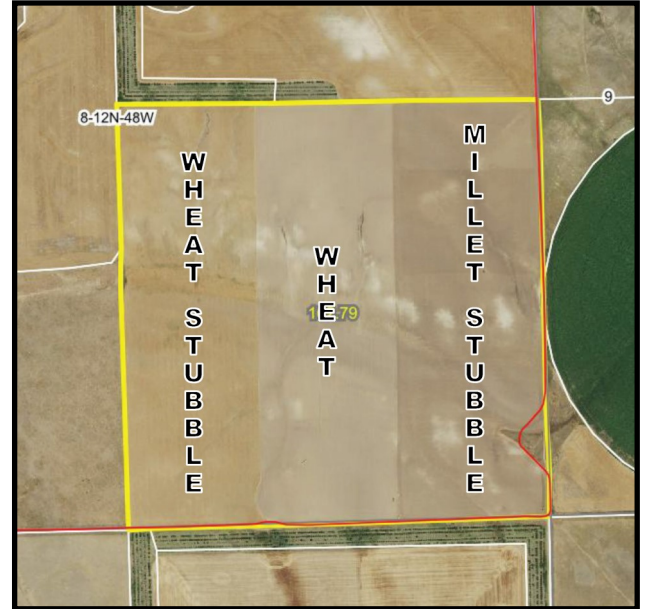


LAND FOR SALE



CHEYENNE COUNTY DRYLAND 1/4



Location: 8.5 miles south of Sunol, NE I-80 interchange or 13.5 miles SE of Sidney, NE I-80 interchange. 1/2 mile east of County Rd. 29 on County Rd. 4

Legal Desc.: SE1/4 Section 8-T12N-R48W of the 6th P.M., Cheyenne County, Nebraska

Acres/Taxes: 161.94 tax assessed acres; 2020 taxes payable in 2021 \$1,296.36

Land Use: Entirely Dry Cropland

FSA Info: 162.89 Cropland Ac.; 80.40 ac. wheat base with 36 bu/ PLC yield.

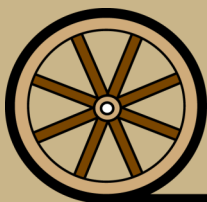
Soils: 76.1% Class II & III Keith, Duroc & Santana loams.

Price: \$107,500.00

Contact: Mike Polk - 308.539.4446 - mike@agriaffiliates.com
Roger Luehrs, Logan Woodward, Don Walker, Bruce Dodson, Chase Dodson



Mike Polk
Listing Agent
308-539-4446



Offered Exclusively By:

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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.

NORTH PLATTE OFFICE
P.O. Box 1166
401 Halligan Drive
North Platte, NE 69103
www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

