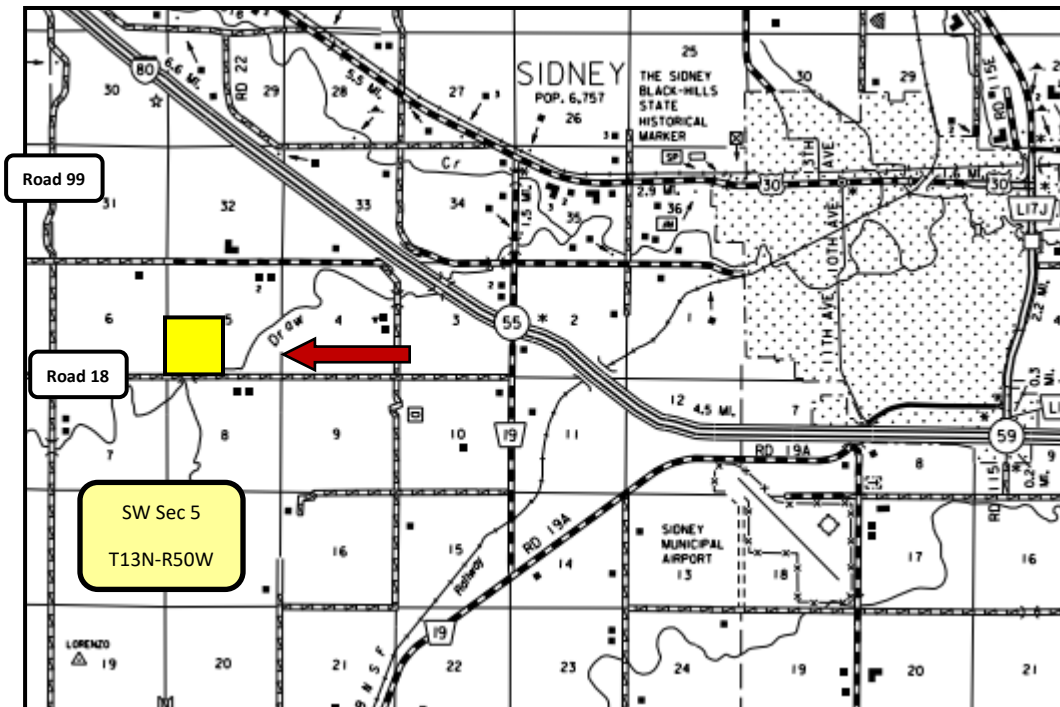


## ~ Oakley Farm ~

- Legal:** SW1/4 Section 5-T13N-R50W of the 6th PM Cheyenne County, Nebraska.
- Location:** 6 miles west of Sidney, Nebraska bordered on the south by county road 18.
- Acres:** 164 assessed acres.
- Taxes:** 2020 real estate taxes \$1,118 (CRP classification).
- Soils:** 91% Class III or II; Duroc silt loam and Bayard fine sandy loam.
- FSA:** Prior cropland, expired CRP—eligible to break to cropland.
- NRD:** Located in and subject to regulations of the South Platte NRD.
- Rangeland:** *Oakley Farm* is expired CRP with one livestock well.
- Buildings:** Does not include building improvements.
- Description:** Gently undulating terrain with excellent access on county road.
- Price:** \$160,000.



# Agri Realty

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