



## CHEYENNE COUNTY FARM AND GRASS



160± acres of farm and grass land Northwest of Dalton, NE.

**SCOTT SAULTS**

Associate Broker

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# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$135,000</b>
<b>Location</b>	1 mile NW of Dalton, NE
<b>Legal Description</b>	27 17 49 NW 1/4 Cheyenne County
<b>Acres</b>	CRP: 7.54± Grass/trees: 24.66± Farm ground: 124.51± Waste/road: 4.16± <b>TOTAL: 160±</b>
<b>Taxes - Estimated</b>	<b>\$1,313.62</b>

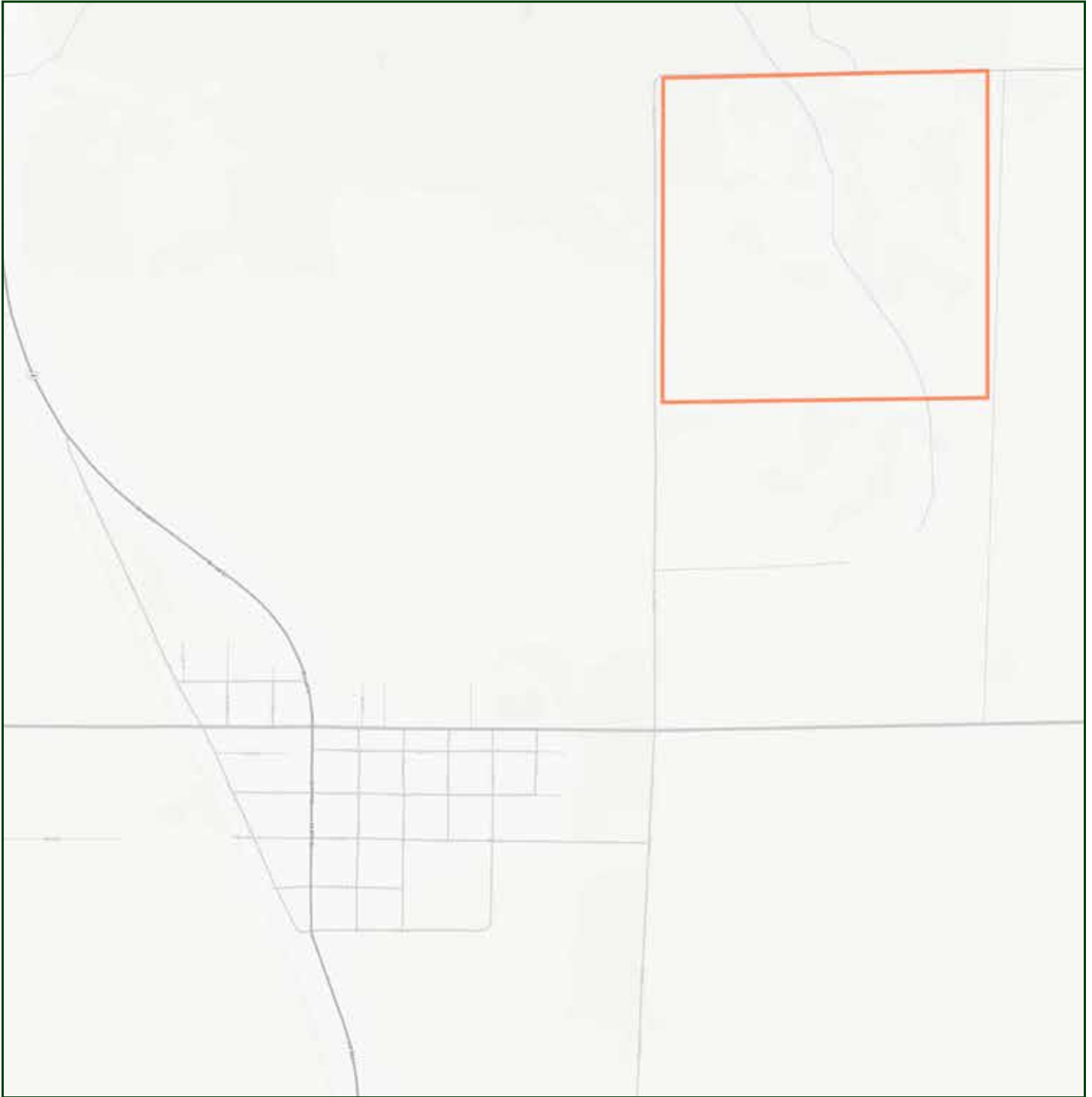
## Property Summary

Here is a nice quarter in Northern Cheyenne County. There are 24 acres of grass with good county road access that would make a nice homesite. The property is only 1 mile Northwest of Dalton, NE, which is located between Sidney and Bridgeport. Many trees have been planted on the Northeast side of the property and it has good grass cover. The farm ground is currently approximately half in growing wheat and half in stubble (exact figure coming). If you are looking for a great piece of land to build a home, this is the one. There is electricity on the West side of the property.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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# LOCATION MAP



**Boundary lines are estimates - Map for illustration only**

# AERIAL MAP



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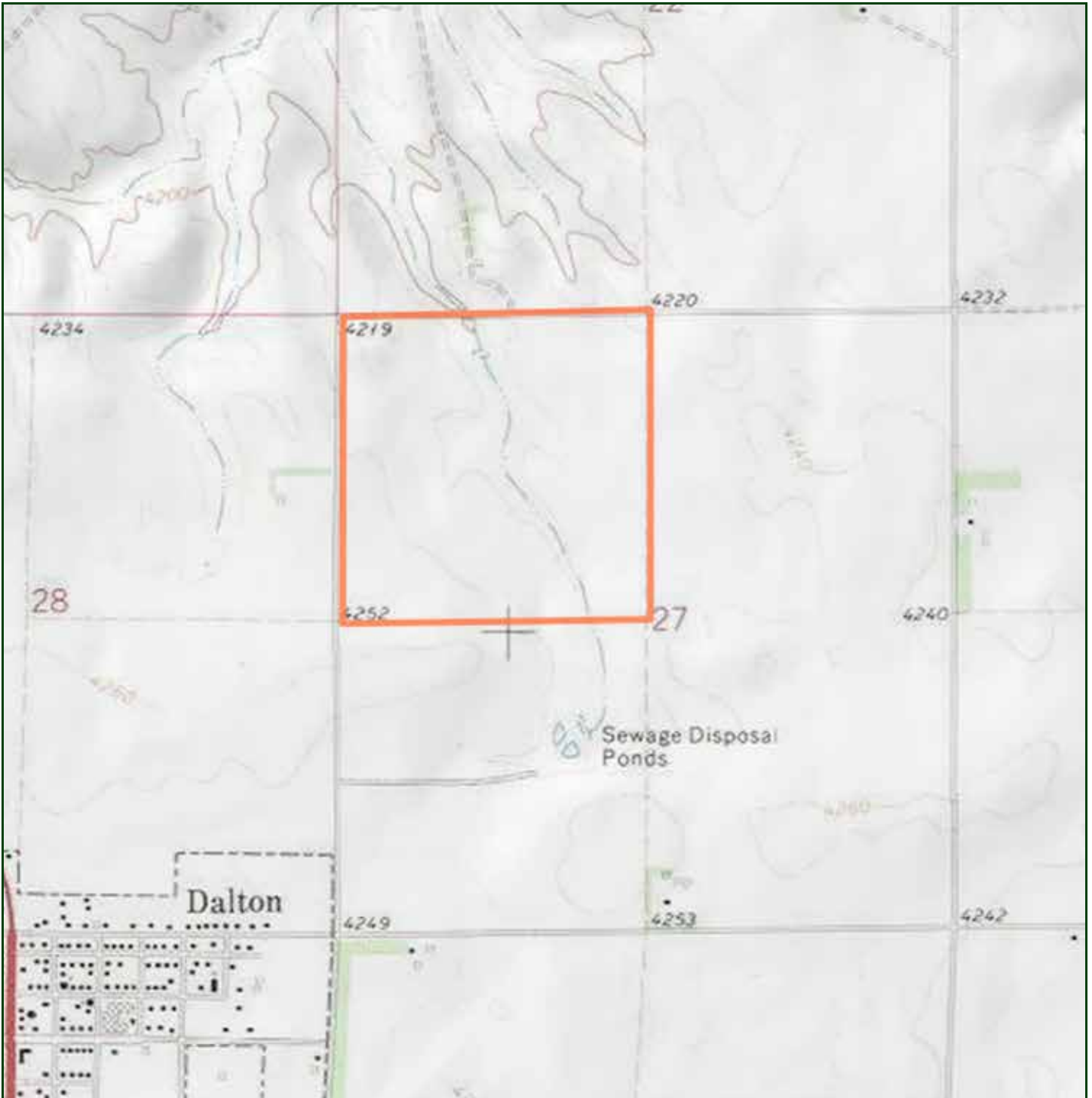
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# TOPO MAP



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# PROPERTY IMAGES



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# PROPERTY IMAGES





## THE LAND EXPERTS YOU CAN TRUST

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