

LAND FOR SALE



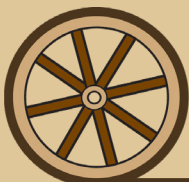
HYDE - PARCEL 1 Northeast Cheyenne County Dry Cropland



Chase Dodson

- LOCATION:** From Dalton, NE, drive 10 miles east on Road 58, turn south 1 mile on Road 133, go east 1/2 mile on Road 56, go south 2 miles on Road 135, bringing you to the northeast corner of Parcel 1.
- LEGAL DESCRIPTION:** NE1/4 Section 13-T16N-R48W of the 6th P.M.
- ACRES:** 165.77 tax assessed acres
- PRICE:** \$185,000
- TAXES:** 2022 Taxes payable in 2023: \$1,396.34
- LAND USE:** 164.25 acres dry cropland
- FSA INFO:** 164.25 acres of dry cropland, with 93.54 acres of wheat base at 44 bu/acre
- SOILS:** 29.4% Class 2 Duroc Loam | 25.3% Class 3 Jayem Fine Sandy Loam | 17.5% Class 2 Kuma Loam | 14.5% Class 2 Satanta Loam
- MINERALS:** Seller to retain minerals for 10 years
- POSSESSION:** Shall pass on at closing for the acres that are currently in fallow. The acres currently in growing winter wheat will pass after the harvest of the 2023 crop
- COMMENTS:** Great access! North 1/2 is ready for you to plant your 2023 crop. Strong soils.
- CONTACT:** **Chase Dodson, Listing Agent | 308.520.1168 | chase@agriaffiliates.com**
Bruce Dodson, Don Walker, Bonnie Downing, Jerry Weaver, Mike Polk, Brian Reynolds

Offered exclusively by:

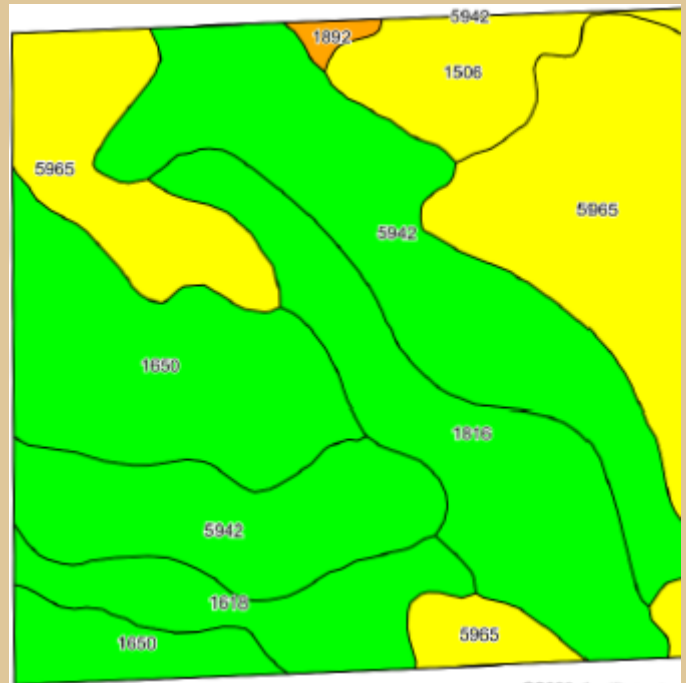


AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

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.

AERIAL, SOILS, & LOCATION MAPS

Aerial Map



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c
5942	Duroc loam, 0 to 1 percent slopes	48.81	29.4%	■	Ilc	Iw
5965	Jayem fine sandy loam, 0 to 3 percent slopes	42.09	25.3%	■	IIle	Ile
1650	Kuma loam, 0 to 1 percent slopes	29.18	17.5%	■	Ilc	Iw
1818	Satanta loam, gravelly substratum, 1 to 3 percent slopes	24.07	14.5%	■	Ile	Ile

