

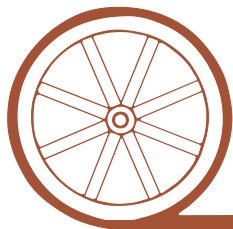
LAND FOR SALE

Cheyenne County Dryland



- Location:** 12 miles southeast of Sidney, Nebraska I-80 Interchange on graveled County Road 129.
- Legal Description:** NE1/4 Section 7-T12N-R48W of the 6th P.M., Cheyenne County, Nebraska.
- Acres:** 160 Tax Assessed Acres
- Taxes:** 2013 Taxes Payable in 2014 - \$1,104.06
- FSA Info:** 151.3 FSA Cropland Acres: 78.4 Ac Wheat Base at 38 Bu yield. Currently planted half to winter wheat and half in wheat stubble.
- Soils:** 46% Class II, 29% Class III and 22% Class V.
- Price:** **\$175,000**
- Comments:** This is a nice piece of dryland farmground. Buyer to receive 1/2 owned mineral rights. Seller to reserve 1/2 mineral rights for 15 years. Buyer to get immediate possession of wheat stubble and Landlord's 1/3 interest in growing wheat.
- Contact:** **Mike Polk; Listing Agent - 308-539-4446 or mike@agriaffiliates.com**
Roger Luehrs, Jerry Weaver, Bruce Dodson, Don Walker, Chase Dodson, Tony Eggleston

Offered Exclusively By:

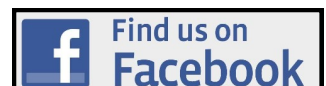


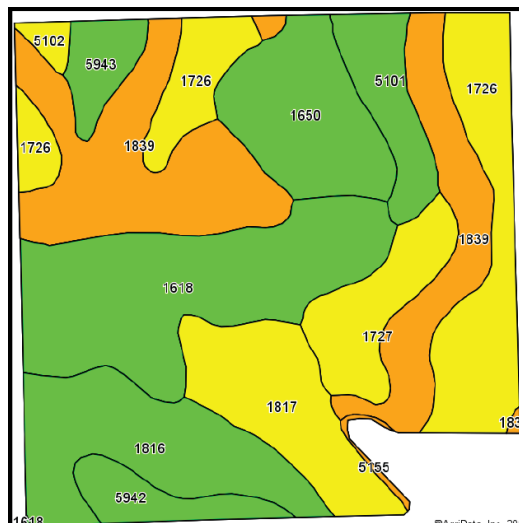
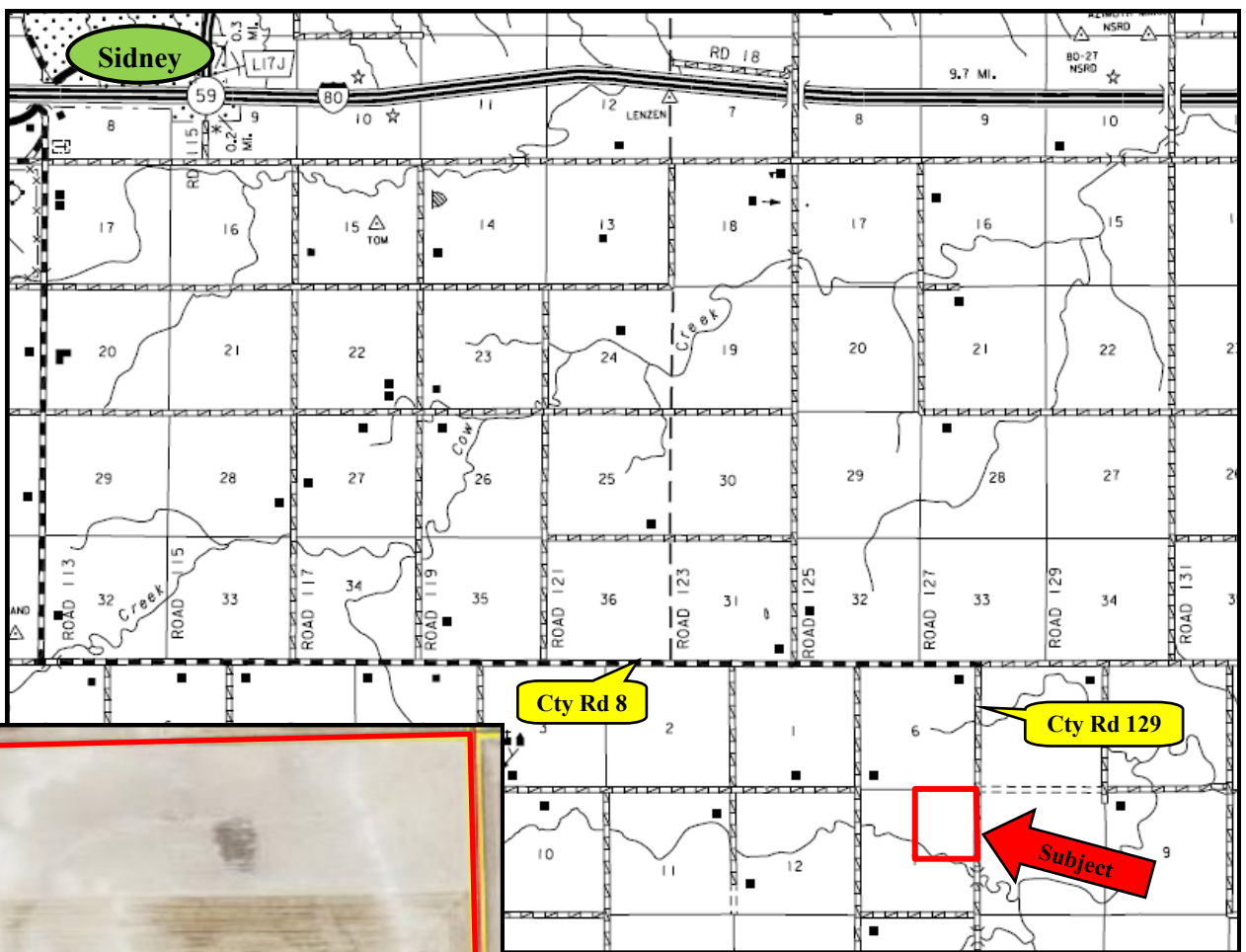
AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class
1839	Sidney-Canyon complex, 3 to 9 percent slopes	32.72	21.6%		Vs
1618	Keith loam, 1 to 3 percent slopes	26.98	17.8%		Ile
1726	Rosebud loam, 1 to 3 percent slopes	22.08	14.6%		Ille
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	16.99	11.2%		Ile
1650	Kuma loam, 0 to 1 percent slopes	13.91	9.2%		Ilc
1817	Satanta loam, gravelly substratum, 3 to 6 percent slopes	13.23	8.7%		Ille
1727	Rosebud loam, 3 to 6 percent slopes	8.61	5.7%		Ive
5101	Alliance loam, 1 to 3 percent slopes	6.79	4.5%		Ile
5942	Duroc loam, 0 to 1 percent slopes	4.54	3.0%		Ilc

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