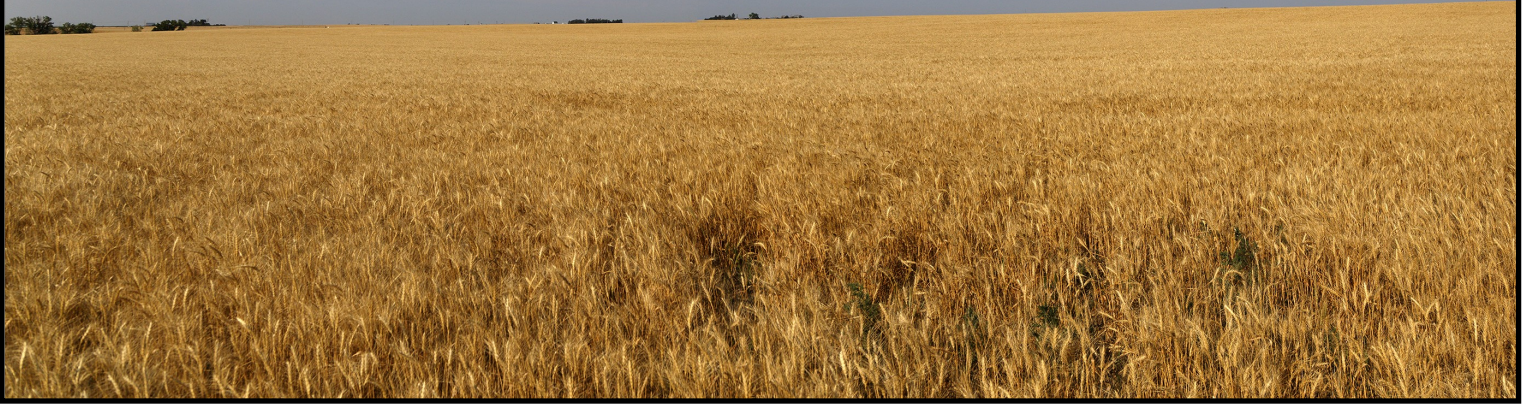


LAND FOR SALE

CHEYENNE COUNTY DRYLAND



Location: 1 mile west of Dalton, Nebraska on County Road 58.

Legal Desc.: Parcel #1: SE 1/4 (ex. 1 ac. tr. in SE corner) Section 30-T17N-R49W; Parcel #2: NW 1/4 Section 31-T17N-R49W all west of the 6th P.M., Cheyenne County, NE

Acres/Taxes: Parcel #1: 157.23 tax assessed acres; 2020 taxes payable in 2021 \$1,316.66
Parcel #2: 154.37 tax assessed acres; 2020 taxes payable in 2021 \$1,273.24

Land Use: Entirely Dry Cropland. Was planted to winter wheat this year.

FSA Info: Parcel #1: 161.66 cropland base; 61.4 ac. wheat base @ 33 bu./ac.; 36.60 ac. corn base @ 101 bu./ac.
Parcel #2: 146.88 cropland acres; 41.4 ac. wheat base @ 33 bu./ac.; 11.6 ac. corn base @ 101 bu./ac.

Soils: Parcel #1: 96% Class II - Kuma, Keith & Duroc loams; 3.4% Class III Altvan loam
Parcel#2: 67.4% Class II - Duroc, Keith, Santana & Alliance loams; 21.2% Class III - Rosebud & Altvan loams, 11.4% Class IV - Rosebud loam

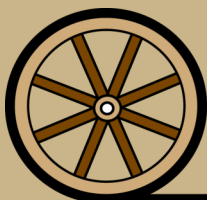
Price: Parcel #1: **\$170,000**
Parcel #2: **\$160,000**

Comments: These are 2 excellent dryland 1/4's just 1 mile west of Dalton, NE on Cty. Rd. 58.

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

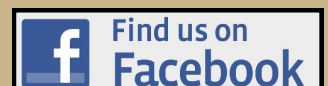


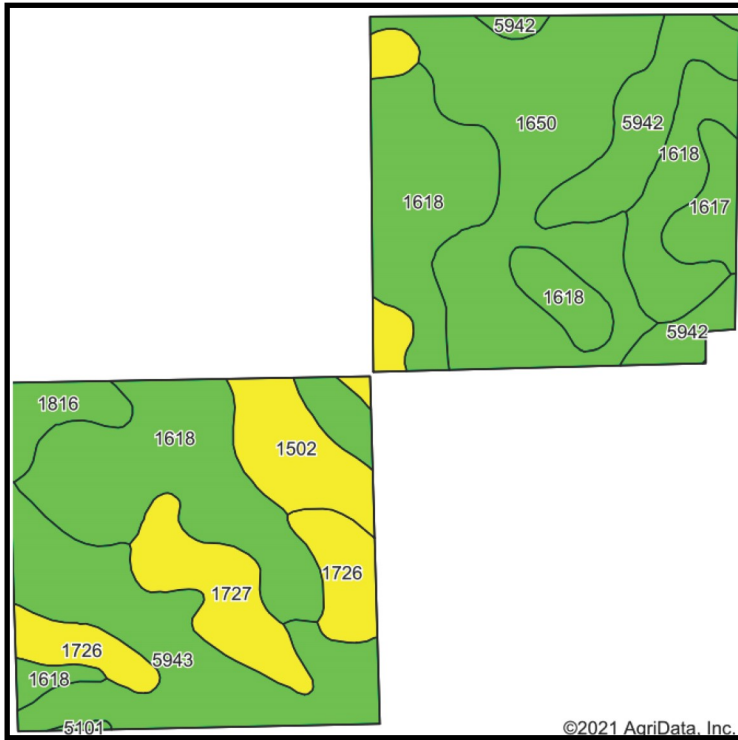
Offered Exclusively By:

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.

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Area Symbol: NE033, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Corn Irrigated	Winter wheat	Winter wheat Irrigated	Winter wheat fallow	
1618	Keith loam, 1 to 3 percent slopes	96.11	31.5%		Ile	Ile	1727	63	134			40	
1650	Kuma loam, 0 to 1 percent slopes	63.38	20.8%		Ilc	Iw	1703	58	144	40	79		
5943	Duroc loam, 1 to 3 percent slopes	49.71	16.3%		Ile	Ile	2495	54	140	45			
5942	Duroc loam, 0 to 1 percent slopes	24.58	8.1%		Ilc	Iw	2450	56					
1502	Altvan loam, 1 to 3 percent slopes	21.68	7.1%		IIle	IIle	1698	47	118	32			
1727	Rosebud loam, 3 to 6 percent slopes	17.14	5.6%		IVe	IIle	1700	30	110	31			
1726	Rosebud loam, 1 to 3 percent slopes	16.69	5.5%		IIle	IIle	1703	31	124	28	62		
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	7.80	2.6%		Ile	Ile	1700	57	140	38			
1617	Keith loam, 0 to 1 percent slopes	7.57	2.5%		Ilc	Iw	1307	64	133	42			
5101	Alliance loam, 1 to 3 percent slopes	0.45	0.1%		Ile	Ile	1703	61	140	41			
Weighted Average								1889.4	55.1	123.4	23.3	19.8	12.6

