

FOR SALE

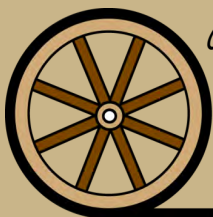
Cheyenne County Retreat



**Beautiful Home on 61
Acres in Cheyenne County,
west of Dalton, Nebraska**



Mike Polk - Listing Agent
Agri Affiliates, Inc. - 308.539.4446



Offered Exclusively By:

AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

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CHEYENNE COUNTY RETREAT

LOCATION: 3-1/2 miles west of Dalton, Nebraska on Co. Rd. 58

LEGAL DESCRIPTION: Surveyed tract in NE1/4 Section 35-T17N-R50W of the 6th P.M., Cheyenne County, Nebraska.

ACRES & TAXES: 61.14 surveyed acres; 2020 taxes paid in 2021 - approximately \$5,670.00 (currently combined with rest of NE1/4)



HOME: Beautiful 3,238 sq. ft. home built in 2016. It has 4 bedrooms, 3 bathrooms on the main floor and 2 large rooms (office/study) with 1/2 bathroom on the second floor. The 2,650 sq. ft. basement has drywall throughout and is ready for you to finish it to your specifications. All the kitchen appliances stay and are state of the art. Bosch geothermal heating & cooling with 5 circulating wells for heat pump. The steel building is 60' X 120' and fully wired. The farm ground can continue to be farmed or planted to grass if you want to keep your horses here. The property is on a good county gravel road just 3-1/2 miles west of Dalton, NE The rest of the property in this 1/4 (99 ac.) can be added to the above property if you so desire.

FSA INFORMATION: 54.76 cropland ac. with 27.46 ac. wheat base @ 33 bu./ac. yield; 5.7 ac. corn base @ 101 bu./ac. yield (presently combined with rest of NE1/4, subject to FSA approval of owner designation)

PRICE: \$550,000.00

SOILS: 77.9% Class II Kuma, Duroc & Alliance loams; 22.2% Class III Alliance loam, 3-6% slope

CONTACT: Mike Polk, Listing Agent - 308.539.4446

Roger Luehrs, Don Walker, Bruce Dodson, Chase Dodson, Dallas Dodson, Tony Eggleston



AROUND THE HOUSE



Family Room (17'6" x 14'6")



Entertainment Center in Family Room



Kitchen & Breakfast Nook
Cambria Quartz Counter Tops



Formal Dining Room
(View from Entry Way)



Master Bedroom (17'4" x 16'8")



Northeast Bedroom (14'3" x 11' X 3")

AROUND THE HOUSE



Entry Way



Butler Pantry



Laundry Area
(Washer & Dryer not included)



Master Bath Garden Tub



Master Bath Corner Shower



Master Bath Vanity



2,650 sq. ft.
Basement with drywall

AROUND THE PROPERTY



House from North



Garage



Shop



Shop (inside)



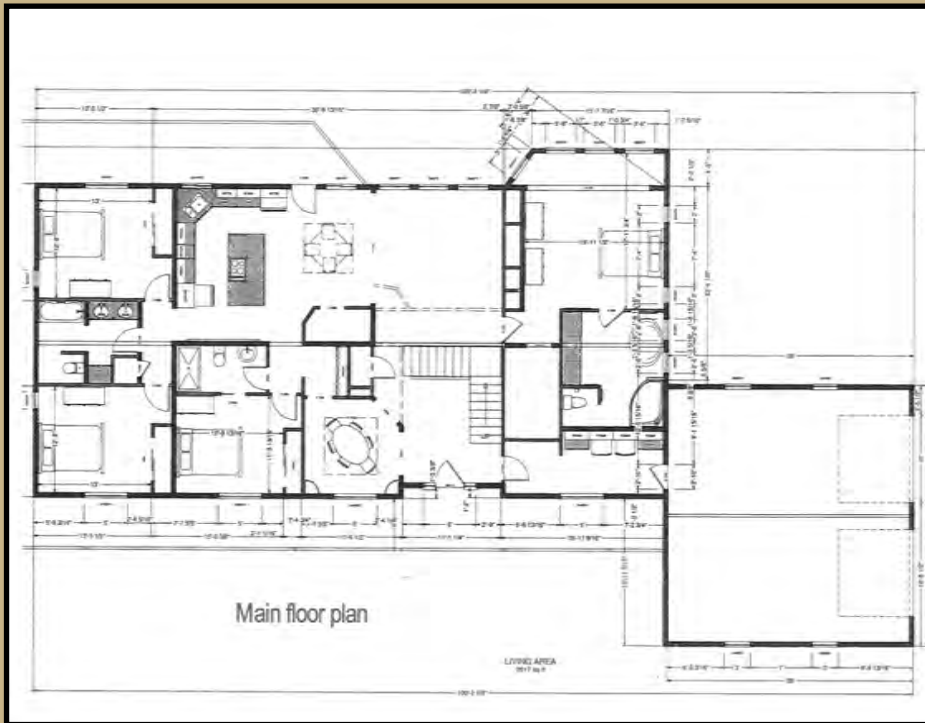
House from the North



House from the South

THE PROPERTY

MAIN FLOOR PLAN



ROOMS & SPECS

Mudroom: 7'6" X 19'

Dining Room: 11'9" X 11'

Entry Way: 11' X 9'

Kitchen: 12'4" X 17'

Kitchen Nook: 10' X 15'

Family Room: 17'6" X 14'6"
(to railing)

Master Bedroom: 17'4" X 16'8"

Bedroom 2: (NE) 14'3" X 11'3"
(closet included in measurement)

Bedroom 3: (NW) 12'7" X 15'6"
(closet included in measurement)

Bedroom 4: (SE) 15'6" X 12'3"
(closet included in measurement)

North Study: 13'4" X 14'3"
(upstairs)

South Study: 14'3" X 14'4"
(upstairs)

Bathrooms: 3-1/2

UPGRADES

GAF Armor Shield II-Class 4 shingles

Cambria Quartz countertops

Bosch induction cooktop and fan

Bosch Dishwasher

Custom Cherry: cabinet, stair railings
& window trim

Porcelain tile throughout house

Bosch Geothermal heating & cooling

HVAC electronic air filter

2 X 6 exterior walls

Spray foam insulation: ceiling & exterior walls

Recessed LED lighting

7 Big Ass Inc. Haiku ceiling fans

Thermatru exterior doors

Whole house surge protector

Buried utilities

Anderson Windows: Low E glass

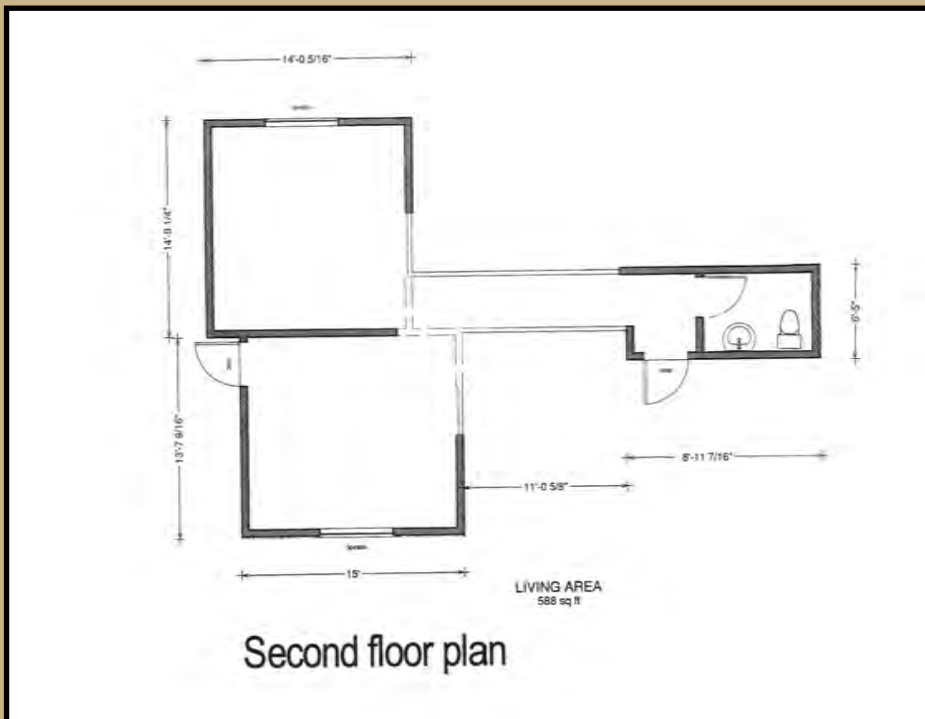
3-Phase variable speed well pump

Water Softener

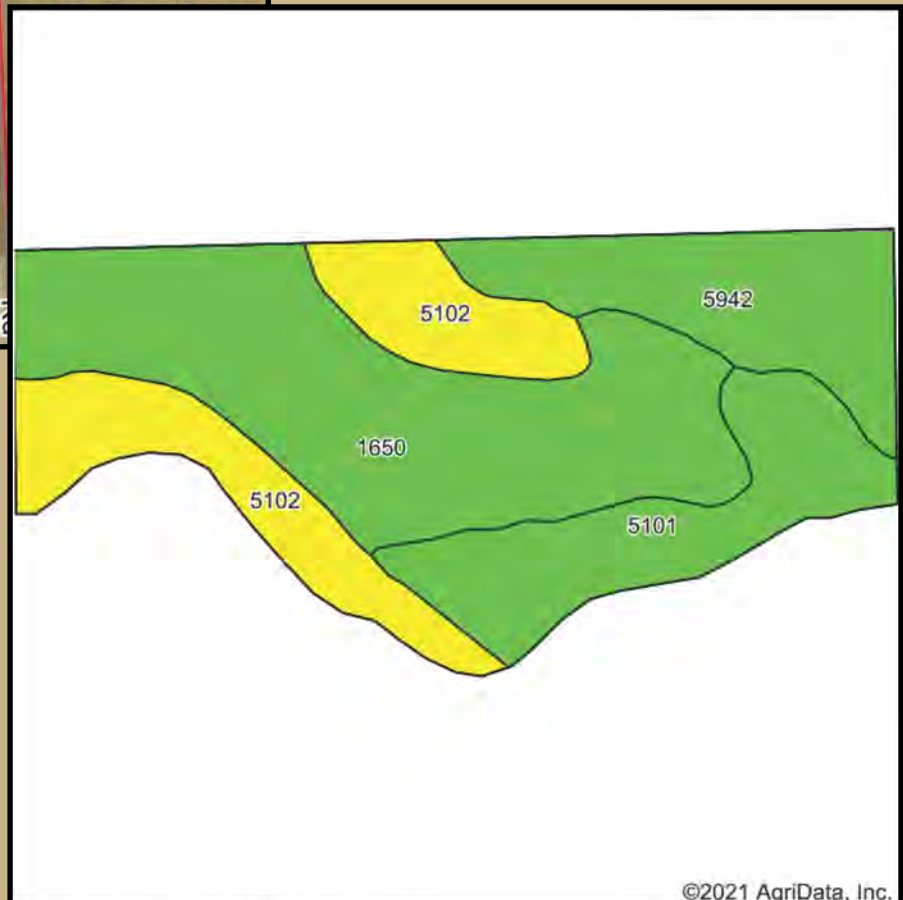
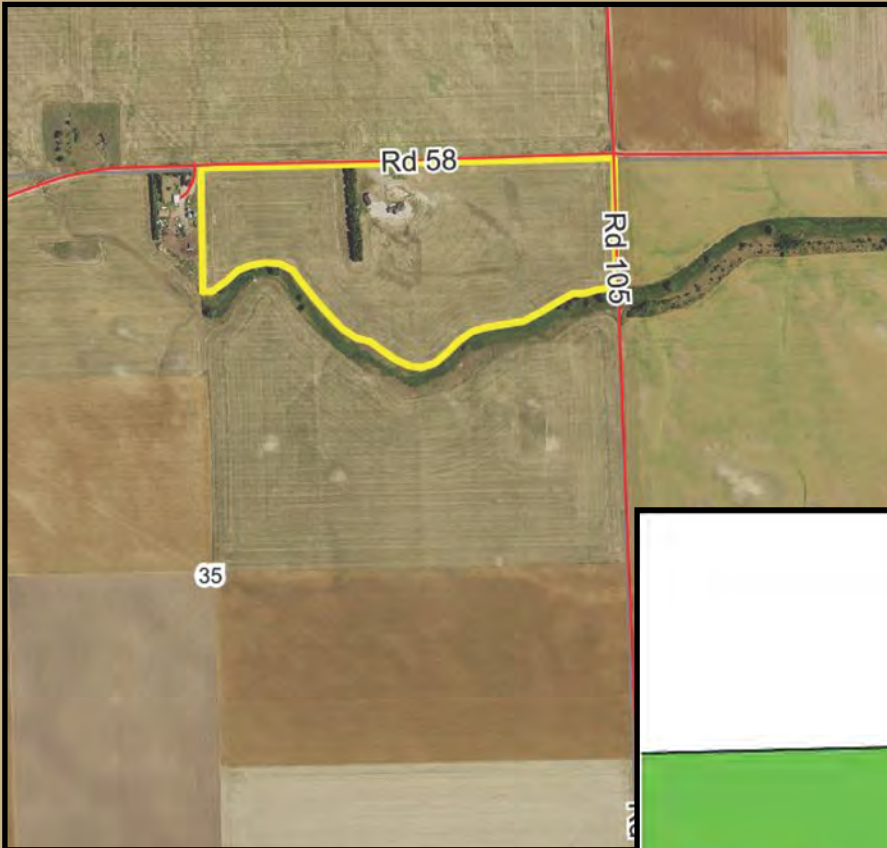
5 Wells for heat pump

House Well 15 GPM

SECOND FLOOR PLAN



MAPS

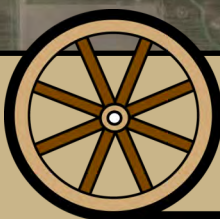
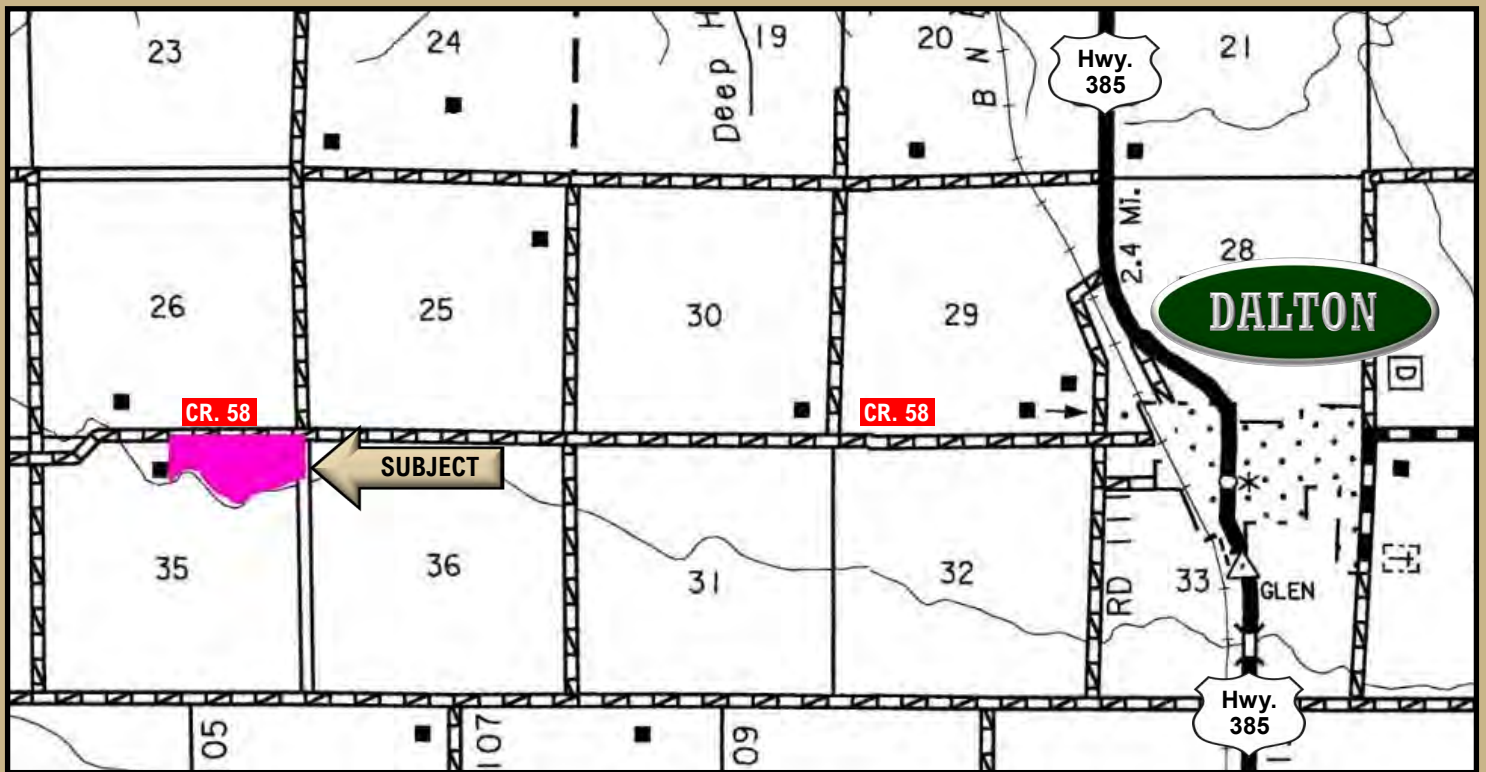


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Area Symbol: NE033, Soil Area Version: 20

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
1650	Kuma loam, 0 to 1 percent slopes	25.10	42.5%		IIc	Iw	1703	58	144	40	79
5102	Alliance loam, 3 to 6 percent slopes	12.91	21.9%		IIIe	IIIe	1700	57	130	36	
5101	Alliance loam, 1 to 3 percent slopes	10.84	18.4%		Ile	Ile	1703	61	140	41	
5942	Duroc loam, 0 to 1 percent slopes	10.21	17.3%		IIc	Iw	2450	56			
Weighted Average							1831.5	58	115.3	32.4	33.6

LOCATION MAPS



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