

LAND FOR SALE

80.17+/- Acres • Cheyenne County, Nebraska

Offered at \$64,055.83

Highlights:

- Investment property
- Multiple use tract for cropland or CRP
- Recently expired CRP

L-220098

Property Location: From the City of Sidney go south on Highway 19 towards Peetz, Colorado. Go west on CR 2 to CR 99. Go north on CR 99 to Road 4 west. This road going west is a section line to tract going west .75 miles to the Northeast corner of said tract.

Legal Description: The West half (W1/2) of the Northwest Quarter (NW1/4) of Section 15, Township 12 North, Range 51 West of the 6th P.M. located in Cheyenne County, Nebraska



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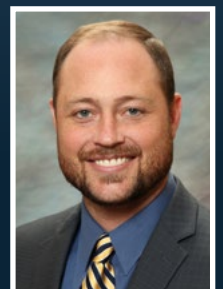
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Property Information

Property Description: This 80 acre tract of expired CRP dryland ground comes available to the market for the first time in over four decades. This ground has established grasses with a solid stand just coming out of the CRP program here in October 2021. This land offers the possibility of being reenrolled into the CRP program, put to dryland crop or fenced for pasture. All minerals owned will be sold with the surface. The past CRP contract enrolled 80.17 acres with a \$36.54/acre payment for an annual payment of \$2,929.00 with mid-contract management needed.

Taxes: \$562.78

Aerial Photo



Soil Map



Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5101	Alliance loam, 1 to 3 percent slopes	35.16	44.24	0	50	2e
1650	Kuma loam, 0 to 1 percent slopes	17.67	22.23	0	58	2c
1839	Sidney-Canyon complex, 3 to 9 percent slopes	12.71	15.99	0	27	4e
1584	Goshen silt loam, 0 to 1 percent slopes	7.13	8.97	0	53	2c
5942	Duroc loam, 0 to 1 percent slopes	3.7	4.66	0	62	2c
3201	Johnstown loam, 0 to 2 percent slopes	2.98	3.75	0	48	2c
5100	Alliance loam, 0 to 1 percent slopes	0.12	0.15	0	50	2c
TOTALS		79.47(*)	100%	-	48.85	2.32



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.