

# LAND FOR SALE

155+/- Acres • Cheyenne County, Nebraska

*Offered at \$75,000*



## Highlights:

- Combination fenced pasture with water and CRP
- Close proximity to Sidney, Nebraska
- Great addition to existing operation



**Property Location:** The intersection of County Road 105 and County Road 16, south of Sidney, Nebraska.

L-2100185



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# Property Information

**Legal Description:** SE¼ of Section 9, Twp 13N, Range 50W of the 6th P.M. Cheyenne County, Nebraska.

**Property Description:** Own a piece of scenic highplains dryland ground just minutes from Sidney, Nebraska. This quarter section tract is a nice combination of pasture and dryland ground that is currently enrolled in the CRP program (expires 9/30/2021). Seller would be interested in leasing the expiring CRP to farm on either Cash Rent or on shares. The grass currently has a water well and the perimeter is fenced. The past grazing tenant holds horses throughout the grazing months. No mineral rights available on this tract due to current oil and gas production existing on said tract.

## Farm Data:

Pasture	35.57 acres
CRP	87.0 acres
Rim Rock/Road	<u>32.43 acres</u>
Total	155.00 acres

**CRP:** This farm is currently under a CRP contract for the 86.60 crop land acres. The contract expires 9-30-2021. The annual payment is \$2,934.00 and the current tenant reserves the right to 100% of the payments until contract expires.

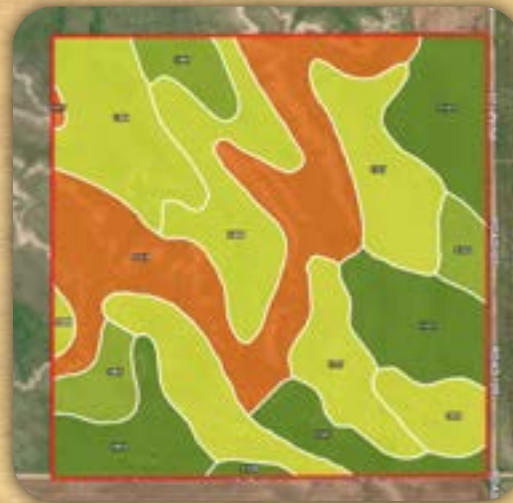
**2020 Taxes:** \$948.78

**Price:** \$75,000.00



**Aerial Photo**

**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1839	Sidney-Canyon complex, 3 to 9 percent slopes	16.0	10.18	4e
1363	Bridget very fine sandy loam, 3 to 6 percent slopes	4.3	2.77	3e
5102	Alliance loam, 3 to 6 percent slopes	3.3	2.11	3e
5101	Alliance loam, 1 to 3 percent slopes	29.0	18.53	2e
1727	Rosebud loam, 3 to 6 percent slopes	20.5	13.06	4e
5100	Alliance loam, 0 to 1 percent slopes	1.0	0.61	2c
5846	Mitchell very fine sandy loam, 6 to 9 percent slopes	16.7	10.67	4e
1854	Ulysses loam, 1 to 3 percent slopes	9.2	5.84	2e
5157	Canyon-Rock outcrop complex, 12 to 60 percent slopes	37.7	24.09	7s
1855	Ulysses loam, 3 to 6 percent slopes	4.4	2.83	3e
1364	Bridget very fine sandy loam, 6 to 9 percent slopes	14.6	9.31	4e
TOTALS		156.7	100%	4.15

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.