

# LAND FOR SALE

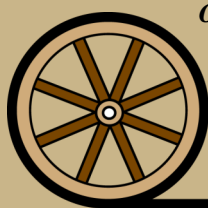
## Sedgwick County Farm



- Location:** On Roads 4&6 at Road 57 in far southeast Sedgwick County, Colorado. Six miles east of US#385; Four miles west of Hwy #23 at Venango, Nebraska. Road 4 on south side is an oiled county road.
- Description:** W1/2 Section 11-T9N-R43W of the 6th PM
- Acres/Taxes:** 316 tax assessed, deeded acres. 2019 taxes \$1,153
- Soils:** Excellent cropland soils: 88% Class II Rago, Kuma, Ritchfield silt loams; 12% Class III-IV.
- FSA Info:** 314 cropland acres with 157.3 Wheat Base acres @ 36 bushel PLC.
- Buildings:** Property does not include any building improvements.
- Comments:** Property bounded on 3 sides by county road, with oiled road on south. 3-phase electric lines on both north and south boundaries. Terrain is nearly ideal, gently sloping north to south.
- Price:** \$500,000 Cash
- Contact:** John Childears 308/539-4450 [john@agriaffiliates.com](mailto:john@agriaffiliates.com)



**John Childears,**  
*Listing Agent*

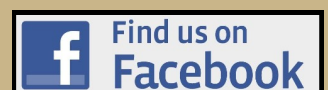


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**NORTH PLATTE OFFICE**  
P.O. Box 1166  
I-80 & US Hwy 83  
North Platte, NE 69103  
[www.agriaffiliates.com](http://www.agriaffiliates.com)  
**(308) 534-9240**  
Fax (308) 534-9244





Symbol: CO115, Soil Area Version: 15

6

57

314.68

11-9N-43W

57

4

