

LAND FOR SALE

Bowser - Hillman Farm



Location: On Road 149 five miles south of I-80 Exit #76 Lodgepole, Nebraska or 3 south, 8 west of Chappell.

Description: SW1/4 Section 1, W1/2 Section 12-T12N-R47W of the 6th PM Cheyenne County, Nebraska.
1/2 mile west of Deuel County, 1 mile north of Colorado at Road 149, Road 6.

Acres/Taxes: 479.8 tax assessed acres; 2019 taxes \$2,727.

Soils: Cropland soils predominantly Class II Keith-Kuma-Satanta loams, 1-3% slopes;
range and CRP areas mostly Class IV and VI soils.

FSA Info: 326 cropland acres: with 182.5 acres Wheat Base @ 34 bu yield, 7.1 acres Corn Base @ 100 bu .;
35.68 acres CRP @ \$29/per acre through 9/30/2030 100% payment to owner.

Buildings: Property does not include any building improvements.

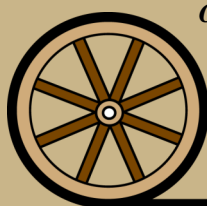
Comments: County Road 149 along west boundary provides excellent access. Remaining acres
are rangeland or CRP. Livestock well in center Section 12 has pipeline to
tank in Section 1. Excellent Class II cropland soils. CRP payment 100% to owner.
This farm has been in the same family for over 134 years.

Price: \$260,000 Cash

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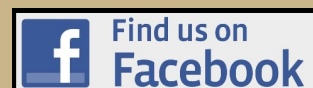


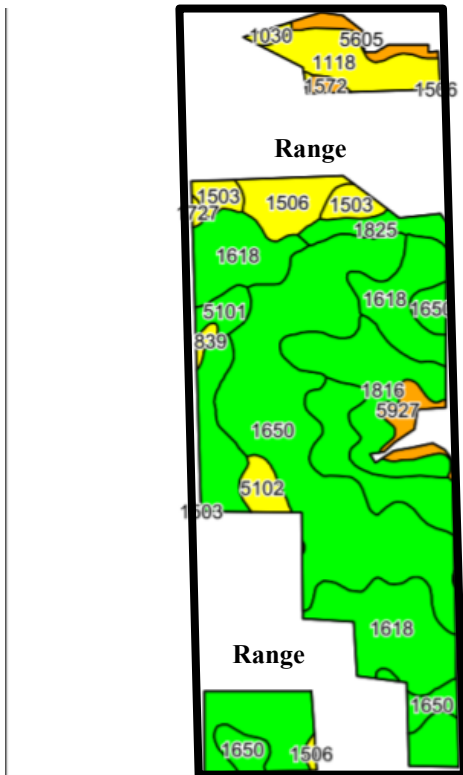
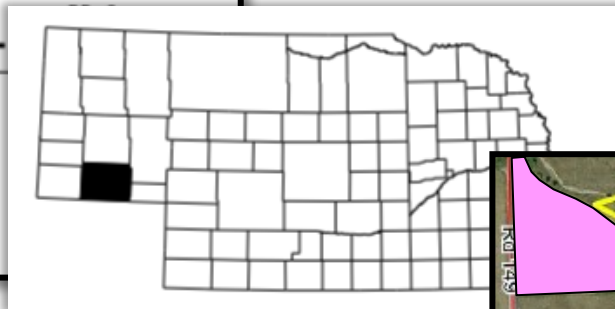
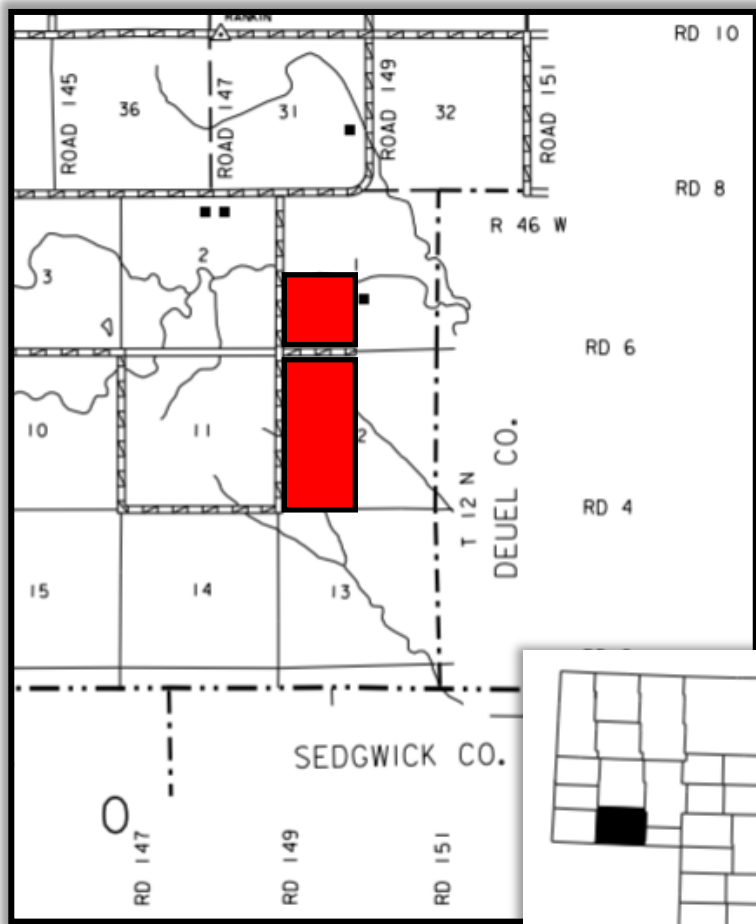
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Pink fields are CRP. 




Blue dotted line is water pipeline.



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Soils data provided by USDA and NRCS.

Area Symbol: NE033, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1618	Keith loam, 1 to 3 percent slopes	112.73	37.1%		lle
1650	Kuma loam, 0 to 1 percent slopes	99.20	32.6%		llc
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	25.94	8.5%		lle

