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LAND FOR SALE

1,588.44± Acres, Cheyenne County, Nebraska

OFFERED AT
\$2,036,556

Highlights:

- Highly productive dryland farms
- Three-crop rotational farmland
- Great to add to your operation



For additional information, please contact:
Coy Fisher, Agent | (307) 630-1318
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Property Information

Property Description:

These half-sections of land are available for the first time in generations. New to the market, these farms are located close to one another. Three farms are located near the town of Lodgepole and would combine nicely with a current operation or as an investment property for your farmland portfolio. The other two farms are located east of Gurley and sit in close proximity to one another, as well. These farms lay well and are currently in a three-crop rotation. These properties have good soils and great locations along CR 46 (hard top) east of Gurley and CR 147 north of Lodgepole. Available in the Fall of 2024. Priced at \$2,036,556.00. Lands are currently under a one-third/two-third crop-share farm lease through 2025. The current tenant has the right to plant wheat in the fall of 2025 and harvest in the summer of 2026. Once the spring crop is harvested in the fall of 2025, full possession of the stubble and harvested spring crop fields goes to the Buyer(s). Buyer(s) will receive the landlord's share of the 2025 harvested crops.

Tract 1

Property Description:

Excellent access on the east and north borders. Travel three miles north of the town of Lodgepole on CR 147 to reach the southeast corner of this tract. This half-section of dryland farm ground is currently in a three-crop rotation of fall, spring, and fallow strips. This tract consists of 307.30 cropland acres with 154.06 base acres of wheat and a PLC yield of 39. This tract has Type 2, 3, and 4 soils and currently has growing corn. Mineral rights are negotiable. The grain bin located on the property is included in the sale.

Legal Description:

Section 12, T14N, R47W: N1/2

Improvements:

- Grain bin (poor condition)

Taxes:

- \$2,568.74

Farm Data:

Cropland 307.30 acres
Total 307.30 acres

FSA Information:

	Base	PLC Yield
Wheat	154.06 acres	39 bushels



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5101	Alliance loam, 1 to 3 percent slopes	101.9 6	32.49	0	49	2e
1839	Sidney-Canyon complex, 3 to 9 percent slopes	56.89	18.13	0	29	4e
1618	Keith loam, 1 to 3 percent slopes	46.9	14.95	0	54	2e
1838	Sidney loam, 3 to 6 percent slopes	32.62	10.4	0	38	3e
1650	Kuma loam, 0 to 1 percent slopes	22.46	7.16	0	58	2c
1584	Goshen silt loam, 0 to 1 percent slopes	19.97	6.36	0	52	2c
5943	Duroc loam, 1 to 3 percent slopes	18.99	6.05	0	42	2e
5942	Duroc loam, 0 to 1 percent slopes	11.32	3.61	0	62	2c
1661	Lodgepole silt loam, frequently ponded	2.41	0.77	0	31	3w
5102	Alliance loam, 3 to 6 percent slopes	0.3	0.1	0	47	3e
TOTALS		313.8 2(*)	100%	-	45.72	2.48

Tract 2

Property Description:

This property is located four miles north of Lodgepole on CR 147. Access on the east borders. This farm would combine well with Tracts 1 and 3. Consists of 307.25 cropland acres. Base acres are 154.06 for wheat with a PLC yield 39. Type 2 and 3 soils. Currently has winter wheat on a third of the tract, which was harvested in July, as well as corn and fallow. Mineral rights are negotiable.

Legal Description:

Section 1, T14N, R47W: N1/2

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Wheat	154.06 acres	39 bushels

Farm Data:

Cropland	<u>307.25 acres</u>
Total	307.25 acres

Taxes:

- \$2,539.24



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1618	Keith loam, 1 to 3 percent slopes	103.17	33.44	0	54	2e
5942	Duroc loam, 0 to 1 percent slopes	45.76	14.83	0	62	2c
5102	Alliance loam, 3 to 6 percent slopes	42.64	13.82	0	47	3e
1838	Sidney loam, 3 to 6 percent slopes	34.35	11.13	0	38	3e
1650	Kuma loam, 0 to 1 percent slopes	33.46	10.85	0	58	2c
5101	Alliance loam, 1 to 3 percent slopes	19.75	6.4	0	49	2e
1839	Sidney-Canyon complex, 3 to 9 percent slopes	12.79	4.15	0	29	4e
5943	Duroc loam, 1 to 3 percent slopes	12.11	3.93	0	42	2e
1661	Lodgepole silt loam, frequently ponded	3.07	1.0	0	31	3w
1584	Goshen silt loam, 0 to 1 percent slopes	1.4	0.45	0	52	2c
TOTALS		308.5(*)	100%	-	50.8	2.34

Tract 3

Property Description:

This property is located six miles north of Lodgepole on CR 147. Excellent access on the east and west borders. Base acres are 155.02 for wheat with a PLC yield of 39. Type 2 and 3 soils. There are 139.9 acres of cropland currently planted to winter wheat. The remaining ground is in 162.34 acres of CRP. The CRP contract expires September 30, 2037, with a \$40.96 per acre rental rate, and an annual payment of \$6,650.00. The contract is currently split equally with the current tenant. This property is surrounded by other CRP tracts with dense tree growth, which holds plenty of wildlife, such as mule deer, pheasants, and sharp-tailed grouse. Mineral rights are negotiable. The grain bin located on the property is included in the sale.

Legal Description:

Section 25, T15N, R47W: N1/2

Improvements:

- Grain bin (poor condition)

FSA Information:

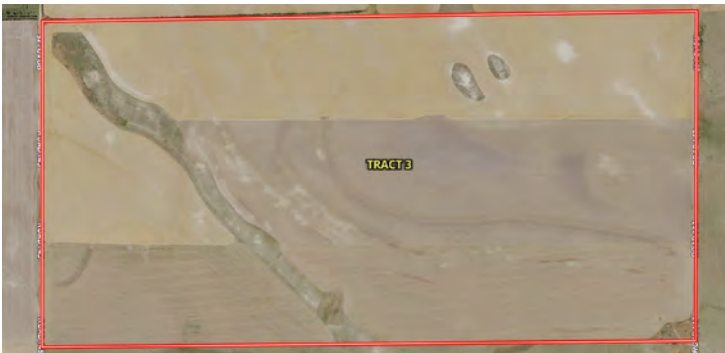
	Base	PLC Yield
Wheat	155.02 acres	39 bushels

Farm Data:

Cropland	317.36 acres
CRP	<u>162.34 acres</u>
Total	479.70 acres

Taxes:

- \$2,622.36



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1618	Keith loam, 1 to 3 percent slopes	79.81	24.84	0	54	2e
1621	Keith loam, 3 to 6 percent slopes	73.67	22.93	0	50	3e
5942	Duroc loam, 0 to 1 percent slopes	44.6	13.88	0	62	2c
1506	Altvan-Dix complex, 3 to 9 percent slopes	38.45	11.97	0	33	4e
1839	Sidney-Canyon complex, 3 to 9 percent slopes	28.83	8.97	0	29	4e
5943	Duroc loam, 1 to 3 percent slopes	24.11	7.5	0	42	2e
1503	Altvan loam, 3 to 6 percent slopes	7.73	2.41	0	34	4e
5102	Alliance loam, 3 to 6 percent slopes	5.84	1.82	0	47	3e
1661	Lodgepole silt loam, frequently ponded	5.24	1.63	0	31	3w
1650	Kuma loam, 0 to 1 percent slopes	4.39	1.37	0	58	2c
1617	Keith loam, 0 to 1 percent slopes	3.84	1.2	0	54	2c
1584	Goshen silt loam, 0 to 1 percent slopes	3.41	1.06	0	52	2c
5966	Jayem fine sandy loam, 3 to 6 percent slopes	1.38	0.43	0	33	4e
TOTALS		321.3(*)	100%	-	47.5	2.74

Tract 4

Property Description:

Travel 12 miles east of the town of Gurley on CR 46 to reach the southwest corner of this tract. This half-section of dryland farm ground is currently in a three-crop rotation of fall, spring, and fallow strips. This land consists of 326.50 cropland acres with 167.62 base acres of wheat and a PLC yield of 39. This tract has Type 2, 3, and 4 soils and currently has growing corn. Mineral rights are negotiable.

Legal Description:

Section 29, T16N, R47W: W1/2

FSA Information:

	Base	PLC Yield
Wheat	167.62 acres	39 bushels

Farm Data:

Cropland	326.50 acres
Total	326.50 acres

Taxes:

- \$3,042.22



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1650	Kuma loam, 0 to 1 percent slopes	129.33	39.65	0	58	2c
1618	Keith loam, 1 to 3 percent slopes	104.05	31.9	0	54	2e
5942	Duroc loam, 0 to 1 percent slopes	62.93	19.29	0	62	2c
1502	Altvan loam, 1 to 3 percent slopes	21.21	6.5	0	44	3e
1584	Goshen silt loam, 0 to 1 percent slopes	6.97	2.14	0	52	2c
1727	Rosebud loam, 3 to 6 percent slopes	1.74	0.53	0	36	4e
TOTALS		326.23(*)	100%	-	56.34	2.08



Tract 5

Property Description:

This farm would combine well with Tract 4. This property is located 13 miles east of the town of Gurley on CR 46 and is just on-half of a mile from Tract 4. Excellent access on the south borders. This land consists of 309.88 cropland acres. The base acres are 155.38 for wheat with a PLC yield of 39. Type 2 and 3 soils. Currently has growing corn on one-third of the tract. Mineral rights are negotiable.

Legal Description:

Section 28, T16N, R47W: NW1/4, ex. Tract in W1/2W1/2NW1/4; SW, less a five acre tract

FSA Information:

	Base	PLC Yield
Wheat	155.38 acres	39 bushels

Farm Data:

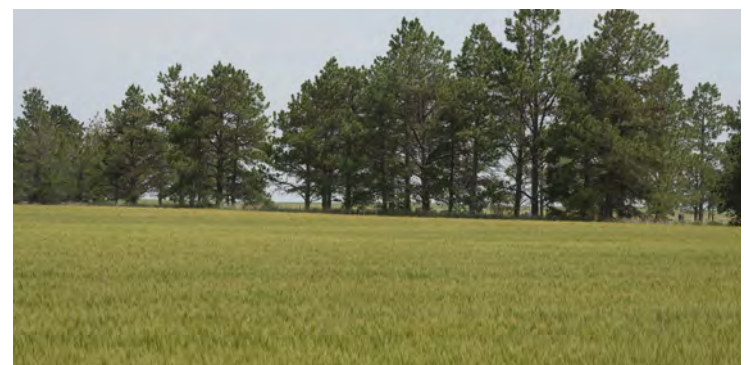
Cropland	<u>309.88 acres</u>
Total	309.88 acres

Taxes:

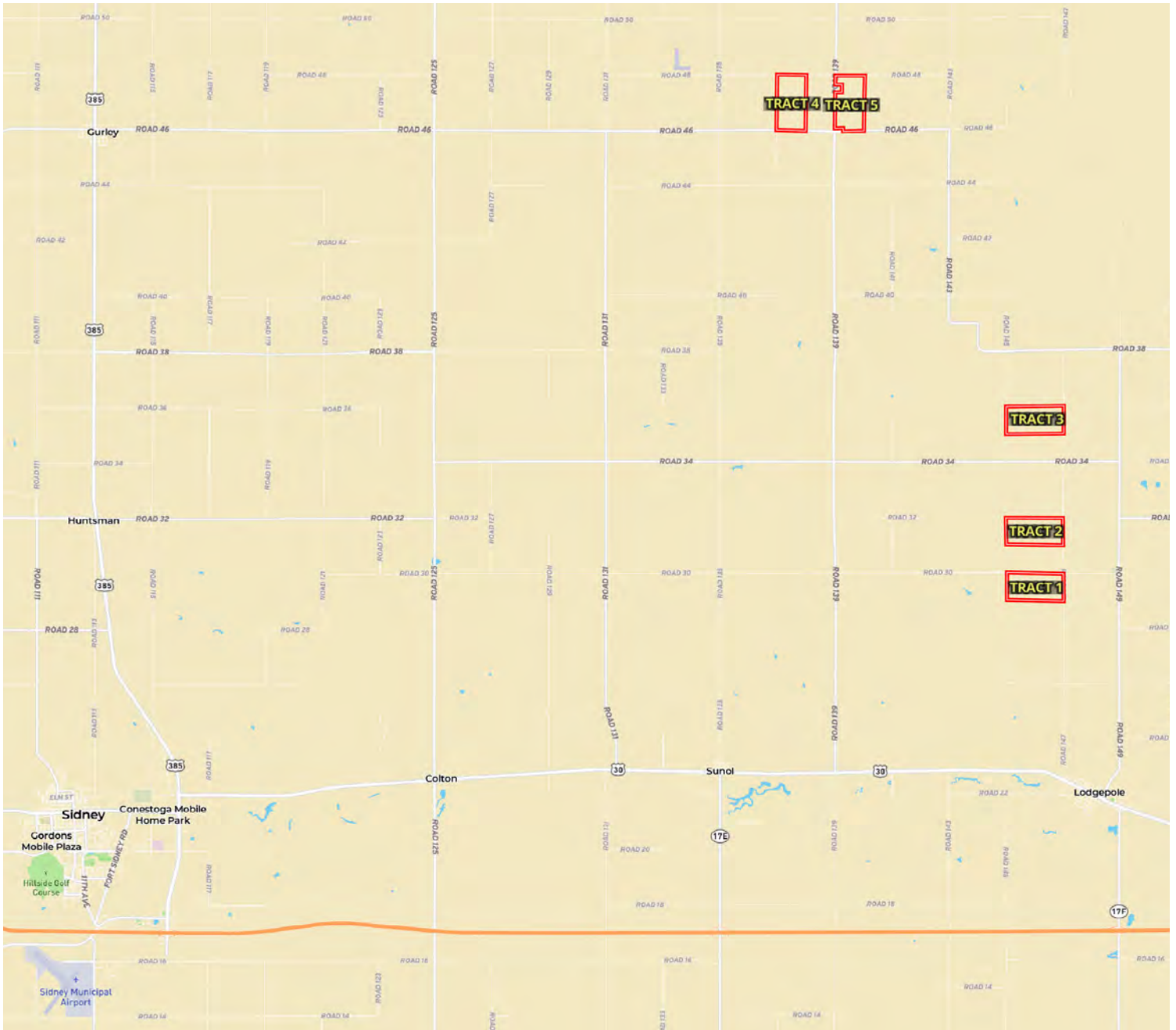
- \$1,382.60
- \$1,453.38



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1618	Keith loam, 1 to 3 percent slopes	98.52	31.62	0	54	2e
1650	Kuma loam, 0 to 1 percent slopes	98.01	31.45	0	58	2c
5942	Duroc loam, 0 to 1 percent slopes	63.57	20.4	0	62	2c
1727	Rosebud loam, 3 to 6 percent slopes	21.05	6.76	0	36	4e
1584	Goshen silt loam, 0 to 1 percent slopes	16.94	5.44	0	52	2c
5102	Alliance loam, 3 to 6 percent slopes	9.16	2.94	0	47	3e
5101	Alliance loam, 1 to 3 percent slopes	3.48	1.12	0	49	2e
1661	Lodgepole silt loam, frequently ponded	0.67	0.22	0	31	3w
1502	Altvan loam, 1 to 3 percent slopes	0.19	0.06	0	44	3e
TOTALS		311.5 9(*)	100%	-	55.25	2.17



Property Location Map



Property Photos

