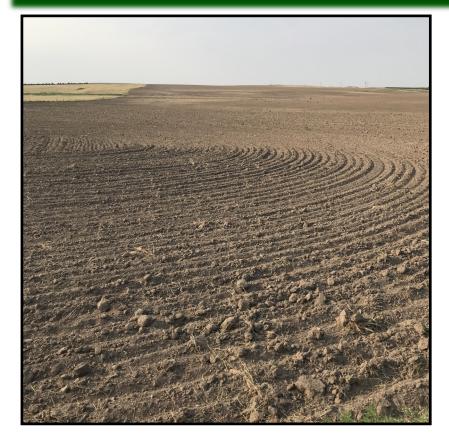
LAND FOR SALE



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



Listing Agent 308-539-4446



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.

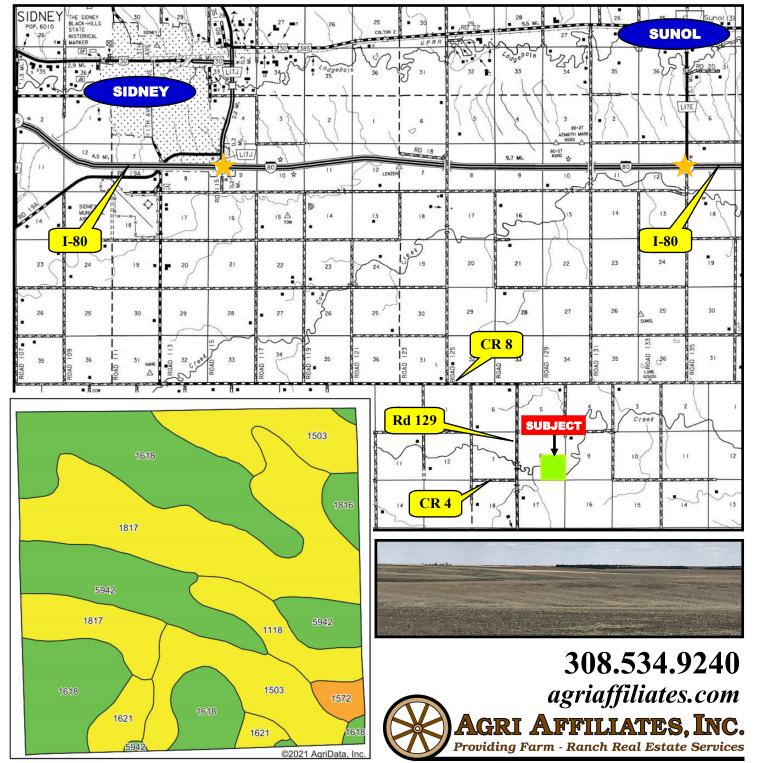
NORTH PLATTE OFFICE

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

(308) 534-9240

Fax (308) 534-9244





Area Symbol: NE033, Soil Area Version: 20										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat	Winter wheat fallow
1618	Keith loam, 1 to 3 percent slopes	46.79	28.7%		lle	lle	6	134		40
1817	Satanta loam, gravelly substratum, 3 to 6 percent slopes	46.03	28.3%		IIIe	IIIe	5	125	32	
1503	Altvan loam, 3 to 6 percent slopes	27.88	17.1%		IVe	IVe		87	22	
5942	Duroc loam, 0 to 1 percent slopes	21.47	13.2%		IIc	lw				
1118	Bankard loamy sand, occasionally flooded	8.66	5.3%		IVe	IVe	3	99	22	
1621	Keith loam, 3 to 6 percent slopes	6.30	3.9%		IIIe	IIIe	5	132	31	
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	3.26	2.0%		lle	lle	5	140	38	
1572	Dix gravelly loam, 3 to 9 percent slopes	2.40	1.5%		VIs					
Weighted Average							3.6	101.9	15.9	11.5