

LAND FOR SALE

Cheyenne County Combo



Location:

The property is 3 1/2 miles north of Sunol, Nebraska to Road 30 and 1 mile west and 1/2 mile south on trail road.

Legal Description:

SE1/4 Section 11; NE1/4 Section 14-T14N-R48W of the 6th P.M., Cheyenne County, NE.

Acres:

316.84 tax assessed acres

Taxes:

2016 taxes payable in 2017 - \$2,742

FSA Info:

274.87 acres cropland - 90.01 Ac. Wheat Base at 32 Bu PLC Yield, presently 108.96 acres planted to winter wheat.

Soils:

38.3% Class II Duroc & Keith, Alliance & Kuma loams; 9.8% Class III Santana, Alliance & Rosebud loams; 28.8% Class IV Rosebud-Canyon complex, Sidney-Canyon complex & Altvan loams; 22.9% Class VI Canyon-Bayard complex.

Price:

~~\$180,000~~ **Price Reduced** \$159,000

Comments:

Farmland consists of 116 acres Class II soils, 30 acres Class III Soils and 83 acres of Class IV soils, 88 acres of grass provides excellent habitat for deer and pheasants.

Contact:

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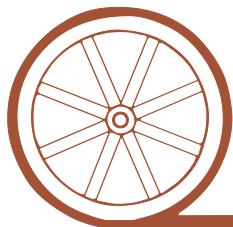
Roger Luehrs,
Co-Listing Agent



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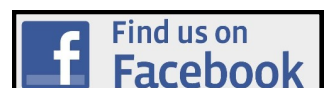
North Platte, NE 69103

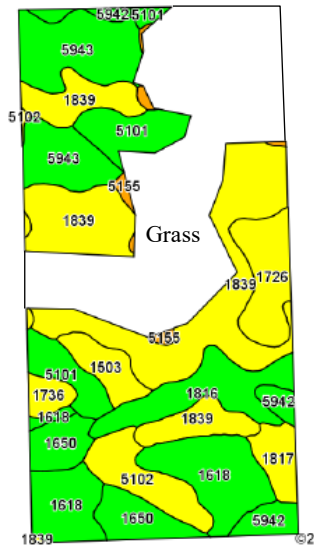
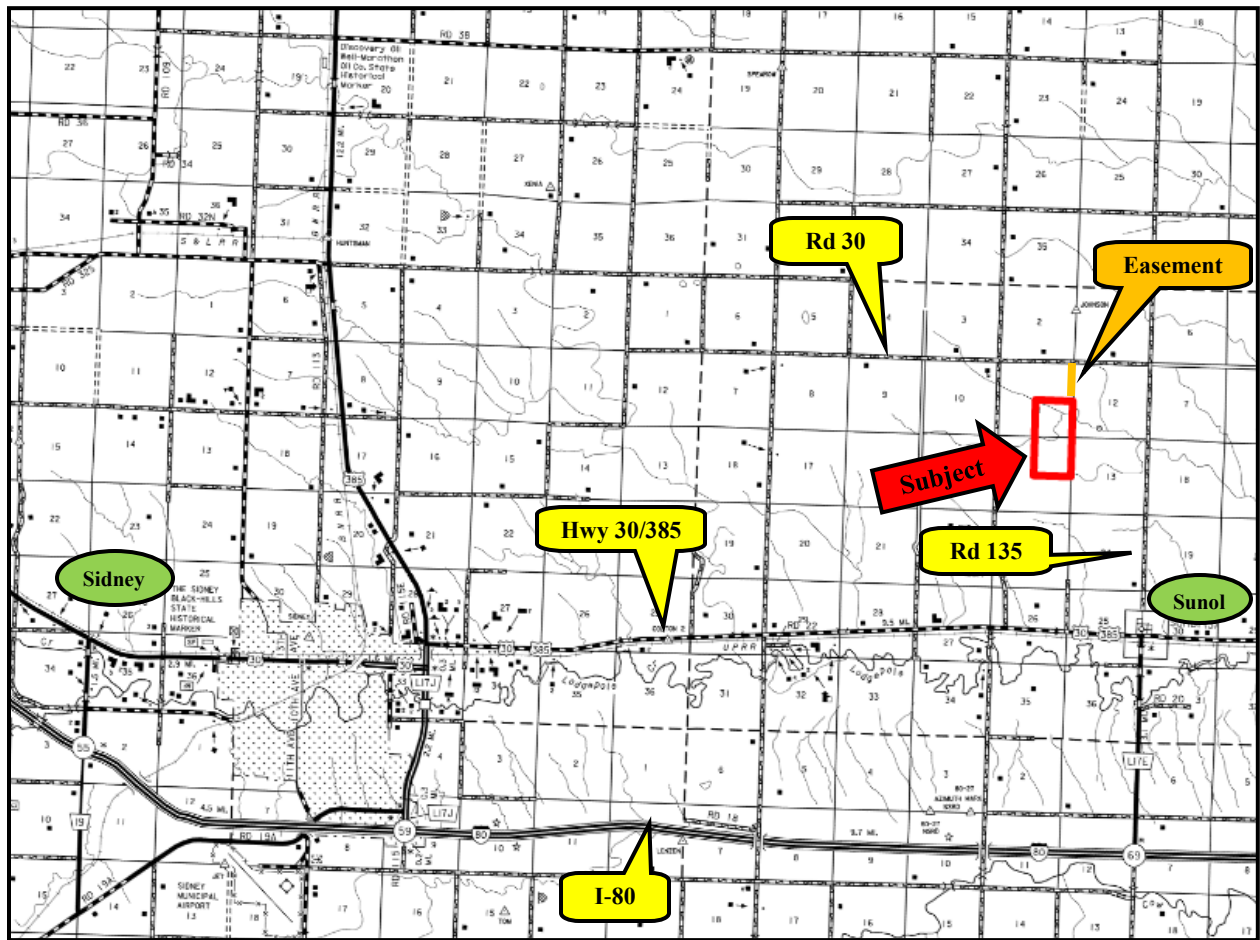
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c
1839	Sidney-Canyon complex, 3 to 9 percent slopes	67.59	30.0%		IVe
5943	Duroc loam, 1 to 3 percent slopes	28.84	12.8%		IIe
1618	Keith loam, 1 to 3 percent slopes	28.73	12.8%		IIe
5101	Alliance loam, 1 to 3 percent slopes	17.76	7.9%		IIe
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	15.79	7.0%		IIe
1650	Kuma loam, 0 to 1 percent slopes	14.25	6.3%		IIc
1726	Rosebud loam, 1 to 3 percent slopes	12.91	5.7%		IIIe
5102	Alliance loam, 3 to 6 percent slopes	12.11	5.4%		IIIe
5942	Duroc loam, 0 to 1 percent slopes	8.26	3.7%		IIc
1503	Altvan loam, 3 to 6 percent slopes	6.78	3.0%		IVe
1817	Satanta loam, gravelly substratum, 3 to 6 percent slopes	6.00	2.7%		IIIe
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	3.71	1.6%		IVe
5155	Canyon-Bayard complex, 6 to 20 percent slopes	2.44	1.1%		VIc