

# LAND FOR SALE



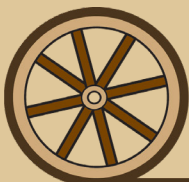
Chase Dodson

## HYDE - PARCEL 2

### Northeast Cheyenne County Dry Cropland

<b>LOCATION:</b>	From Dalton, go east 10 miles on Road 58, turn south 1 mile on Road 133, turn west for 1/2 mile on Road 56, bringing you to the northeast corner of the property.
<b>LEGAL DESCRIPTION:</b>	NE1/4 Section 2-T16N-R48W & N1/2SE1/4 Section 2-T16N-R48W of the 6th P.M.
<b>ACRES:</b>	243.87 tax assessed acres
<b>PRICE:</b>	\$208,000
<b>TAXES:</b>	2022 Taxes payable in 2023: \$2,098.40
<b>LAND USE:</b>	241.85 acres dry cropland
<b>FSA INFO:</b>	241.85 acres of dry cropland, with 137.71 acres of wheat base at 44 bu/acre
<b>SOILS:</b>	28.3% Class 2 Duroc Loam   14.2% Class 2 Keith Loam   14.2% Class 4 Sidney-Canyon complex   13% Class 2 Santanta Loam   12.8 Class 3 Altvan Loam
<b>MINERALS:</b>	Seller to retain minerals for 10 years
<b>POSSESSION:</b>	Shall pass at closing for the acres that are currently in fallow. The acres currently in growing winter wheat shall pass after the harvest of the 2023 wheat crop
<b>CONTACT:</b>	<b>Chase Dodson, Listing Agent   308.520.1168   <a href="mailto:chase@agriaffiliates.com">chase@agriaffiliates.com</a></b> Bruce Dodson, Don Walker, Bonnie Downing, Jerry Weaver, Mike Polk, Brian Reynolds

Offered exclusively by:

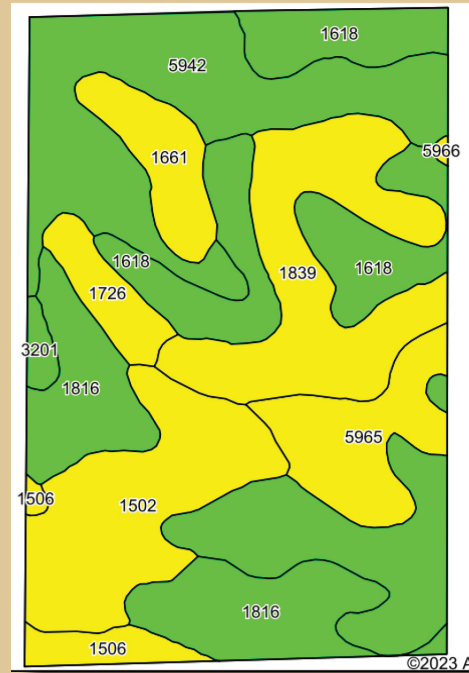


## AGRI AFFILIATES, INC.

*Providing Farm & Ranch Real Estate Services*

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# AERIAL, SOILS, & LOCATION MAPS



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%		Ille	Ile
1650	Kuma loam, 0 to 1 percent slopes	29.18	17.5%		Ilc	Iw
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	24.07	14.5%		Ile	Ile

