



CHEYENNE COUNTY DRYLAND FARM



A perfect farm to build upon with good county road access and 472± acres.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$460,000**

Location 6 miles Northwest of Lodgepole, NE

Legal Description

W1/2E1/2 Section 2-T14N-R47W of the 6th P.M., Cheyenne County, Nebraska -157 acres.

NW1/4 Section 2-T14N-R47W of the 6th P.M., Cheyenne County, Nebraska -156 acres.

E1/2E1/2 Section 2-T14N-R47W of the 6th P.M., Cheyenne County, Nebraska -159 acres.

Acres Cropland: 443.2±

Grass: 29±

TOTAL: 472.2

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$4,227.40**

Property Summary

This is a very nice dryland farm with good county road access located just north of Lodgepole, NE. Only a few minutes North of I-80, this could be a great parcel to build that country home. There are several great building spots on this land. Although it's rural, it is close enough to all the amenities needed. It is a 30 minute drive into Sidney on the West, or 20 minutes East to Chappell, NE.

Typical crop rotations are wheat, corn, millet and sunflowers.. There is 227.2 acres of wheat base, the PLC yield is 35. Call Scott to get more details on this good farm

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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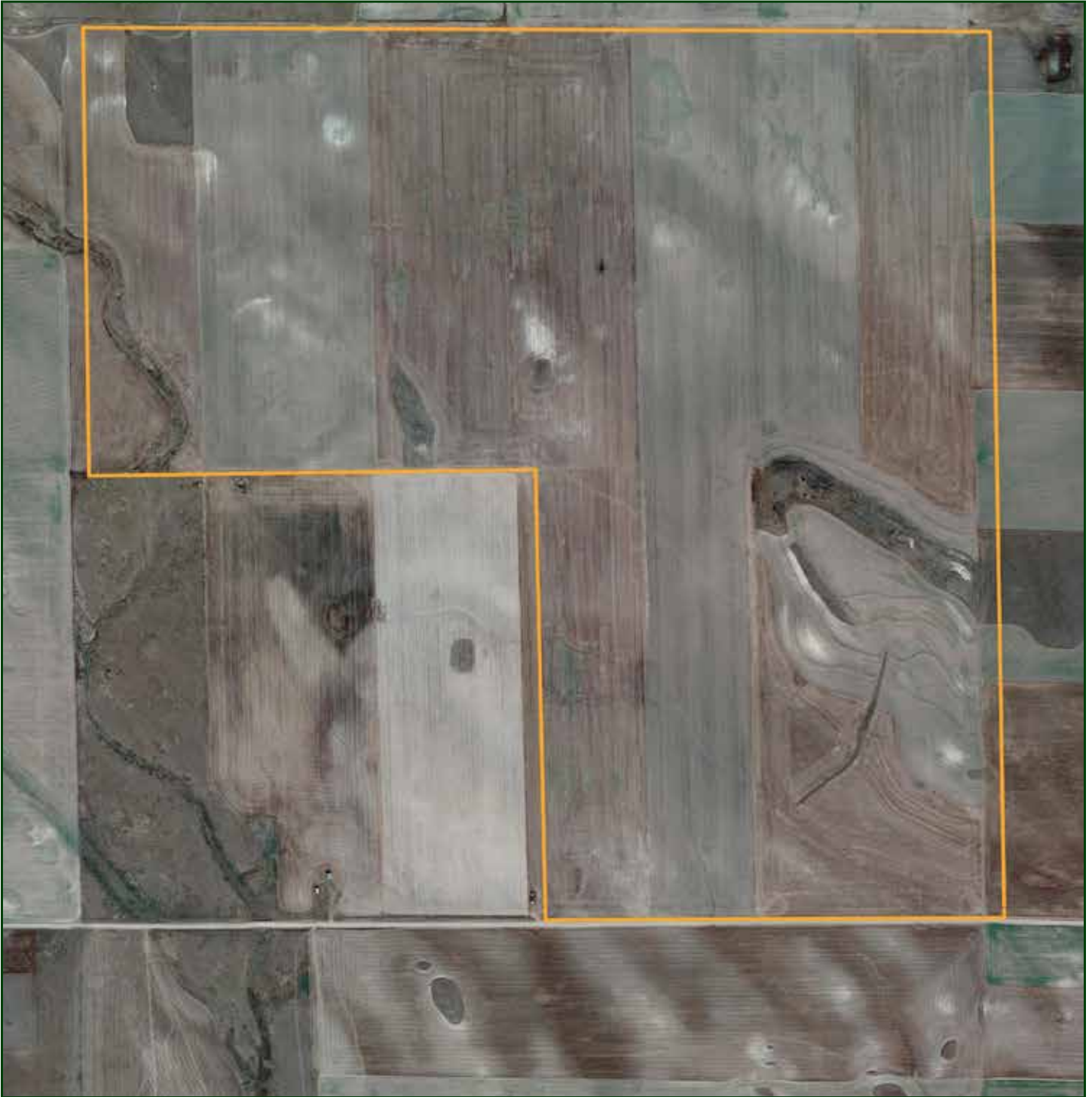
Email: scott@lashleyland.com

LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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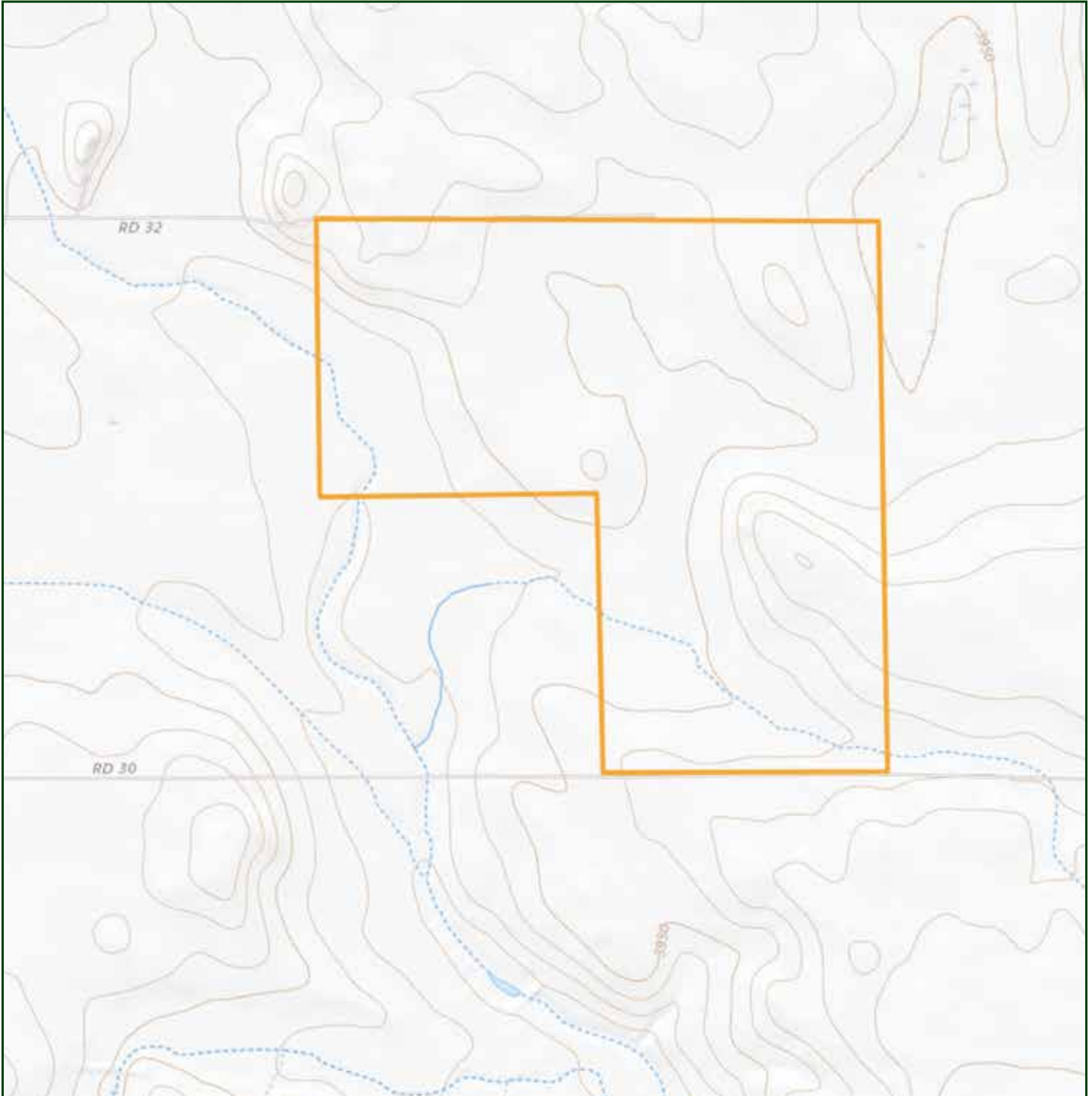
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TOPO MAP



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PROPERTY IMAGES



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PROPERTY IMAGES





THE LAND EXPERTS YOU CAN TRUST

Contact Information

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