

LAND FOR SALE

Burns, WY
160 Acres
SOLD
Non-Irrigated Farm

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Location: 25 miles east of Cheyenne, WY on I-80 to Burns, WY, then 1 mile north on CR 148.

Legal Description: SW1/4 of Section 6 - T14N - R62W of the 6th P.M., Laramie County, WY.

Acres: 160 tax assessed acres.

Taxes: \$218.76 taxes for 2009.

Land Use: 152 acres non-irrigated cropland.

FSA Info: Wheat base - 90.5 acres at 35 bushels direct yield.
Barley base - 10.7 acres at 31 bushels direct yield.

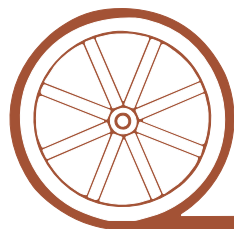
Soils: 64% Class III Altvan & Albinas loam, 6% Class IV Vetal & Paoli fine sandy loam, balance Class VI & VII Treon-Aberone fine sandy loam & Dix-Altvan complex.

Price: \$95,000 or \$593/acre

Comments: Good county gravel road access with power lines on 2 sides.

Contact: **Jerry Sloan**, Listing Agent—308-631-5520—jsloan@agriaffiliates.com
Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain at 308-534-9240.

Offered Exclusively By:



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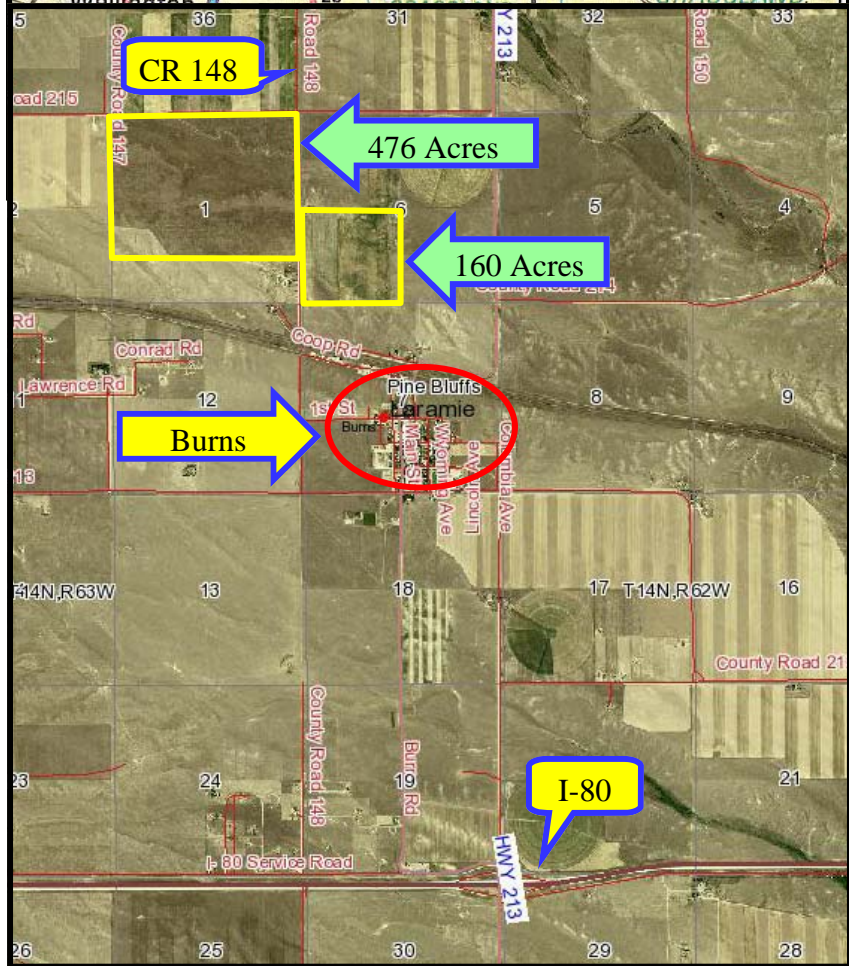
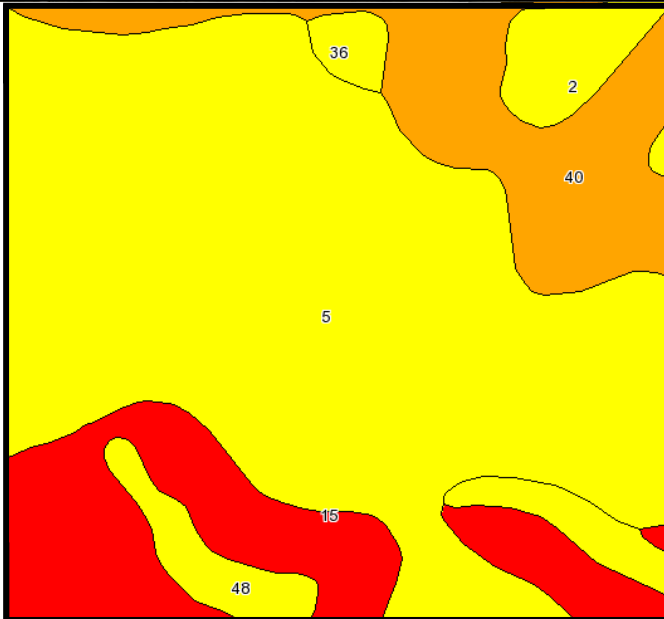
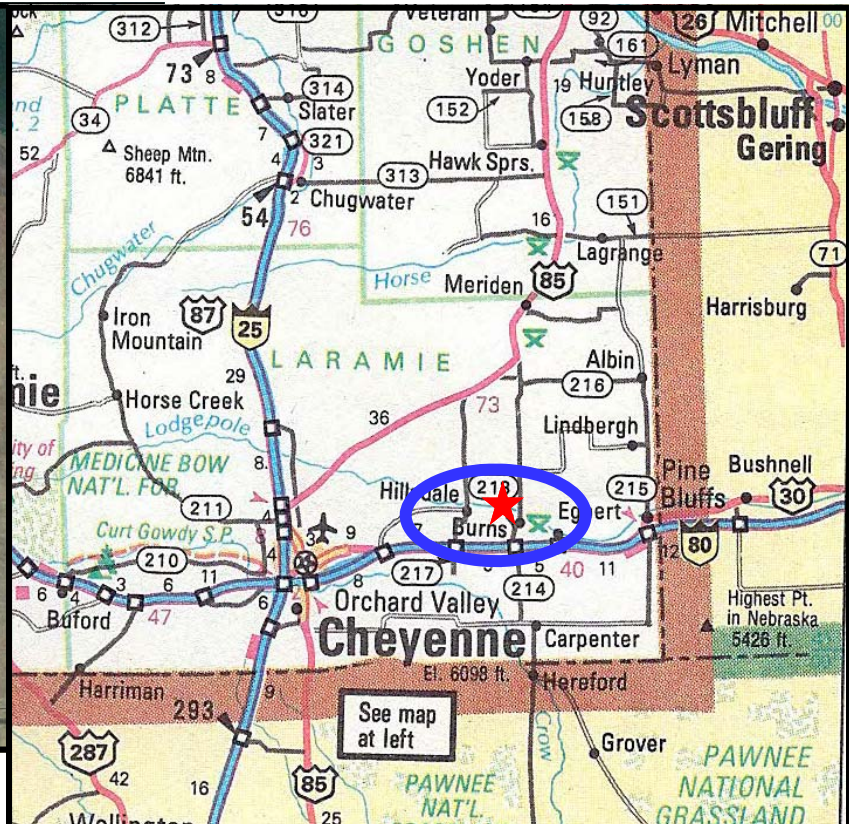
(308) 633-5505

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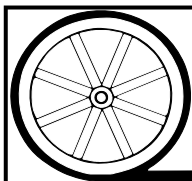
NORTH PLATTE OFFICE

(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
5	Altvan loam, 0 to 3 percent slopes	101.3	60.7%		IIIs
15	Dix-Altvan complex, 10 to 30 percent slopes	26.7	16.0%		VIIe
40	Treon-Aberone-Treon thin solum fine sandy loams, 6 to 15 percent slopes	22.7	13.6%		VI s
48	Vetal fine sandy loam, 1 to 3 percent slopes	8.6	5.1%		IVe
2	Albinas loam, 1 to 3 percent slopes	5.8	3.4%		IIIe
36	Paoli fine sandy loam, 0 to 3 percent slopes	2	1.2%		IVe



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