

LAND FOR SALE

Sioux Ordinance Dryland ~Sidney, NE~



- Location:** 5 miles north of Sidney, Nebraska, on Hwy 385 and then 4 miles west on Cy Rd 32 & 32S.
- Legal Description:** N1/2 Section 4-T14N-R50W of the 6th P.M., Cheyenne County, NE (except tracts lying north of Cty Rd 32 & RR ROW)
- Acres:** 274.23 tax assessed acres
- Taxes:** 2017 taxes payable in 2018 - \$2,748.86
- Land Use:** Currently in fallow ground. **Immediately available for new owner.**
- FSA Info:** 275.94 Ac. DCP Cropland - 143.29 Ac. Wheat Base at 40 Bu PLC Yield.
- Soils:** 70% Class II Alliance & Duroc loams; 30% Class IV Rosebud loam & Sidney-Canyon complex.
- Price:** ~~\$300,000~~ **Price Reduced** \$219,000 Now \$800/Acre
- Comments:** This is a very good piece of dryland with excellent access and county blacktop roads on both the north and south sides of the property. It is located just 1 mile west of Scoular's grain facility and has fire hydrants on north and south side of property.
Buyer to receive all owned mineral rights.

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Mike Polk,
Co-Listing Agent



Roger Luehrs,
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Offered Exclusively By:

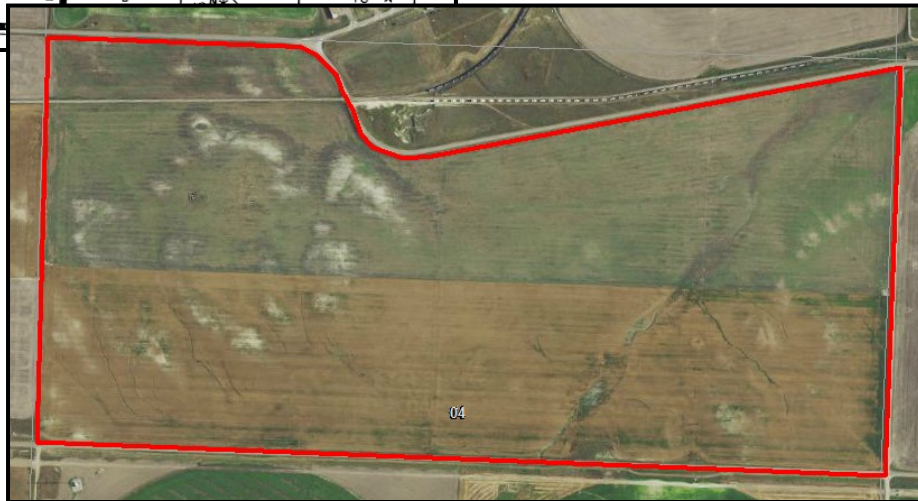
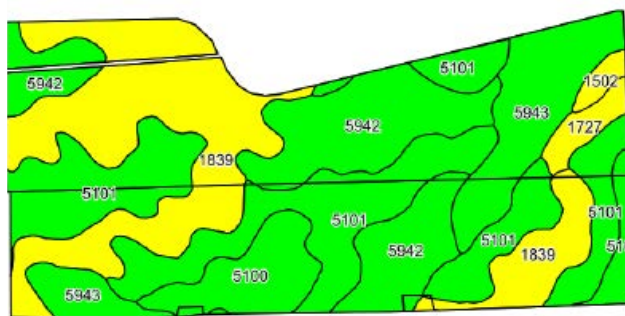
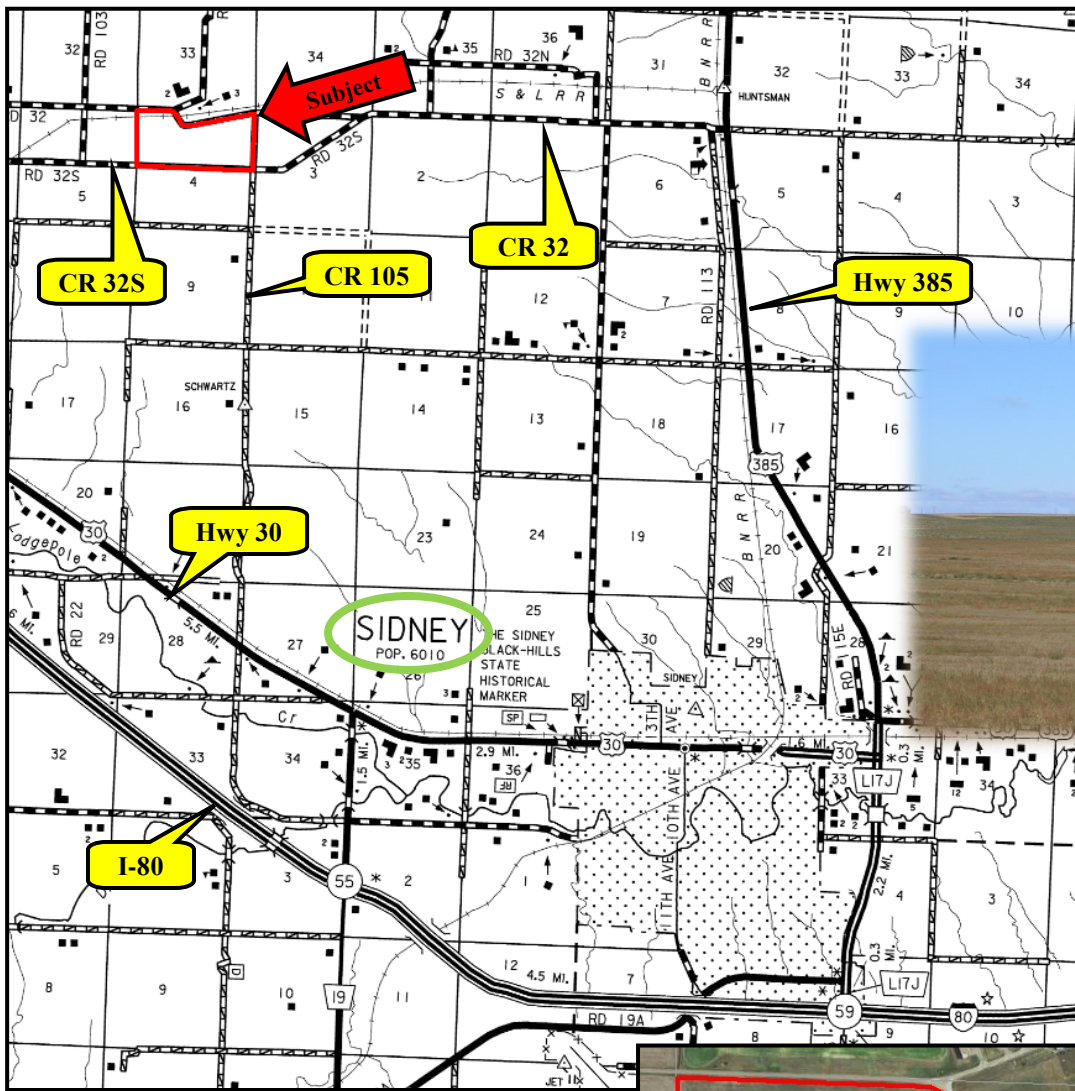


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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
5101	Alliance loam, 1 to 3 percent slopes	82.95	30.6%		Ile	Ile
1839	Sidney-Canyon complex, 3 to 8 percent slopes	74.16	27.3%		IVe	IIIe
5942	Duroc loam, 0 to 1 percent slopes	53.01	19.5%		IIc	Iw
5943	Duroc loam, 1 to 3 percent slopes	32.45	12.0%		Ile	Ile
5100	Alliance loam, 0 to 1 percent slopes	21.01	7.7%		IIc	Iw
1727	Rosebud loam, 3 to 6 percent slopes	5.11	1.9%		IVe	IIIe
1502	Altvan loam, 1 to 3 percent slopes	2.54	0.9%		IIIe	IIIe



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