There are cropland fields that border the west and south borders. The views of the south table are very scenic and this property is located only two and one-half hours from Denver, Colorado.

Farm Data:

CRP 305.39 acres
 Roads/Waste 14.94 acres
 Total 320.33 acres

2019 Taxes: \$2,233.90

Price: \$187,716.00



Aerial Photo

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1301	Bayard fine sandy loam, 3 to 6 percent slopes	20.9	6.53	4e
1361	Bridget very fine sandy loam, 0 to 1 percent slopes	7.1	2.22	2c
1326	Bayard fine sandy loam, 0 to 1 percent slopes	43.0	13.43	2e
1362	Bridget very fine sandy loam, 1 to 3 percent slopes	53.0	16.55	2e
5845	Mitchell very fine sandy loam, 3 to 6 percent slopes	9.2	2.89	3e
5626	Duroc silt loam, terrace, 0 to 1 percent slopes	151.6	47.32	3c
6205	Epping-Mitchell complex, 3 to 20 percent slopes	1.1	0.34	6s
1363	Bridget very fine sandy loam, 3 to 6 percent slopes	27.6	8.63	3e
1302	Bayard fine sandy loam, 6 to 9 percent slopes	5.9	1.84	4e
5155	Canyon-Bayard complex, 6 to 20 percent slopes	0.8	0.25	6s
TOTALS		320.3	100%	2.78

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.