

# LAND FOR SALE

Cheyenne  
County  
Dryland

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**Location:** 8 miles southwest of Sidney, Nebraska on Hwy. 19, just north of the Colorado border.

**Legal Description:** Part of the SE1/4 of Section 13, lying East of Hwy. 19 -T12N-R51W of the 6th P.M., Cheyenne County, Nebraska.

**Acres:** 155.7 Tax Assessed Acres.

**Taxes:** \$924.58 taxes for 2010.

**Land Use:** 134.7 acres of non-irrigated cropland and 20.1 acres of CRP with an annual payment of \$900 expiring in 2022 and 2023.

**FSA Info:** Wheat base - 76.4 acres at 34 bushels direct yield. Barley base - 12.6 acres at 37 bushels direct yield.

**Soils:** 77.2% Class II Johnstown Loam, 8.2% Class III Rosebud and Altvan Loam and 14.6% Class V Sidney-Canyon Complex.

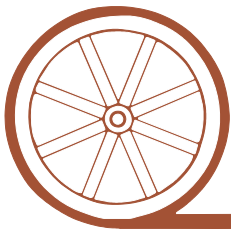
**Price:** \$165,000

**Comments:** This excellent wheat ground located just off the highway has 20 acres enrolled in the CRP tree program providing habitat for pheasants. Colorado wind turbine farm located just to the south.

**Contact:** Listing Agents: Roger Luehrs—308-631-2506—[roger@agriaffiliates.com](mailto:roger@agriaffiliates.com) and Jerry Sloan—308-631-5520—[jsloan@agriaffiliates.com](mailto:jsloan@agriaffiliates.com)  
Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain at 308-534-9240.



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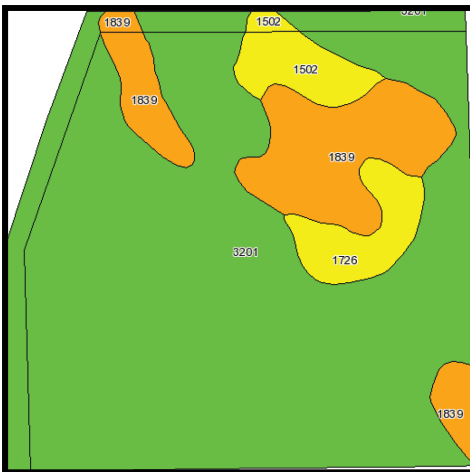
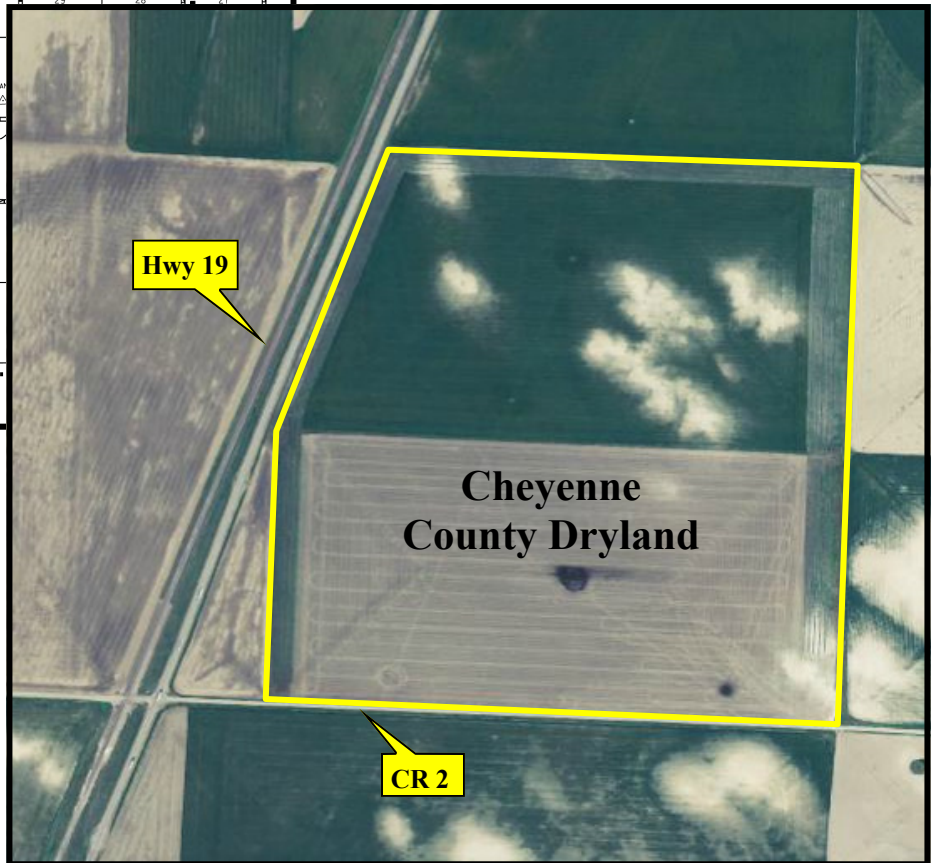
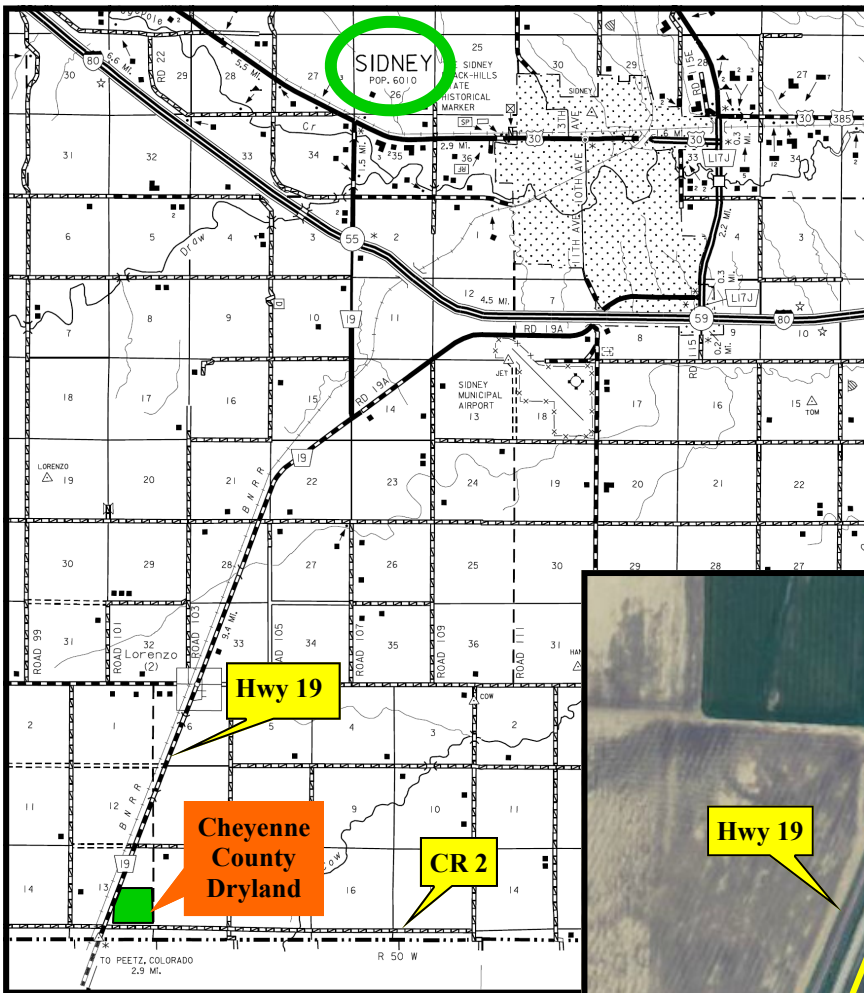
**(308) 633-5505**

Fax (308) 633-5507

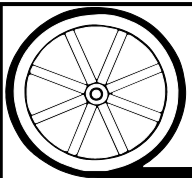
**NORTH PLATTE OFFICE**

(308) 534-9240

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	Irr Class	SRPG	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat	
3201	Johnstown loam, 0 to 2 percent slopes	119.5	77.2%		Ilc	I	65	2.5	45	55	35	40	
1839	Sidney-Canyon complex, 3 to 9 percent slopes	22.6	14.6%		Vs		25					28	
1726	Rosebud loam, 1 to 3 percent slopes	6.6	4.3%		Ille	Ille	31	1.6		35		35	
1502	Altvan loam, 1 to 3 percent slopes	6.1	3.9%		Ille	Ille	47			34		24	
<b>Weighted Average</b>								<b>57</b>	<b>2</b>	<b>34.7</b>	<b>45.3</b>	<b>27</b>	<b>37.4</b>



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